



LA GLORIA LAND CO

RIO ROBLES RANCH

712 Acres in Grimes County



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LOCATION

This 712 acre property is located in Western Grimes County between Navasota and College Station. This ranch is accessed via a ½ mile all-weather caliche easement road. It is an 11 mile drive from Navasota, TX.

TERRAIN

This ranch has approx 572 acres of sandy loam soils, and approx 104 acres of clay soils in the river bottom. The terrain is gently rolling with elevation changes of up to 60 feet sloping down to the Navasota River bottom, offering some beautiful views. Approximately 85 % of the ranch is heavily wooded with giant post oaks, cedars, elms, pecans, yaupon, and other brush native to this post oak savannah region of Grimes County.



HUNTING

The ranch has been high game fenced for the past 5 years, in which the native deer population has been game managed under an MLD 3 permit. The owners have selectively harvested several cull bucks and does every year. There are hogs, bobcats, coyotes, and occasionally turkeys on the ranch. The ranch is located in the central flyway, and outstanding duck and goose hunting could be developed with the addition of waterfowl impoundments.



WATER

The main event here is the 4,600 feet of Navasota River frontage, offering year round fishing, wood duck hunting, and recreation. There are 2 nice sized ponds on the property and approximately 10 small ponds for the wildlife. There are numerous areas on the ranch that are suitable for large lake sites, including a 10 acre site in the river bottom area that would be perfect for a waterfowl lake. There are 2 capped water wells on the property.



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IMPROVEMENTS

Approximately 600 acres is completely high fenced with 8' net wire fencing. There are 8 four-man, 10' wooden box blinds, and 8 corn feeders that convey with the property.



MINERALS

The owner owns no minerals, however there is one producing gas well on the property (the pad site has a wood fence around it to help keep a natural feel to the property), and there is a strict surface use agreement in place that allows for only 1 other designated drill site on this 712 acres.

PRICE: \$4,500/acre

The information contained herein was supplied by sources believed to be accurate. Provider makes no representation as to the accuracy of the information contained herein and therefore assumes no liability for accuracy thereof. All terms and conditions are subject to change without notice. Property is subject to removal from marketplace without notice.



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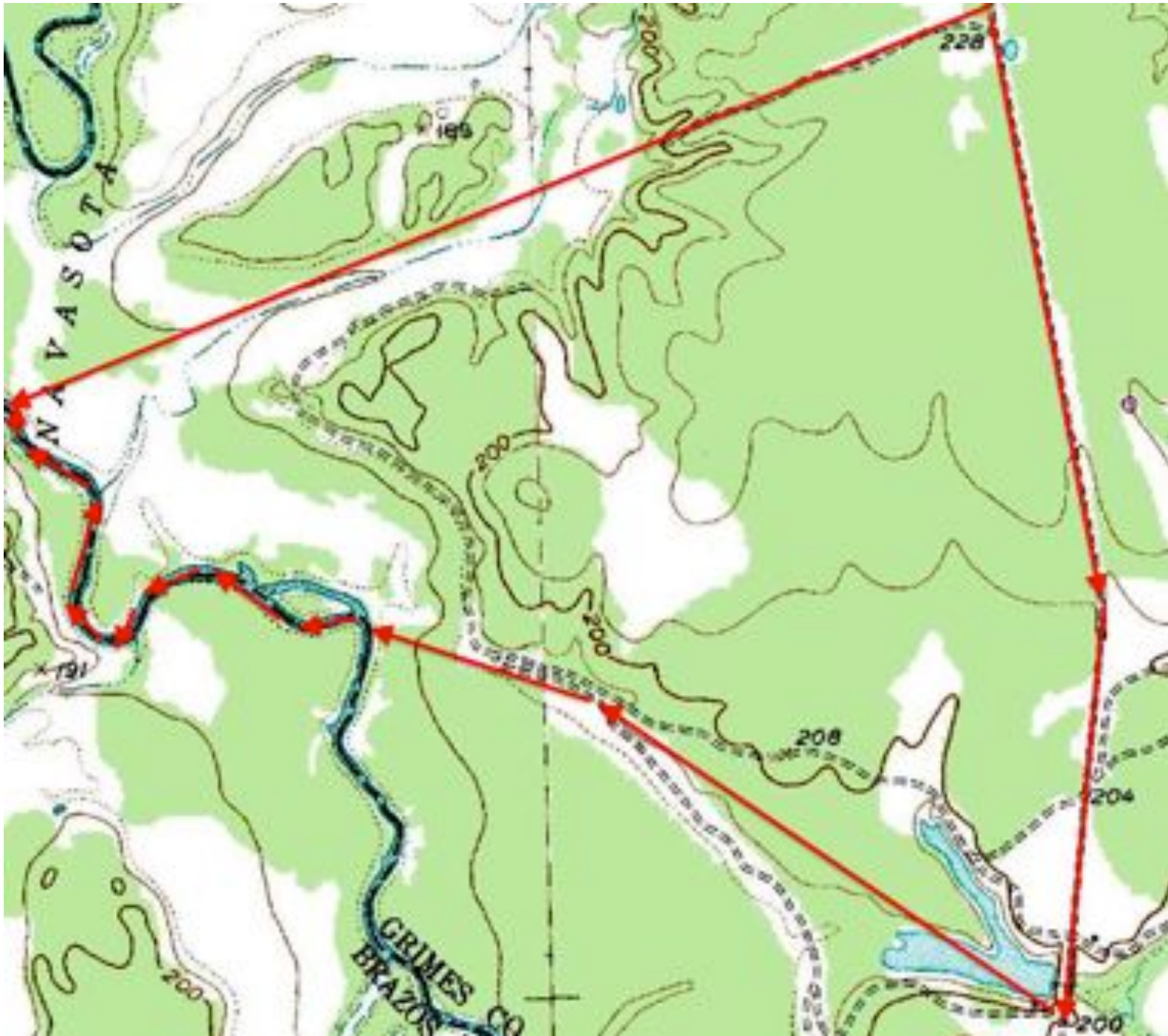
Aerial View



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Topo View



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Location View



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