

Secluded Recreational Hideaway



314.5 acres of mix-use property. Appx. 50/50 wooded, unimproved recreational land to open, more improved pasture and ag use quality. Great combination of ag production and recreation. The property is fenced and cross-fenced with miles of trails, scattered clearings, seasonal creeks, three ponds and more.



The open, more improved areas offer a great opportunity for livestock or hay production.



The wooded areas are a great source for a multitude of recreational pass times.



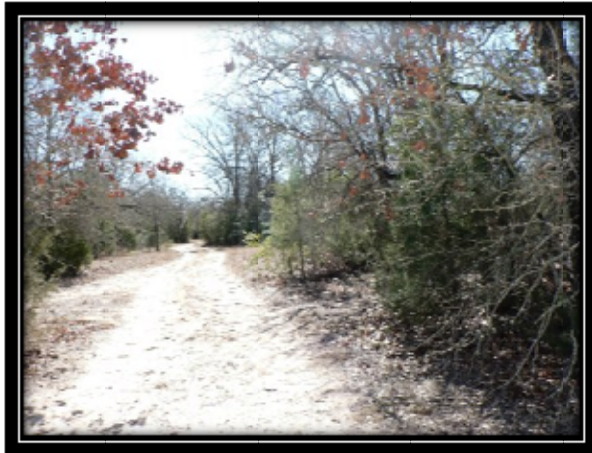
There is a campsite area with power and working pens for the livestock. Hunting blinds and feeders are strategically placed throughout the ranch.



Further down the trail you will find a pair of secluded ponds with a "fish camp" set up between them, complete with a petrified rock fire pit, a tackle closet and shelter.

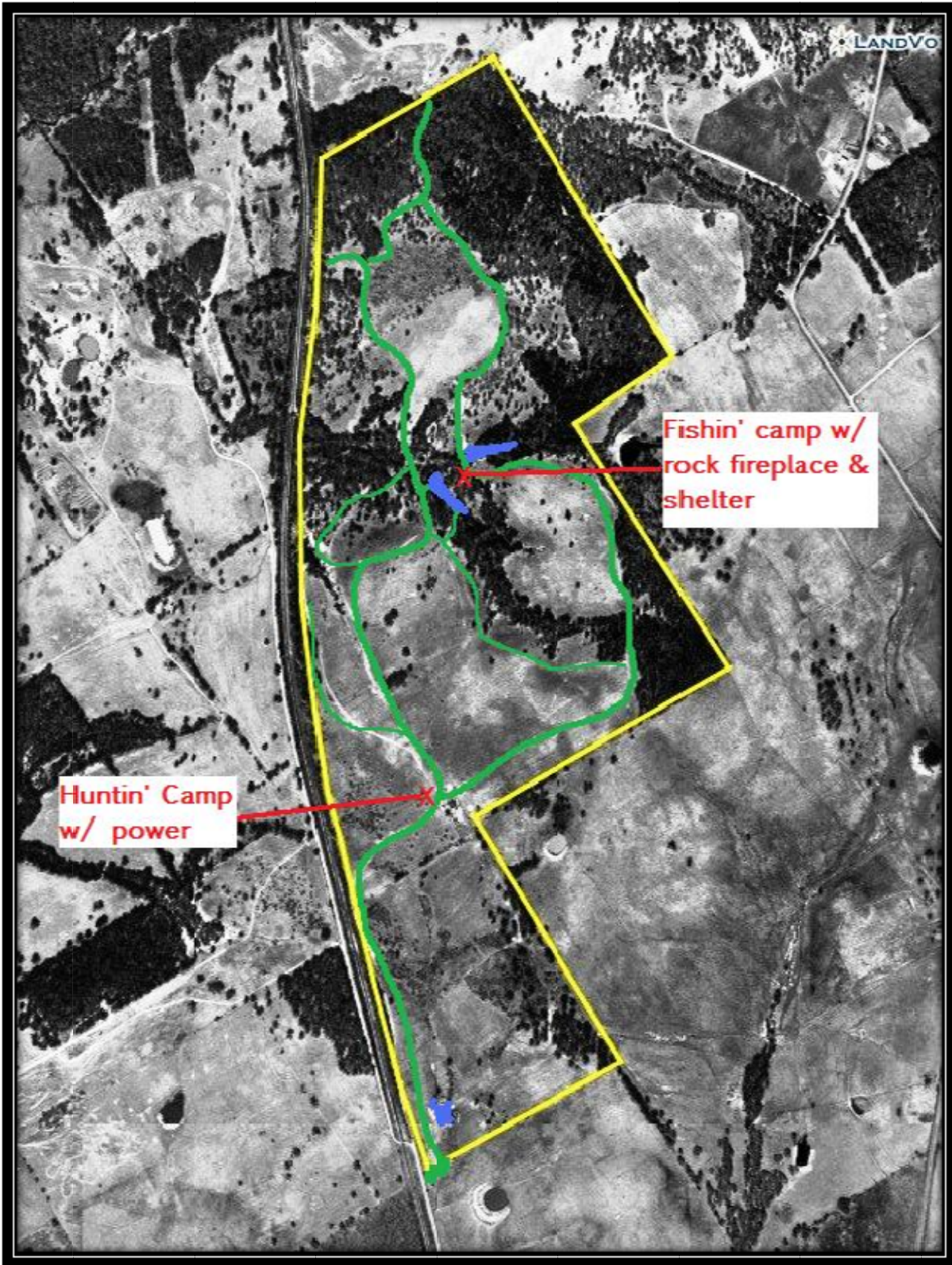


The many trails and creeks provide the perfect setting for 4wheelin' or hiking fun.



