



LA GLORIA LAND C^O

TROPHY RIDGE EXOTICS

201 Acres in Liberty County



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OVERVIEW

Trophy Ridge Exotics is a 200 Acre trophy ranch located an hour outside of Houston, offering year round, full service hunts for exotic wildlife. More than just a hunting ranch, the property offers a family friendly atmosphere for corporate retreats, team building events, family gatherings, and shooting competitions. The facilities can comfortably sleep up to 24 guests. The sale of this property will also include a full client list and book of business, so the next owner can continue making a nice profit, if they choose to.



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LOCATION

The property is conveniently located 60 miles Northeast of Downtown Houston in Liberty County. From the gate, it's only 15 miles to Liberty, TX and 24 miles to Cleveland, TX. The ranch has 1,700 feet of frontage on Hwy 146, as well as a custom stone entrance with an electric gate for convenience.

TERRAIN

The topography is generally flat, with one tributary creek crossing the ranch, which drains into Tanner Bayou. The property is completely out of the flood plain. The soils are sandy and silty loam throughout, as well as clay loam soils within the natural drainage on the ranch. Average annual rainfall for Liberty County is 57 inches. The ranch is heavily wooded with large pine, post oak, dog wood, magnolia, and other hardwoods, and the under-story is thick native brush including yaupon and American beauty berry.



WILDLIFE

Trophy Ridge Exotics holds a level 3 MLD permit, and has been managed exclusively for native and exotic wildlife, being run as a successful trophy hunting business for several years. The owners have released axis, fallow, red deer, blackbuck, kudu, gemsbok, zebra, oryx, aoudad, and giant feral hogs onto the ranch. There are also waterfowl hunting opportunities on the 1 acre pond during the winter months.



WATER

There is 1 water well on the property, equipped with an electric submersible pump, which supplies water to the ranch compound. The compound overlooks a 1 acre pond, with a large wooden pier, small tackle shed, and elevated deck complete with a water slide and rope swing. The pond is stocked with catfish.



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IMPROVEMENTS

The ranch's perimeter is high fenced with galvanized 8' net wire, t-posts, and line posts, electric gate with all-weather road leading to compound, and the ranch has an excellent road system with several miles of roads and ATV trails. Overlooking the pond sits the ranch compound, consisting of the following improvements:

- 2,800 Sq. ft. Main Lodge with gravel parking area, large outdoor stone patio with massive stone fire pit, cedar siding, standing seam metal roof, large front and back covered porches, 20 ft vaulted ceiling, full kitchen, 2 full bathrooms, wood burning fireplace, laundry room, office with safe, wired with Bluetooth speakers, 65" flatscreen TV, HD projector and screen, pool table, poker table, foosball table, and dart board. The cedar interior has a rustic feel with stained concrete floors and raw timbers.
- Three 1,100 Sq. ft. Cabins, each with cedar siding, standing seam metal roof, 2 bedrooms with full size bunks (each cabin can sleep 8 comfortably), 2 full bathrooms, full kitchen, and large living area with vaulted ceiling, stained concrete floors, and covered front and back porches.
- 1,500 Sq. ft. metal barn with 3 bays for ATV and equipment storage, and workspace
- 900 Sq. ft. metal game cleaning shed
- 2.5 Acre rifle range, with 2 tier shooting stands, ambidextrous shooting tables, 100 yard target berms. Perfect set up for target shooting, 3 gun competitions, tactical shooting, and skeet shooting.
- 50 yard archery range with 3-D targets and 2 tier shooting stands

The following accessories will convey with the sale:

- All furniture, appliances, and small tools
- Tractor with implements
- Two 2014 Kawasaki Mules
- Flatbed trailer, camping trailer, and rowboat
- 10 corn feeders, 3 protein feeders
- 10 double platform stands, 2 nature blinds

MINERALS

The owner owns no minerals. There is no production on the ranch. There is one active pipeline easement traversing the ranch.

PRICE: \$1,450,000 or \$7,250/acre. Cash at closing..

