

Steel Creek Hunting Preserve
Cole Branch Road
Marquez, TX 77856

\$2,300,000
402± Acres
Robertson County



Steel Creek Hunting Preserve
Marquez, TX / Robertson County

SUMMARY

Address

Cole Branch Road

City, State Zip

Marquez, TX 77856

County

Robertson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

31.224744 / -96.373896

Acreage

402

Price

\$2,300,000

Property Website

<https://ttranchgroup.com/property/steel-creek-hunting-preserve-robertson-texas/76499/>



Steel Creek Hunting Preserve

Marquez, TX / Robertson County

PROPERTY DESCRIPTION

Description:

The Steel Creek Hunting Preserve is perfectly positioned in one of Robertson County's most breathtaking landscapes, offering an exceptional blend of recreation and world-class hunting. Spanning approximately 402 +/- acres of pristine creek bottoms, this property is an ideal weekend retreat, boasting abundant wildlife, scenic views, and limitless outdoor adventures. The property presents a rare opportunity for outdoor enthusiasts and conservationists. Conveniently located near several major cities, Steel Creek is the perfect escape for those seeking both adventure and tranquility.

Location:

The property is located just northwest of Marquez, off of Highway 7. It has exceptional access to major cities like College Station, Waco, Houston and Dallas. College Station is just under an hour drive while Waco is just over an hour. Houston and Dallas are both two hours away.

Land:

The ranch boasts a diverse range of mixed-use habitats within the Post Oaks Savannah Ecoregion, featuring a harmonious blend of bottomland post oaks, water oaks, willow oaks, and cedar elm. Spanning 402 acres (+/-), the property includes 315 acres within the Steel Creek Mitigation Bank, while the remaining 87.05 acres are designated as developable uplands. Located in the fertile Navasota River Bottom, the land benefits from fertile soils, primarily composed of Sandy loam, Zilaboy clay, and Silistid loamy fine sand.

Water:

The main feature of the property, Steel Creek, is a year-round flowing water source, with numerous stunning waterfalls running along its course. In addition to Steel Creek, three seasonal creeks traverse the land, ensuring a steady flow of water year-round as they feed into the main line. A small portion of Bear Creek runs through the southernmost boundary of the property. The hunting preserve also includes an exceptional two-acre duck impoundment and twenty acres of native wetlands, full of water hickory, smartweed, and swamp privet; creating an ideal habitat for waterfowl. These water features allow for a diverse ecosystem, benefiting native deer and providing crucial wintering grounds for waterfowl.

Wildlife:

The Steel Creek Hunting Preserve stands out as one of Texas' most productive and diverse wildlife habitats, offering an exceptional environment for both game and conservation. Situated along the Navasota River Basin and Steel Creek, the property serves as a natural corridor within the Central Flyway, a crucial migration route for waterfowl during the winter months. A key feature of the preserve is a custom-designed two-acre duck impoundment, meticulously developed to attract and sustain large numbers of waterfowl. Each winter, hundreds of mallards flock to this managed habitat, taking advantage of its carefully maintained water levels and food sources.

In addition to its remarkable waterfowl population, Steel Creek Hunting Preserve is home to a thriving community of whitetail deer. With 320 acres of lush bottomland habitat, the property provides ample cover and sustenance for deer to flourish. The dense vegetation, coupled with the rich diversity of plant life, ensures that deer have the food, shelter, and seclusion they need to thrive.

Minerals:

