



COOK NORTH RANCH

753+/-AC | GRIMES COUNTY

LP: \$\$5,999,900

979.314.1400

Ryan Swope

info@swopeyoung.com

Jeremy Young

www.swopeyoung.com

SUMMARY

A rare opportunity to own a secluded ranch of this size with optimal proximity to both College Station and Houston. The Cook North Ranch is a beautifully unique gem tucked-away just 30 miles east of Bryan/College Station and Texas A&M University. The Ranch is centrally located between Houston and Dallas & approximately 30 miles west of I-45 Huntsville. The Ranch is composed of +/-753 acres of prime whitetail deer habitat & is entirely high fenced. The property has been managed for years with a primary vision of creating a sportsman's paradise. The Grimes County Ranch is truly one-of-kind property encompassing incredible improvements, awesome views, diverse terrain and plenty of wildlife/game. The property boasts good surface water, plush pastures and offers some incredible views of the rolling topography. In addition, The property includes a turnkey ready 4/4 barndominium making for the perfect deer camp or family / corporate retreat. Whether you're looking for excellent hunting/recreational tract, a corporate retreat, or a weekend getaway, this property will not disappoint.



SURFACE WATER

Cooks North Ranch offers ample surface water throughout with 2 stock tanks and one large 4+/-acre flooded timber duck slough. For the average outdoorsman, the slough and ponds offer some fantastic waterfowl and fishing opportunities. In addition, Over half a mile of Mooring Creeks traverses through the eastern portion of the ranch along with multiple wet-weather creeks, springs and tributaries throughout.