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



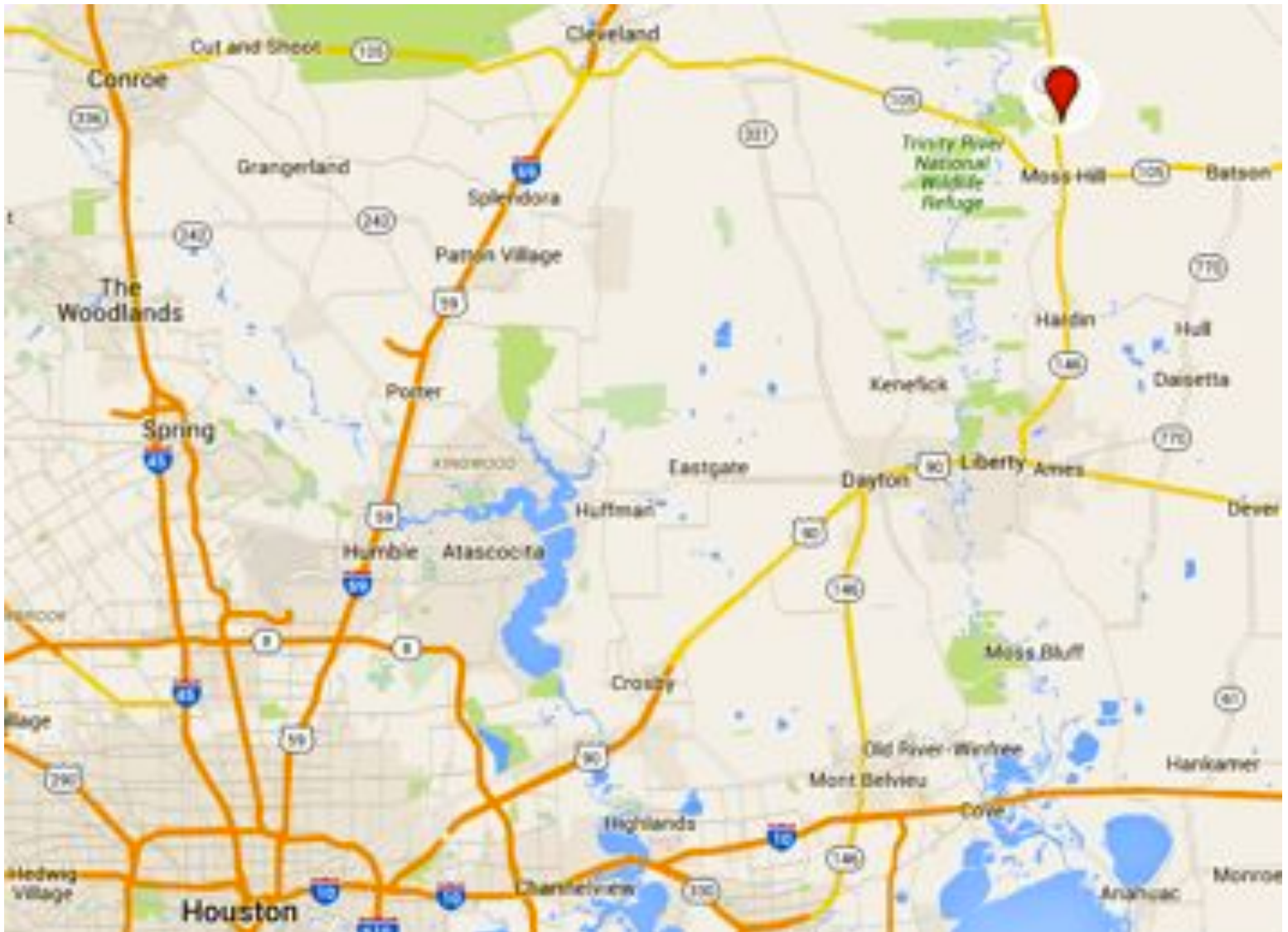
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TOPO MAP



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60 Mile Drive Northeast of Houston, TX
15 Mile Drive from Liberty, TX
24 Mile Drive from Cleveland, TX



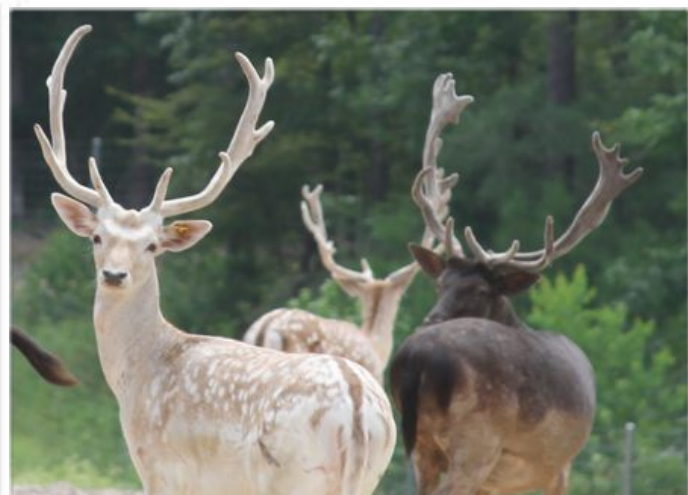
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