

# CLEAR CREEK RANCH



DR

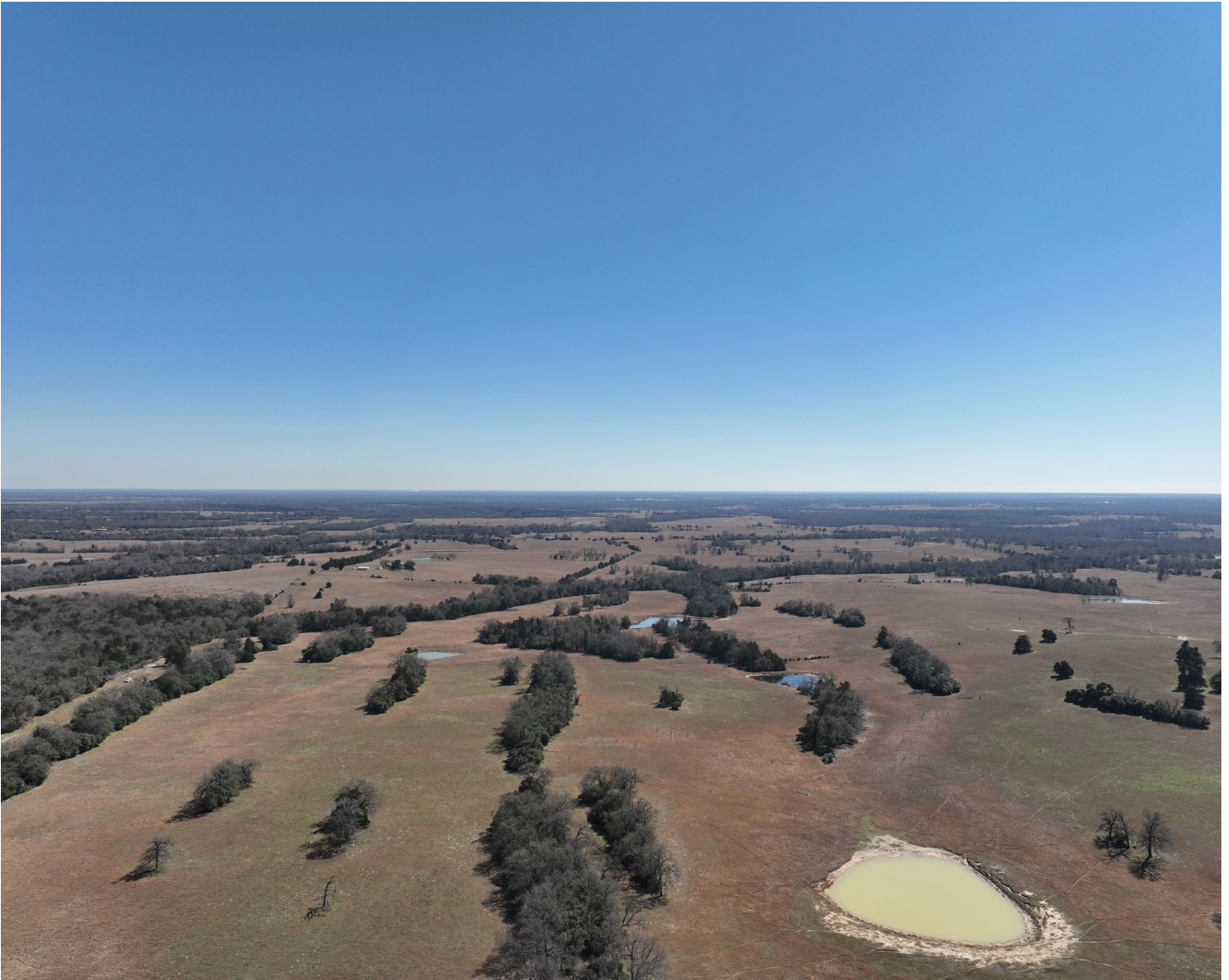
DULLNIG  
RANCH SALES

## DESCRIPTION

Located in the northern part of Robertson County, near Franklin, TX, Clear Creek Ranch makes for an excellent investment, agricultural, or recreational property. This is a turnkey cattle and horse property ready to be enjoyed right away. From clear coastal fields to heavily wooded areas and rolling hills and the spring-fed creek, it makes for an excellent mixed-use ranch and great long-term investment.

## IMPROVEMENTS

This property is ready to go for the cattle and/or horse owner with its good fencing with eight (8) pastures, a nice set of cattle pens, and large equipment barn. Clear Creek is well watered with a good water well, nine (9) ponds, and 1400±' of Cook Branch Creek.



**589± Acres**

**Robertson County**



*589± Acres*  
*Robertson County*



## VEGETATION/TERRAIN

This property features rolling hills, well-manicured fields, and selective brush clearing that has left strips of cover for wildlife. Scattered Post Oaks, Red Cedar, Pin Oaks, Blackjack Oaks and Yaupon make up the majority of the tree cover. Pastures are coastal Bermuda and some common Bermuda, which are highly productive for hay.