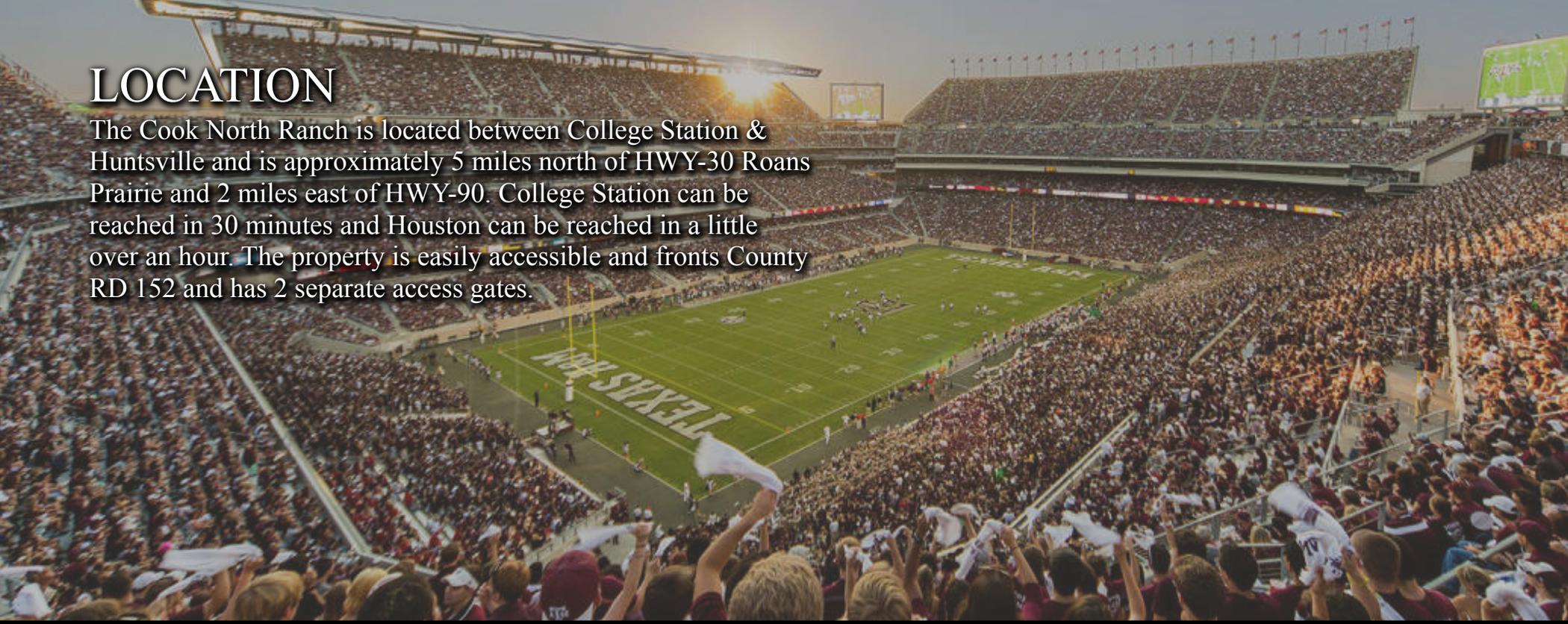
LAND & TERRAIN

The land showcases an incredible amount of diversity including numerous creeks, plush pastures, beautiful elevation change, dense hardwoods and plentiful resources for wildlife & game. The terrain offers over 130 feet of elevation change with the highest point being ~460 feet above sea level and a low of ~320 feet above sea level.

