

# NELSON RANCH

663± Acres | Houston County, Texas



**CAPITAL**  
RANCH SALES

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OVER 2 MILES OF SPRING-FED BIG CREEK FRONTAGE

HWY 7 FRONTAGE WITH EASY ACCESS TO CROCKETT

4BR/3BA BRICK HOME

FULL BARN & LEAN-TO BARN

MIX OF OPEN PASTURE & TIMBERLAND

PERIMETER & CROSS FENCING FOR GRAZING

ESTABLISHED TRAIL SYSTEM THROUGHOUT

HIGHLIGHTS

## OVERVIEW

Nelson Ranch is a 663± acre well-rounded East Texas property offering a blend of live water, usable pasture, and functional improvements. With spring-fed creek frontage, a mix of timber and open land, and convenient access to nearby towns, the ranch is well suited for cattle operations, recreational use, or a rural living.



HOUSTON COUNTY, TEXAS



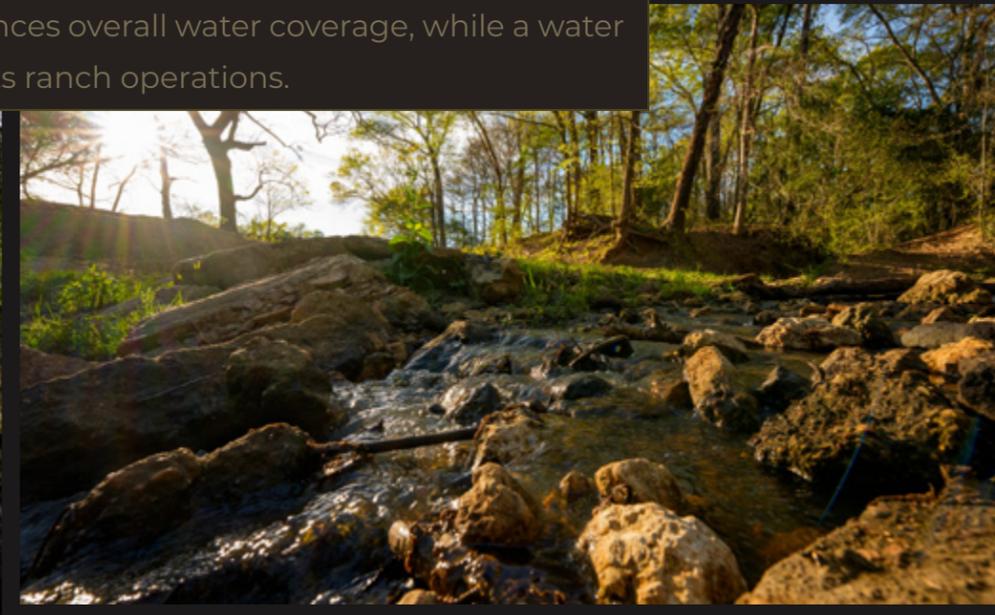
SCAN TO WATCH VIDEO



# WATER FEATURES

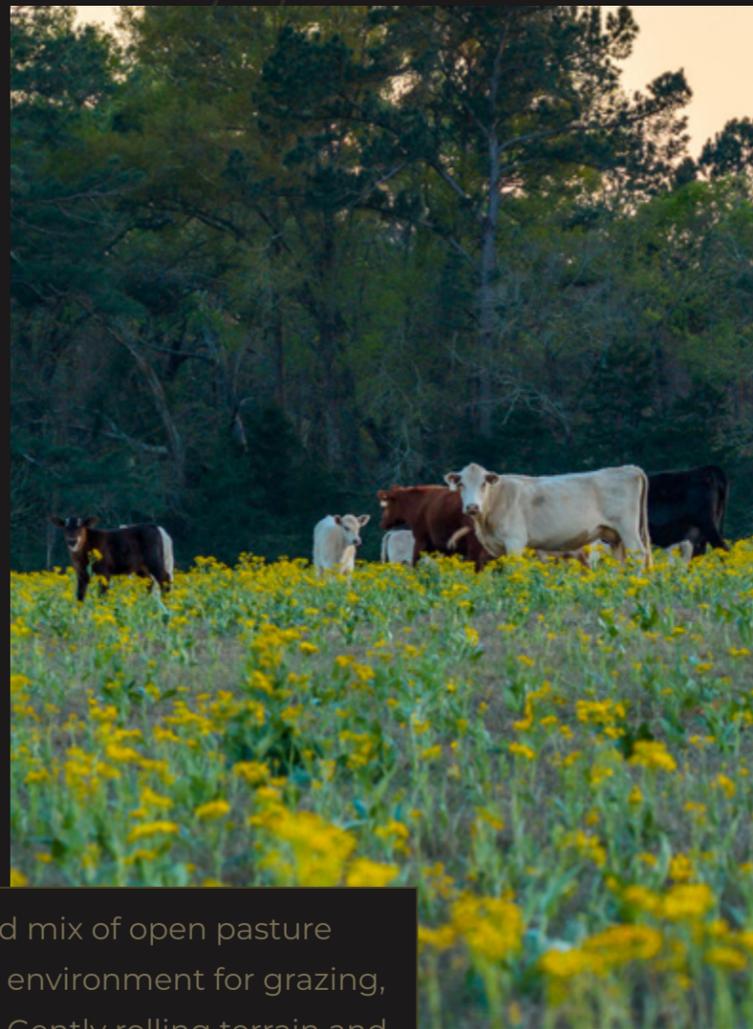


Spring-fed Big Creek provides a scenic water source throughout the property. Additional wet-weather runoff enhances overall water coverage, while a water well supports ranch operations.

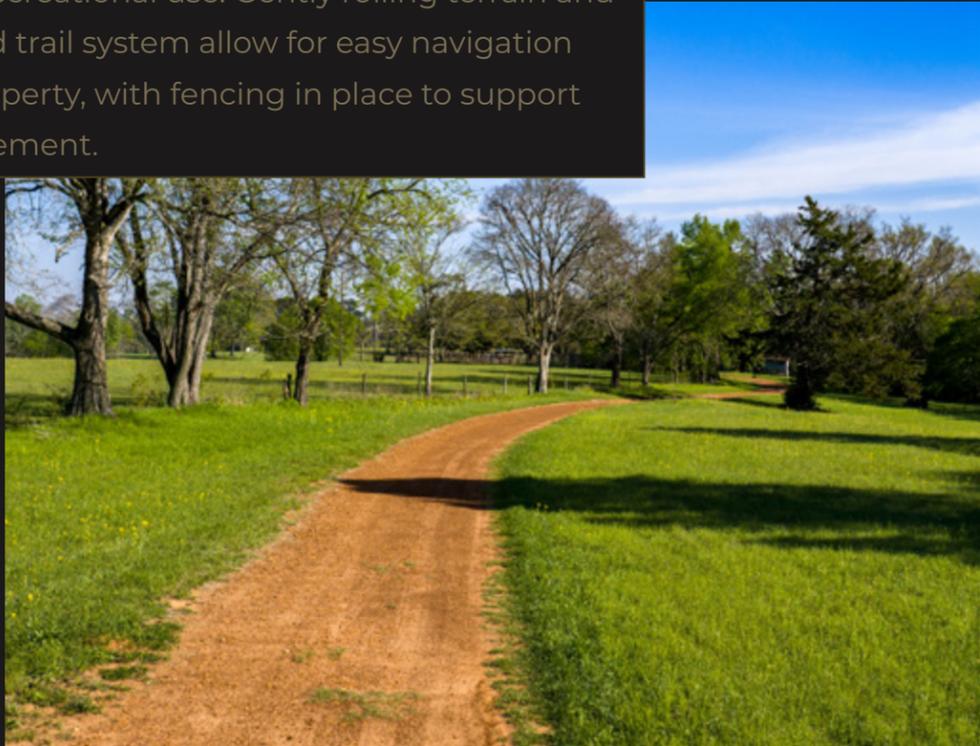




# LAND & TOPOGRAPHY



The ranch features a balanced mix of open pasture and timber, creating an ideal environment for grazing, wildlife, and recreational use. Gently rolling terrain and an established trail system allow for easy navigation across the property, with fencing in place to support cattle management.