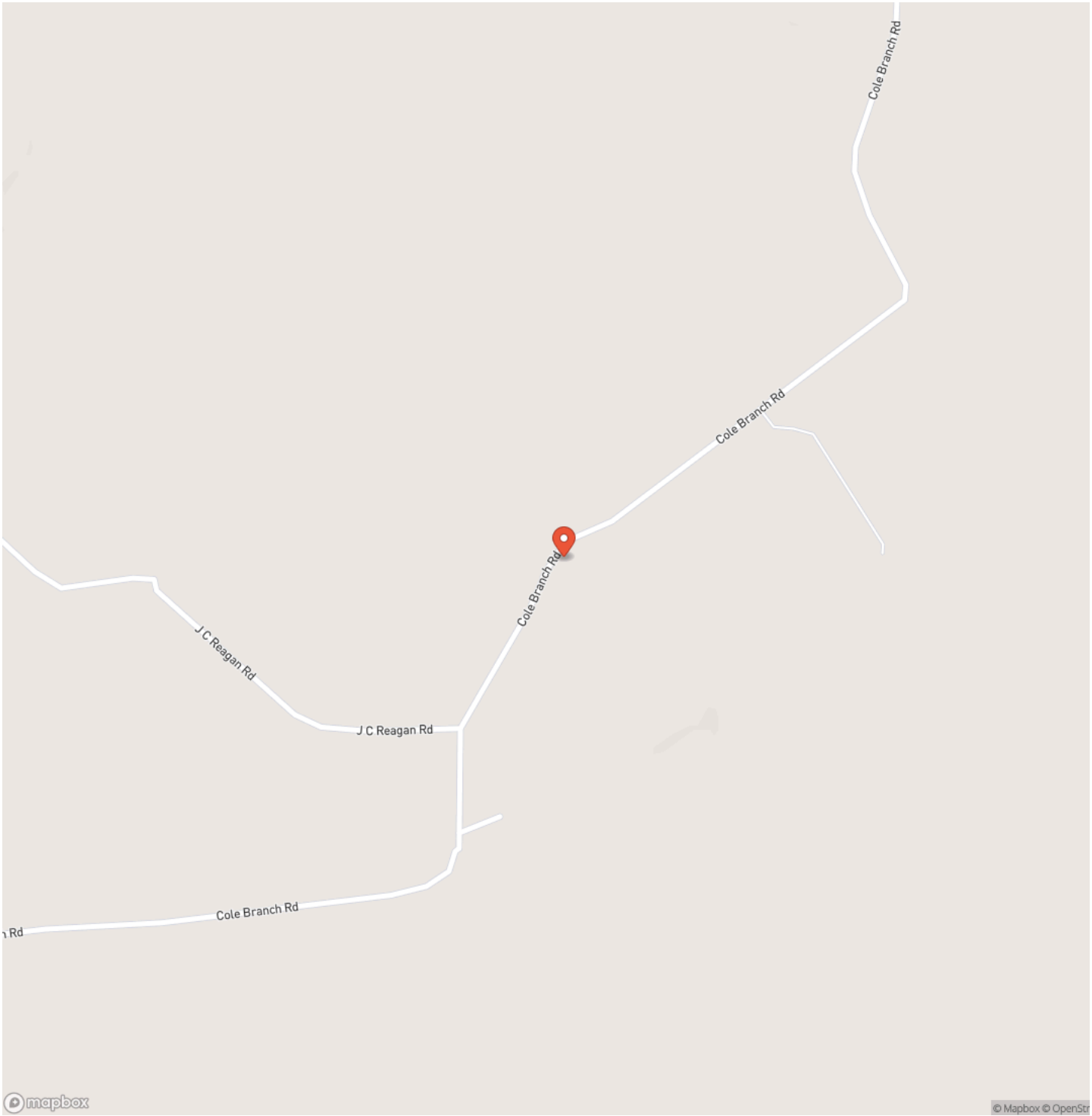
Please Contact broker.



