

Twin Lakes Ranch
CR 296
Ballinger, TX 76821

\$789,000
150.18± Acres
Runnels County



Twin Lakes Ranch
Ballinger, TX / Runnels County

SUMMARY

Address

CR 296

City, State Zip

Ballinger, TX 76821

County

Runnels County

Type

Hunting Land, Farms, Ranches, Recreational Land, Lakefront, Riverfront

Latitude / Longitude

31.754394 / -100.049027

Acreage

150.18

Price

\$789,000

Property Website

<https://www.ranchandhuntingland.com/property/twin-lakes-ranch-runnels-texas/107027/>



Twin Lakes Ranch

Ballinger, TX / Runnels County

PROPERTY DESCRIPTION

Twin Lakes Ranch - 150.18 Acres | Runnels County, Texas

Asking Price: \$789,000

Twin Lakes Ranch is a true sportsman's paradise located just west of Ballinger, Texas. Rarely do properties come available with this much water, wildlife habitat, and recreational opportunity packed into one tract. Surrounded by Old Ballinger Lake to the north, New Ballinger Lake to the south, Quarry Creek to the west, and Valley Creek to the east, this unique 150.18-acre ranch offers exceptional hunting, fishing, agricultural potential, and scenic beauty.

The property features productive cropland surrounded by thick mesquite cover, established coastal grass, rolling terrain, excellent views, multiple water wells, and outstanding habitat for both game and waterfowl. Whether you're looking for a hunting retreat, fishing property, investment opportunity, or future waterfowl development project, Twin Lakes Ranch offers tremendous potential.

Land & Features

The ranch consists of approximately 150.18 acres with a diverse combination of cultivated ground, established coastal grass, rolling terrain, and heavy mesquite cover.

The cropland is centrally located within the ranch and surrounded by dense native brush, creating ideal wildlife habitat and excellent hunting opportunities. The property's topography offers beautiful views and numerous locations for blinds, feeders, and future improvements.

Features include:

- Rolling terrain with excellent views
- Established coastal grass
- Productive cropland
- Heavy mesquite cover
- Excellent wildlife habitat
- Large neighboring ranch along the western boundary
- Government-owned floodplain land along the eastern boundary

Water

Water is the defining feature of Twin Lakes Ranch.

The property is uniquely positioned with Old Ballinger Lake bordering the north side of the ranch and New Ballinger Lake bordering the south side. Quarry Creek traverses the western portion of the property, while Valley Creek forms the eastern boundary.

Additional water features include:

- Frontage on both sides of Quarry Creek
- Three irrigation wells producing approximately 200 gallons per minute
- One domestic water well producing approximately 20 gallons per minute
- One cased well

The combination of surface water and irrigation capacity creates outstanding recreational, agricultural, and waterfowl development opportunities.

A future duck hunting oasis could easily be developed by utilizing the irrigation wells to flood millet, milo, or corn fields during migration seasons.

Wildlife & Recreation

Twin Lakes Ranch offers exceptional year-round hunting and fishing opportunities.

Wildlife includes:

- Whitetail deer
- Turkey
- Hogs
- Dove
- Ducks
- Quail (There are nesting pairs all over the ranch at this time.)

The combination of thick cover, cropland, nearby water sources, and limited neighboring pressure creates excellent habitat for wildlife throughout the year.

Fishing opportunities are equally impressive. Anglers can enjoy fishing along Quarry Creek and Valley Creek, with opportunities to catch bass and spring crappie directly from the creek banks.

Improvements

- Coleman County electric meters in place
- One tower blind
- One deer feeder

Location & Access

- Approximately 5 miles west of Ballinger
- Runnels County, Texas
- Convenient access to Ballinger and surrounding communities

Twin Lakes Ranch is a rare opportunity to own a highly diversified recreational property featuring two lakes, two creeks, excellent hunting, productive farmland, irrigation water, and outstanding fishing opportunities. Properties with this combination of water, wildlife, and agricultural potential are increasingly difficult to find.

Call today to schedule your private showing of Twin Lakes Ranch.