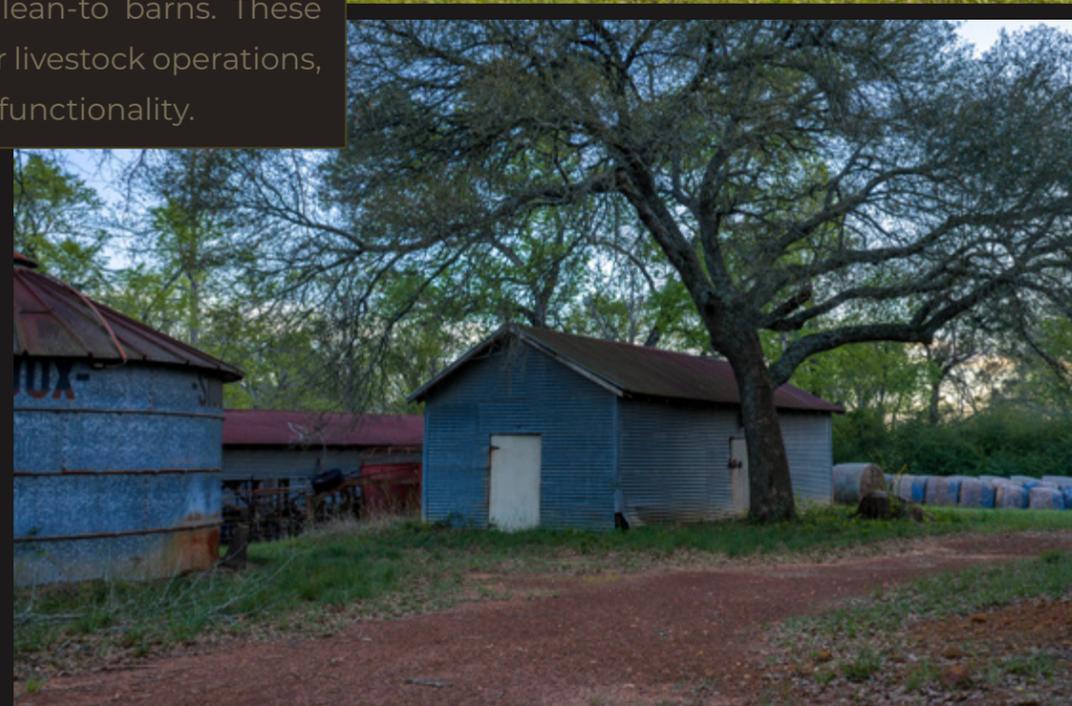
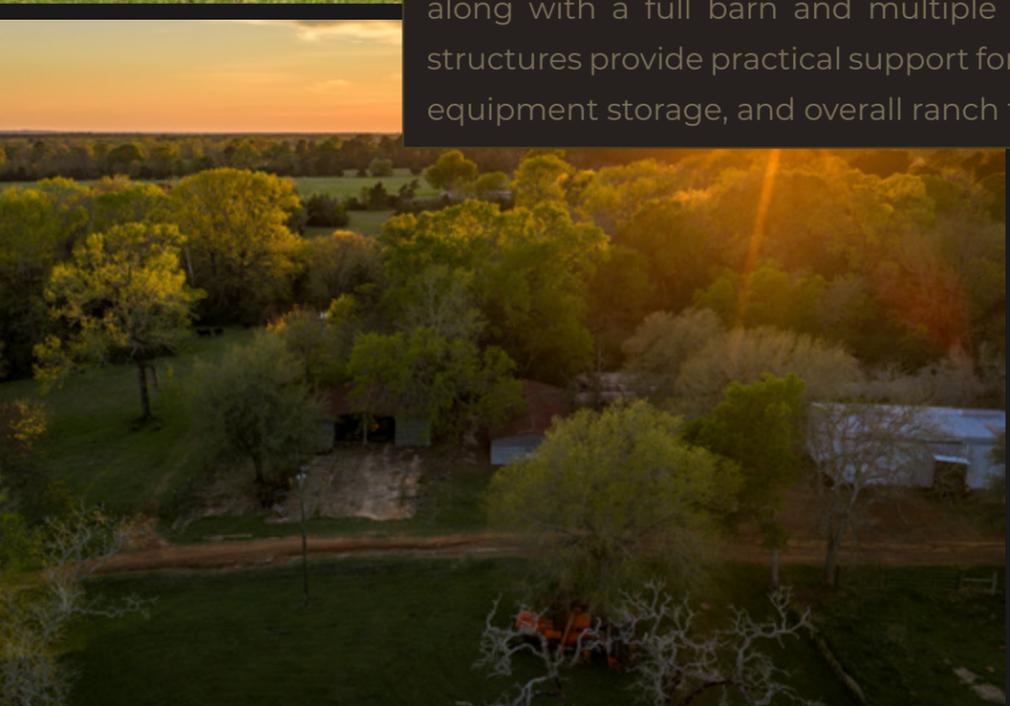




# IMPROVEMENTS



Improvements include a well-maintained 2,340± sq/ft brick home offering comfortable living accommodations, along with a full barn and multiple lean-to barns. These structures provide practical support for livestock operations, equipment storage, and overall ranch functionality.







# CHASE DICKERSON

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