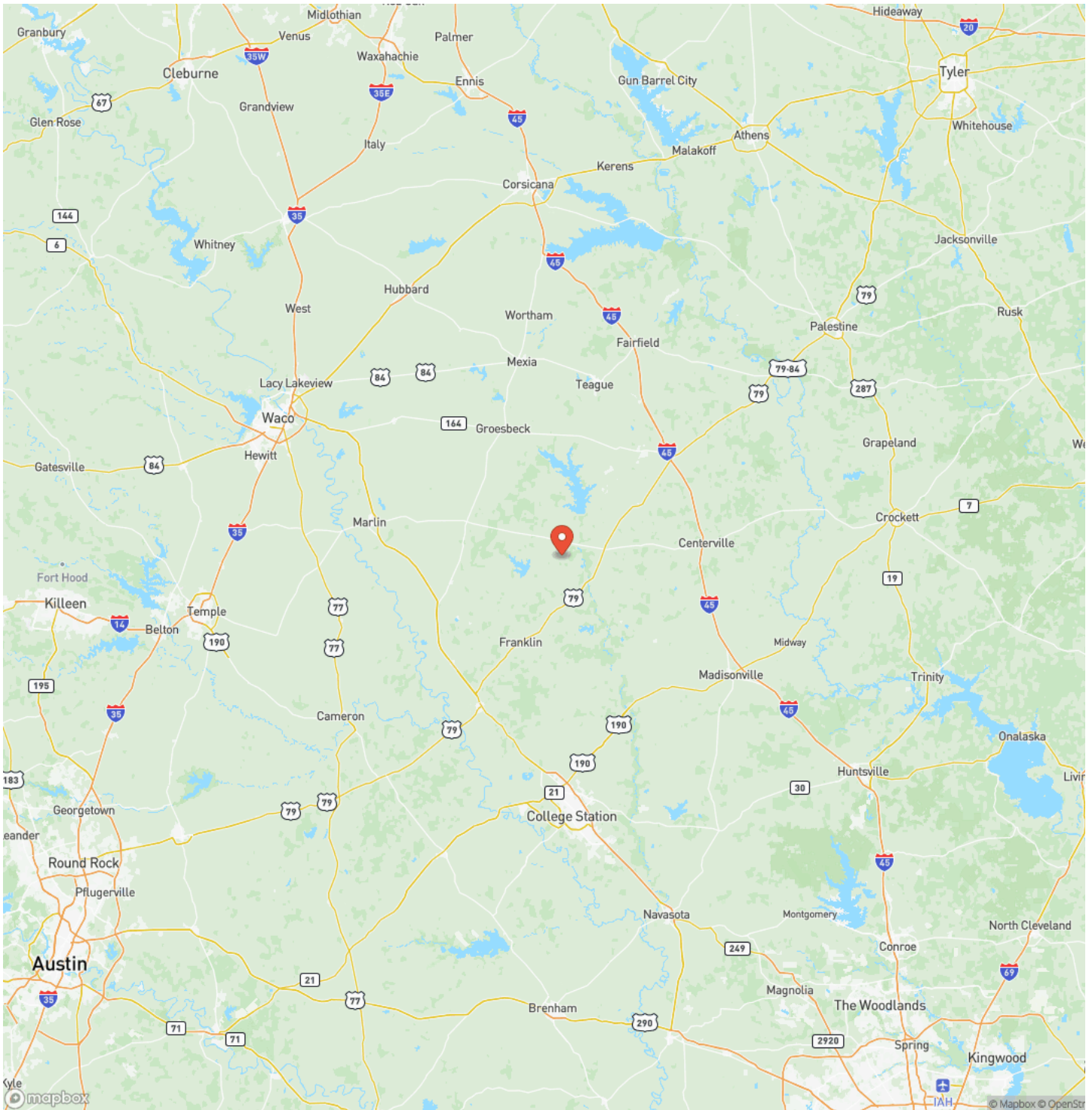
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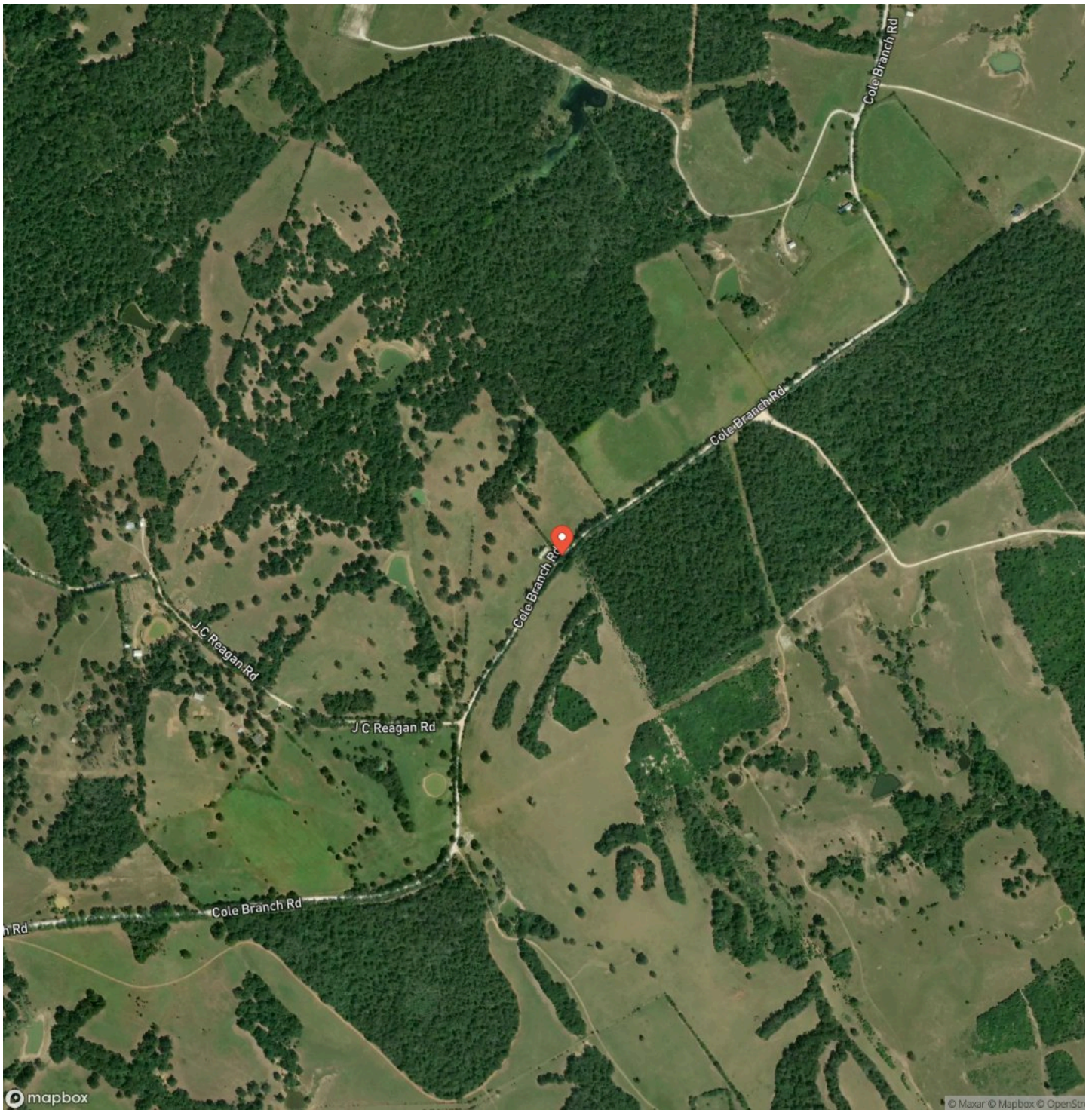
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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TT Ranch Group

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City / State / Zip

NOTES

This image shows a blank 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.

This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are thin and consistent in color and thickness, providing a guide for letter height and placement. There are no margins, text, or other markings on the paper.

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