Chris Roland - Broker - [325-647-7889](tel:325-647-7889)

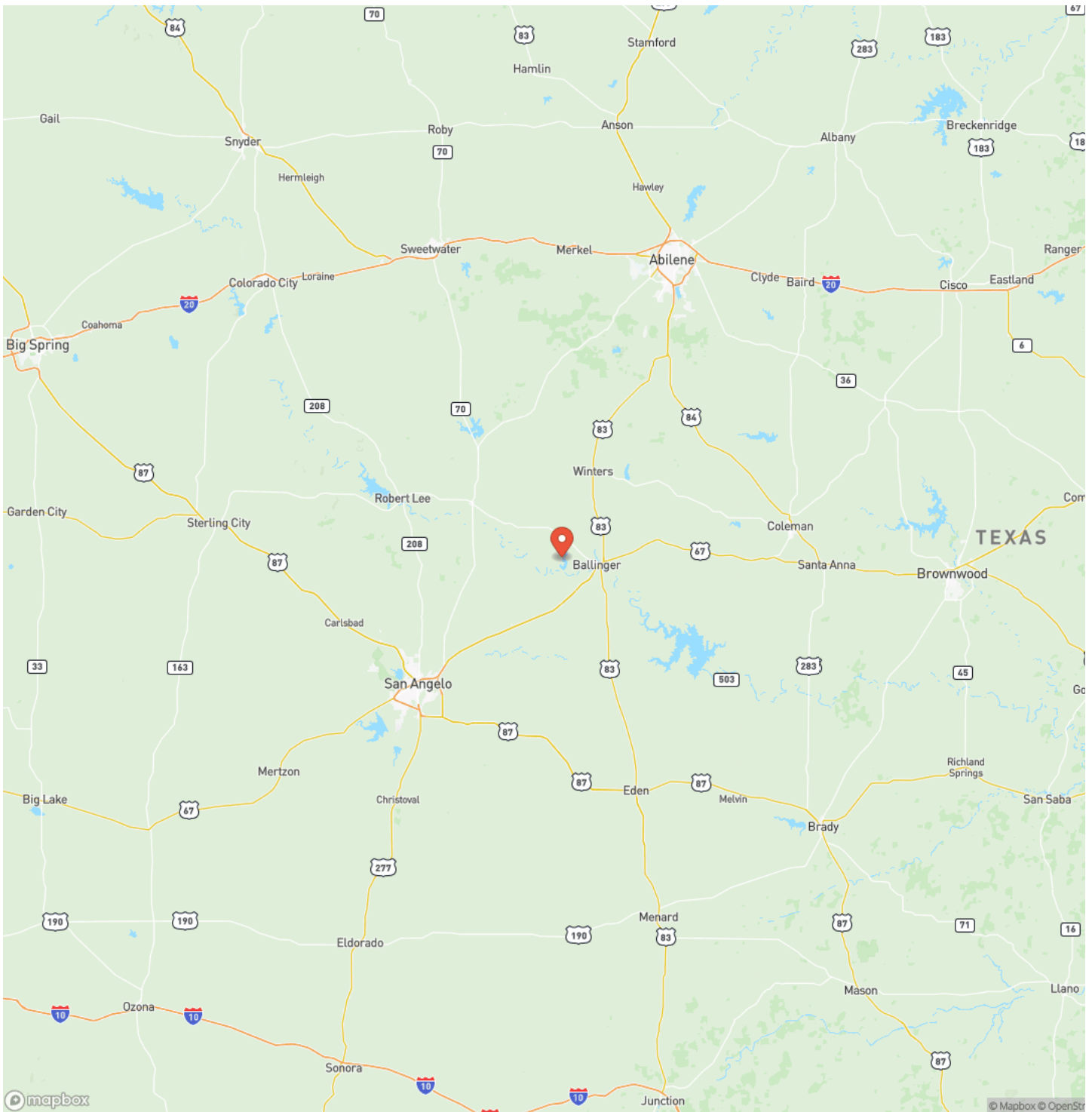
Twin Lakes Ranch
Ballinger, TX / Runnels County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Roland

Mobile

(325) 647-7889

Email

chris@ranchandhuntingland.com

Address

140 Allen Drive

City / State / Zip

Early, TX 76802

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

Disclaimer

Ranch & Hunting Land Realty, LLC strives to provide accurate property information; however, all details are subject to change without notice and should be independently verified by the buyer in accordance with Texas law.

Properties are subject to prior sale, price changes, corrections, or removal from the market at any time. We are not responsible for typographical errors, omissions, or information provided by sellers or third parties.

Buyer Representation Policy: Buyer's agents are welcome but must accompany their clients from the first showing onward.

It is the responsibility of all parties to ensure they are properly prepared to access rural properties, which may require four-wheel drive vehicles or UTVs.

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