

CR 106, Rock Island - Duck, Deer and Bird Hunting
Ranch in Colorado County, TX
CR 106
Rock Island, TX 77470

\$1,818,800
181.880± Acres
Colorado County



CR 106, Rock Island - Duck, Deer and Bird Hunting Ranch in Colorado County, TX
Rock Island, TX / Colorado County

SUMMARY

Address

CR 106

City, State Zip

Rock Island, TX 77470

County

Colorado County

Type

Hunting Land, Ranches, Recreational Land, Lakefront

Latitude / Longitude

29.505452 / -96.557949

Taxes (Annually)

405

Acreage

181.880

Price

\$1,818,800

Property Website

<https://bubelarealestate.com/property/cr-106-rock-island-duck-deer-and-bird-hunting-ranch-in-colorado-county-tx-colorado-texas/89387/>



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PROPERTY DESCRIPTION

For Sale: Ducks, Deer, and Bird Hunting Ranch in Colorado County, TX

Welcome to Duck Haven Ranch, the ultimate 181.88-acre hunting retreat in Colorado County, located just south of Rock Island, Texas! This exceptional property, was formerly designed by a Ducks Unlimited Organization Chapter, boasts hunting opportunities and a blank picturesque landscape to make it your own.

Property Features:

- **Expansive Natural Resources:** A stunning 54-acre lake development enhances the allure of this ranch, with lush bream and abundant vegetation making it a waterfowl magnet!
- **Water Access:** Equipped with a remarkable 400-foot irrigation water well featuring a 15 HP single-phase pump, this property delivers an impressive 100-150 gallons per minute via a 4-inch pipeline to keep the 54-acre duck pond thriving. Additionally, there's a 100-foot domestic water well for everyday use.
- **Hunting Opportunities:** Perfect for avid duck, deer, and bird hunters, this diverse habitat enables exceptional hunting experiences with ample wildlife activity.
- **RV Hookups:** The ranch offers convenient 30- and 50-amp RV hookups, allowing for easy accommodation while enjoying the great outdoors.
- **Wood Structure:** 460 SF old wood structure that was moved to the property that can be finished out on the inside.
- **Agricultural Benefits:** The property currently sustains approximately 20-30 head of cattle, providing added income potential and personal livestock pursuits to maintain an ag valuation.
- **Multiple Access Points:** The property features two entrances: one via Elsie Lane off Hwy 90A and the other from CR 106, ensuring easy access from multiple routes.

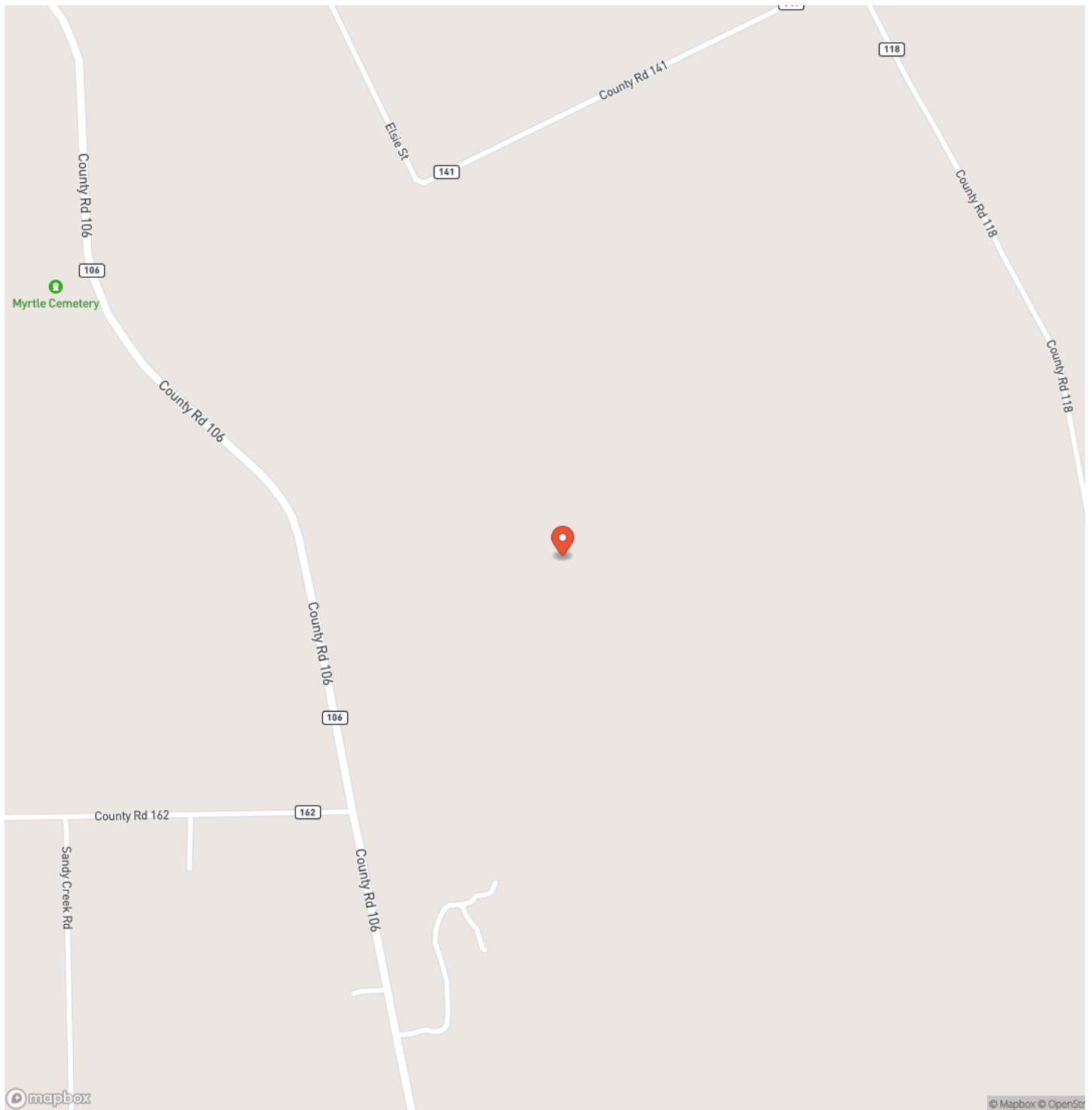
This ranch is a rare opportunity for nature enthusiasts and hunters, promising hunting retreats amidst the vibrant Colorado County Area known for its duck hunting. Whether you're looking to invest in a hunting sanctuary or create your dream outdoor paradise, this property is ready for you to explore!

