

# RED HILL RANCH



DR

DR

DULLNIG  
RANCH SALES



## **DESCRIPTION**

Red Hill Ranch is a beautiful East Texas property with a multitude of opportunities for its new owner. Located just 25± miles from Bryan-College Station and with road frontage on two sides, the future potential of the property is limitless. With its spectacular trees, plenty of game for hunters, and the manageable acreage, it is a great location for a full-time or recreational residence, as well.

## **IMPROVEMENTS**

There are no structural improvements. There is a low fence perimeter that is in average condition.

***45± Acres***

***Robertson County***



*45± Acres*  
*Robertson County*

## VEGETATION

The property is located in the Post Oaks Savannah Ecoregion. Some of the abundant tree species include post oaks, blackjack oaks, Cedar elm and Cedar trees.



***45± Acres***  
***Robertson County***

## WILDLIFE

This property has plenty wildlife, including native White-tailed deer, dove, wild hogs, and predators.

## WATER

There is one pond on the property that serves as a great source of water for wildlife, and would be adequate for livestock, as well.



*45± Acres*  
*Robertson County*



## **MINERALS**

Negotiable. Call Broker for details.

## **TAXES**

Ag. Exempt.

***45± Acres***  
***Robertson County***

## MAP LINK

[Click here to view map](#)



*45± Acres*  
*Robertson County*



## 45± ACRES ROBERTSON COUNTY

This property has 2,864 ft. of frontage on Hwy 6 and 1,540 ft of frontage on paved Red Hill Rd. Just south of Calvert, the entrance to the property is located 25 ± miles N of Bryan College Station, 60 ± miles SE of Waco, 95 miles NE of Austin, 126 miles NW of Houston and 140 ± miles S of Dallas.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

## PROPERTY WEBSITE

[Click here to view website](#)

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