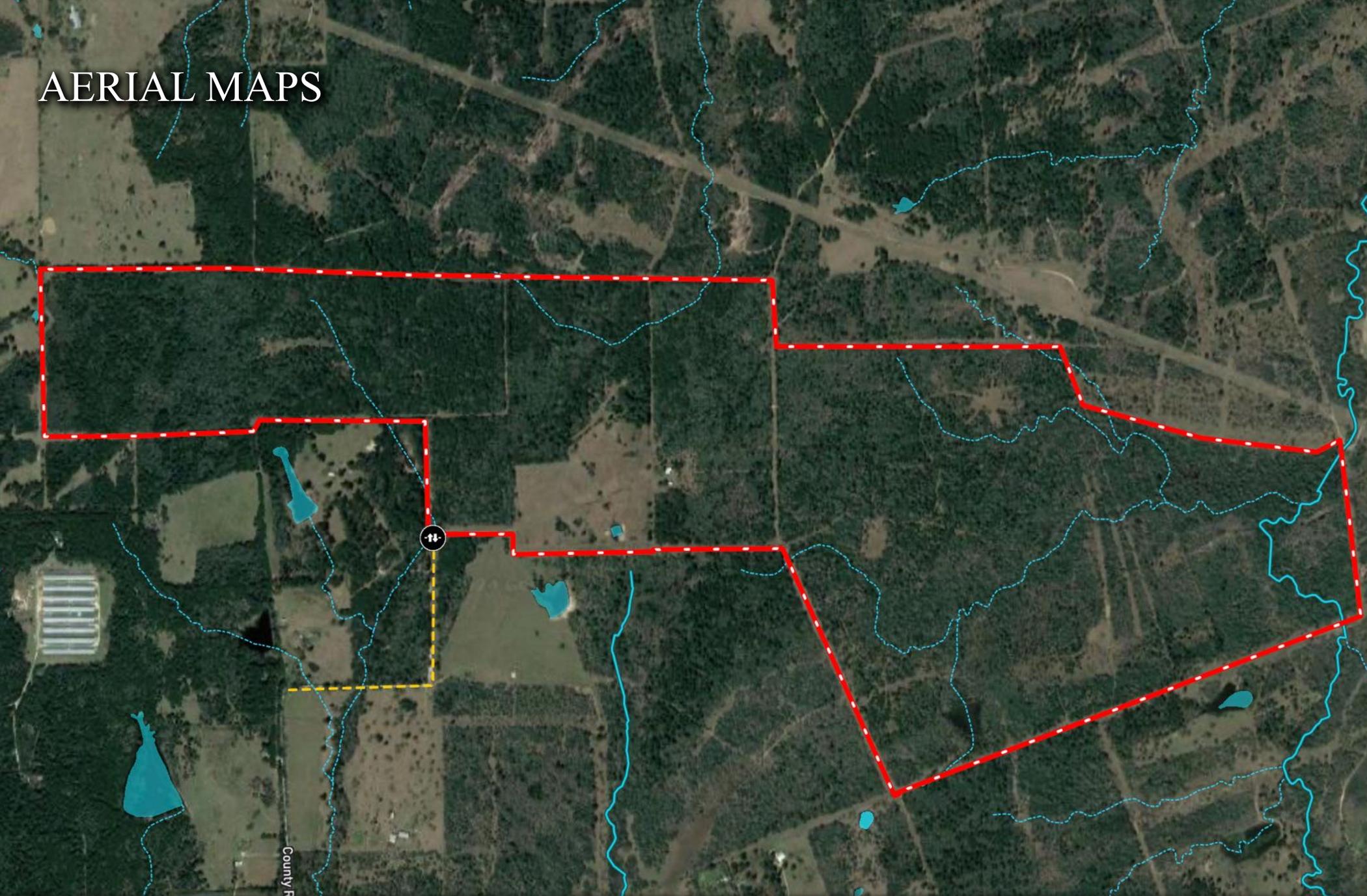


LOCATION

The Cook North Ranch is located between College Station & Huntsville and is approximately 5 miles north of HWY-30 Roans Prairie and 2 miles east of HWY-90. College Station can be reached in 30 minutes and Houston can be reached in a little over an hour. The property is easily accessible and fronts County RD 152 and has 2 separate access gates.