Don't miss out on owning a Texas ranch tailored for hunting and outdoor enjoyment. Inquire today for more details and make this remarkable ranch your own!

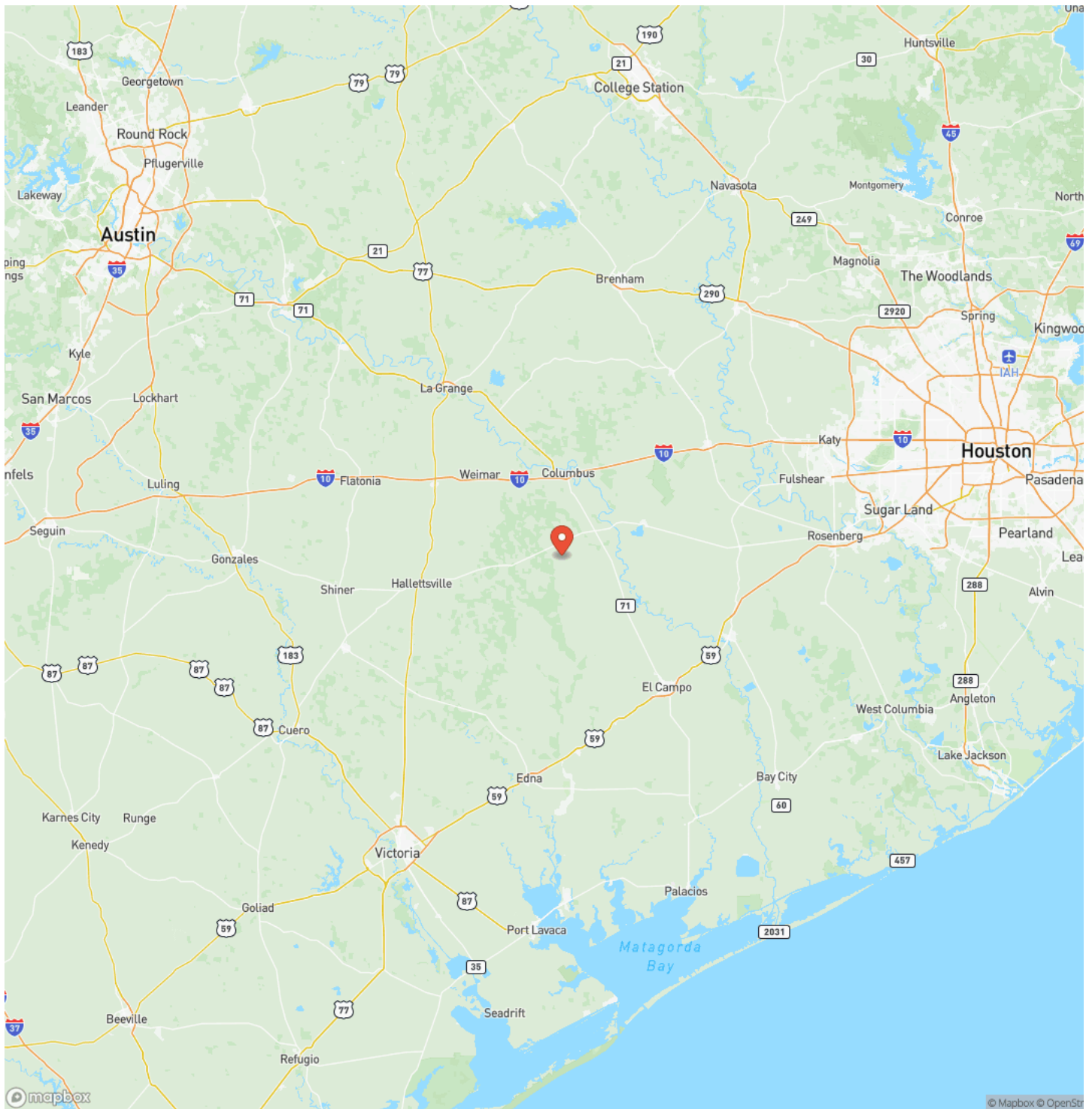
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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