

# HICKORY CREEK RANCH

**1,136.26 +/- Acres | Robertson County, TX**

**Listed at \$8,521,950**

## Description:

The Hickory Creek Ranch is uniquely situated in one of the most beautiful locations in all of Robertson County. The ranch offers a rare combination of recreational enjoyment, superb cattle grazing, and hunting opportunities. Situated on 1,136.26 +/- acres of prolific land, the Hickory Creek Ranch provides a weekend oasis that includes fantastic recreational opportunities, dynamic elevated views, and ideal proximity to several major cities. This blank canvas has large trees, excellent water, and large rolling hills unlike anything else in Robertson County.

## Location:

The property is thirty-five minutes northwest of Bryan/College Station, two hours east of Austin and two and a half hours northwest of Houston. The property is located in the Calvert Community, west of the town of Franklin. The Easterwood Regional Airport is located 35 miles from the ranch gate and offers both commercial and private options. The ranch entrance is on the south side of South Hickory Loop Road.

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## Habitat & Topography:

The ranch offers a variety of mixed-use habitats, within the Post Oaks Savannah Ecoregion, including a blend of open pasture, post oaks, blackjack oaks, and Cedar elm. Numerous pastures have been cleared and improved with Coastal Bermuda grass for grazing. Native grasses are prevalent throughout the wooded areas, which include majestic mature hardwood bottoms and scattered post oaks. The soils primarily consist of Shadow loam, Gasil loamy fine sand, Eufaula loamy fine sand, Hearne fine sandy loam, Silstid loamy fine sand, and Uhland loam. The elevation on the ranch varies from approximately 370' along Mud Creek to elevations of approximately 440' along the eastern border of the property. This is considered to be extremely unique for this geographical area. The topography has multiple dramatic contrast points that offer beautiful views beyond the property. .

## Cattle:

The ranch runs a very productive cattle operation that has the capacity to support 350 +/- head.

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## Wildlife, Hunting:

The Hickory Creek Ranch has an abundance of wildlife and sporting opportunities. Whether your passion involves angling or the pursuit of deer, ducks, doves, hogs, or predators, you will find no shortage here. Located within one of the most productive zones of the Central Flyway, there is potential for phenomenal waterfowl hunting in the multiple ponds and along Mud Creek. The thick wooded corridors throughout the ranch provide plentiful cover and sanctuary areas for the wildlife to thrive.

## Water, Fishing:

Both surface and subsurface waters are abundant throughout the Hickory Creek Ranch. The main bodies of surface water include a 2 +/- acre pond, two smaller stock tanks and nearly one mile of frontage along Mud Creek. The 2 +/- acre pond located on the property is believed to be 10 +/- ft. at its deepest point. The 2 +/- acre pond has amazing fishing and regularly produces largemouth bass and bream.



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**TT RANCH**  
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