AERIAL MAPS



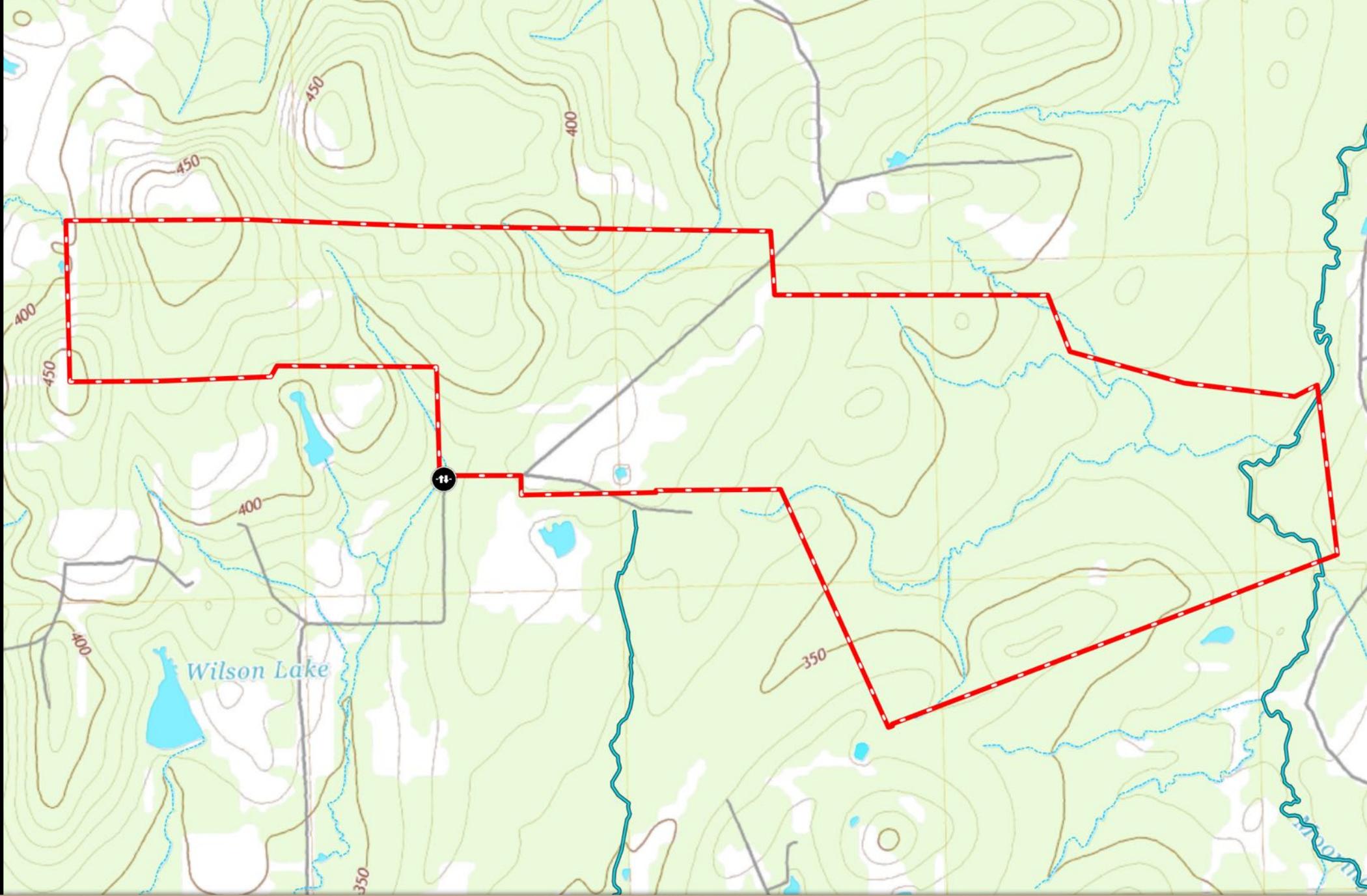
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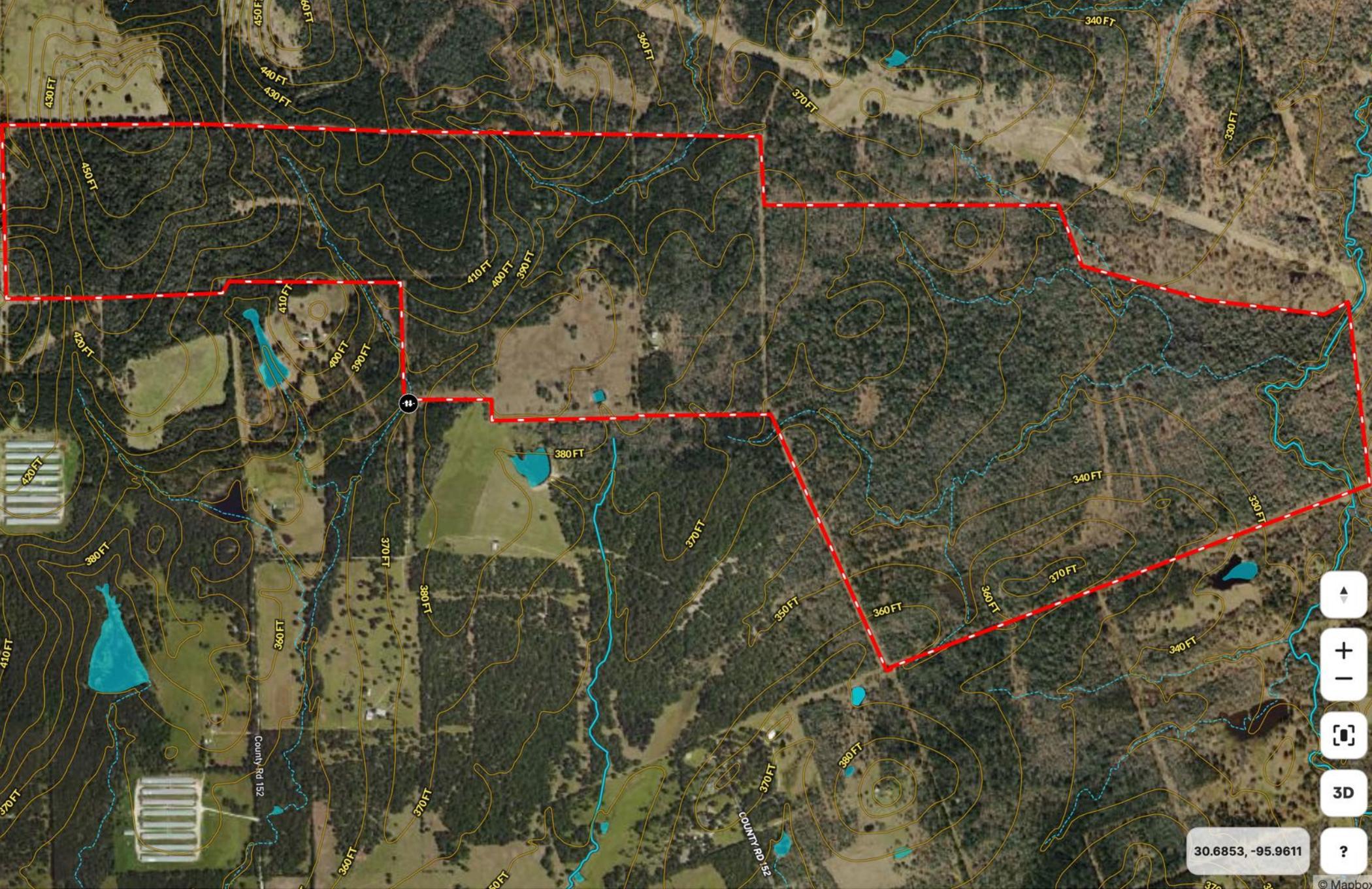
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