***589± Acres***

***Robertson County***



## **WATER**

The creek is spring fed with flowing clear water year-round and has never run dry, even in the most severe and sustained drought. There's also a municipal water meter.

## **WILDLIFE**

Whitetail deer, ducks, dove, hogs, and various varmints are present.



***589± Acres***  
***Robertson County***



## TAXES

Agricultural Exempt

## MINERALS

Surface Estate only

## SCHOOL

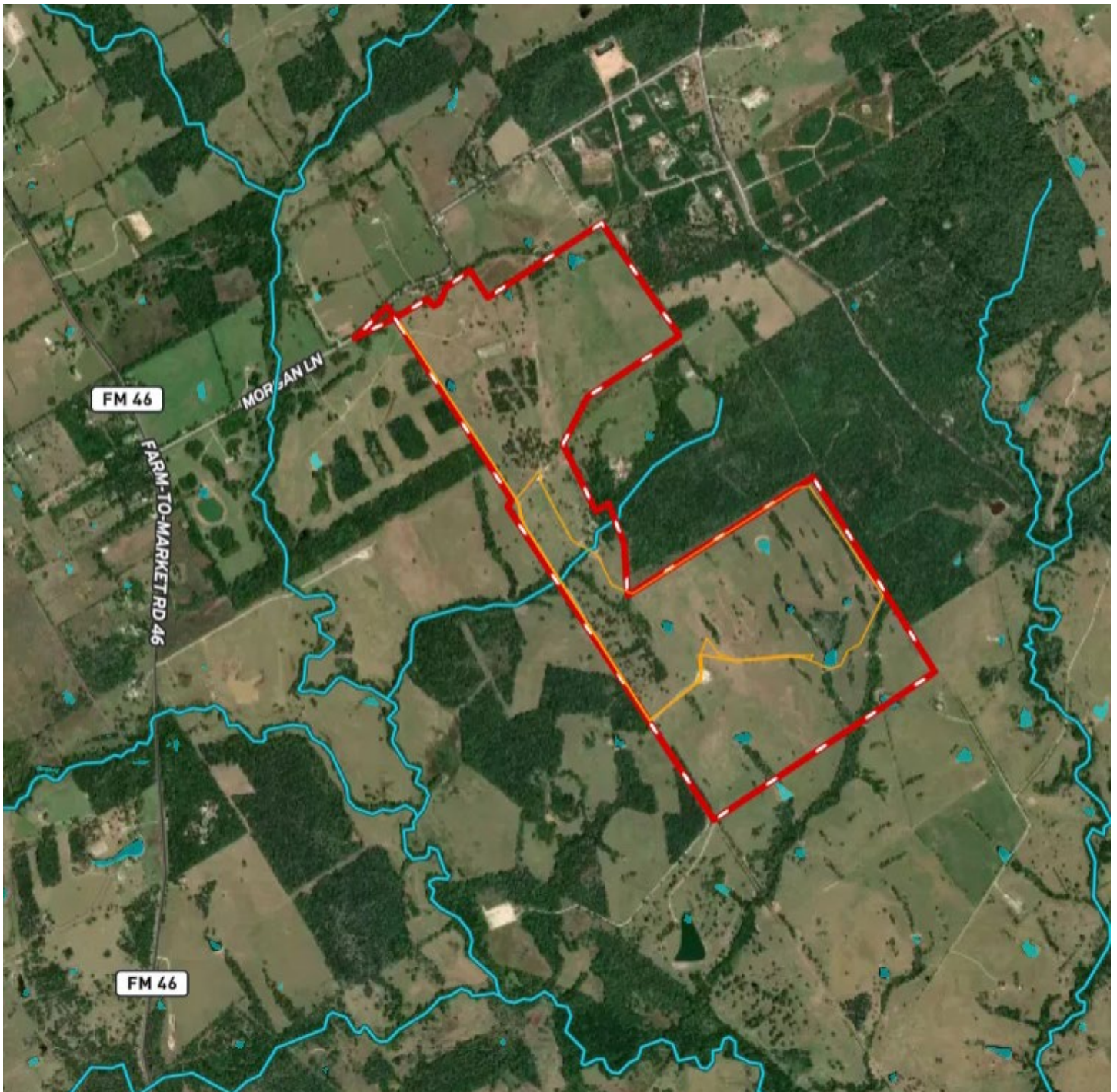
Franklin ISD



***589± Acres***  
***Robertson County***

# MAP

[Click here to view map](#)



*589± Acres*  
*Robertson County*



## 589± ACRES ROBERTSON COUNTY MORGAN LANE FRANKLIN, TX

Located on Morgan Lane, a county-maintained road, just 6± miles SE from Franklin, TX, and only 25± miles North of Bryan-College Station. 100± miles from Houston, 90± miles from Austin, 125± miles from Dallas, 160± miles from San Antonio.

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](#)

### VIDEO LINK

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