The ranch is located just north of Calvert on a dead-end county road (but less than 2 miles from Hwy 6). It offers privacy and seclusion, with the railroad frontage on the West side, Walnut Creek just to the North and several large acreage neighbors to the East, there is little chance of being taken over by future development. If getting away from it all (but not too far away) is what you have in mind.....this is the place!! Less than 40 minutes to Bryan/College Station, 1 hour to Waco, 2 hours to Houston, 3 hours to DFW or San Antonio. This place is very centrally located and has a lot to offer.

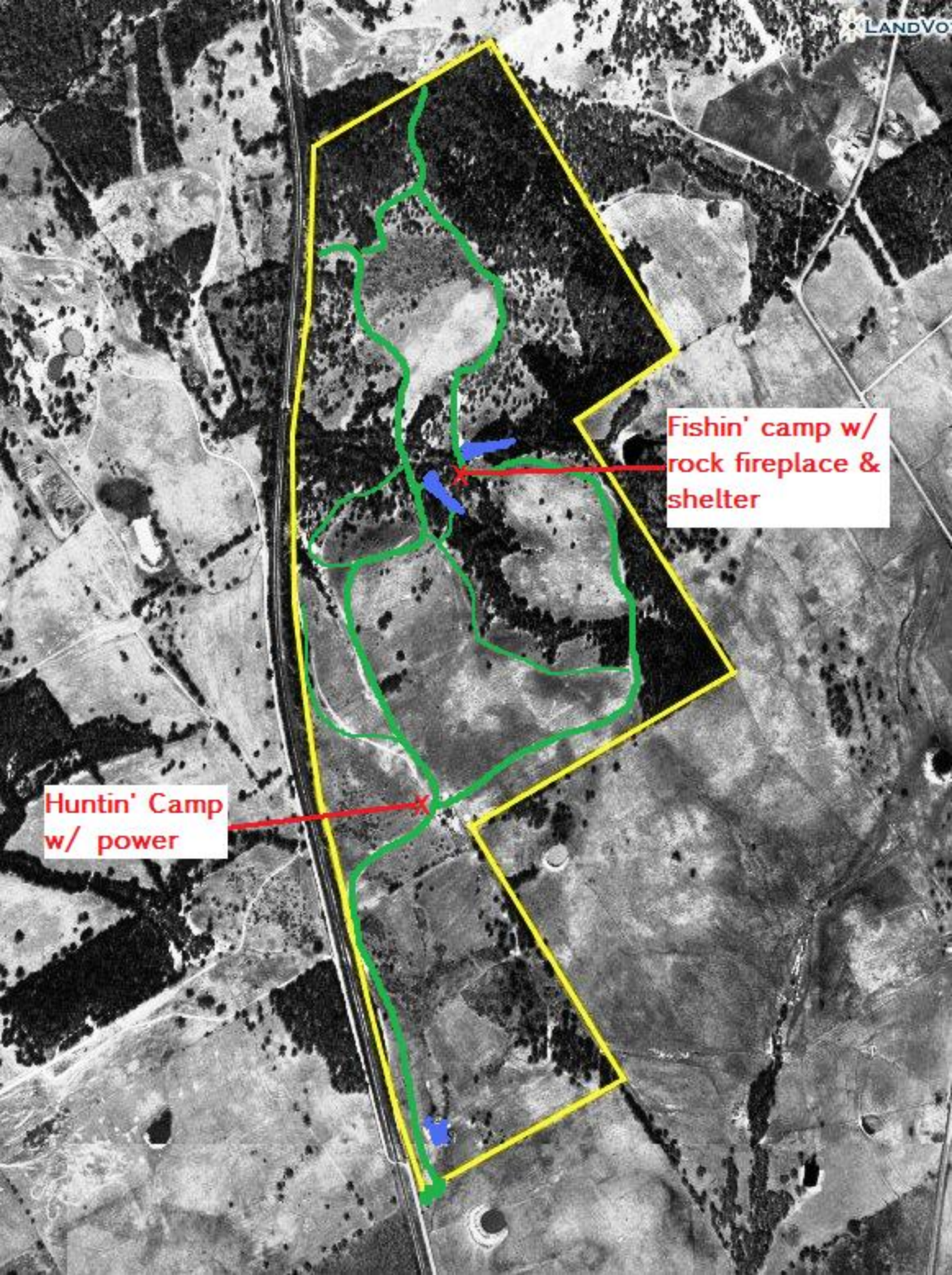




\$ 2,750 / per acre

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Huntin' Camp
w/ power

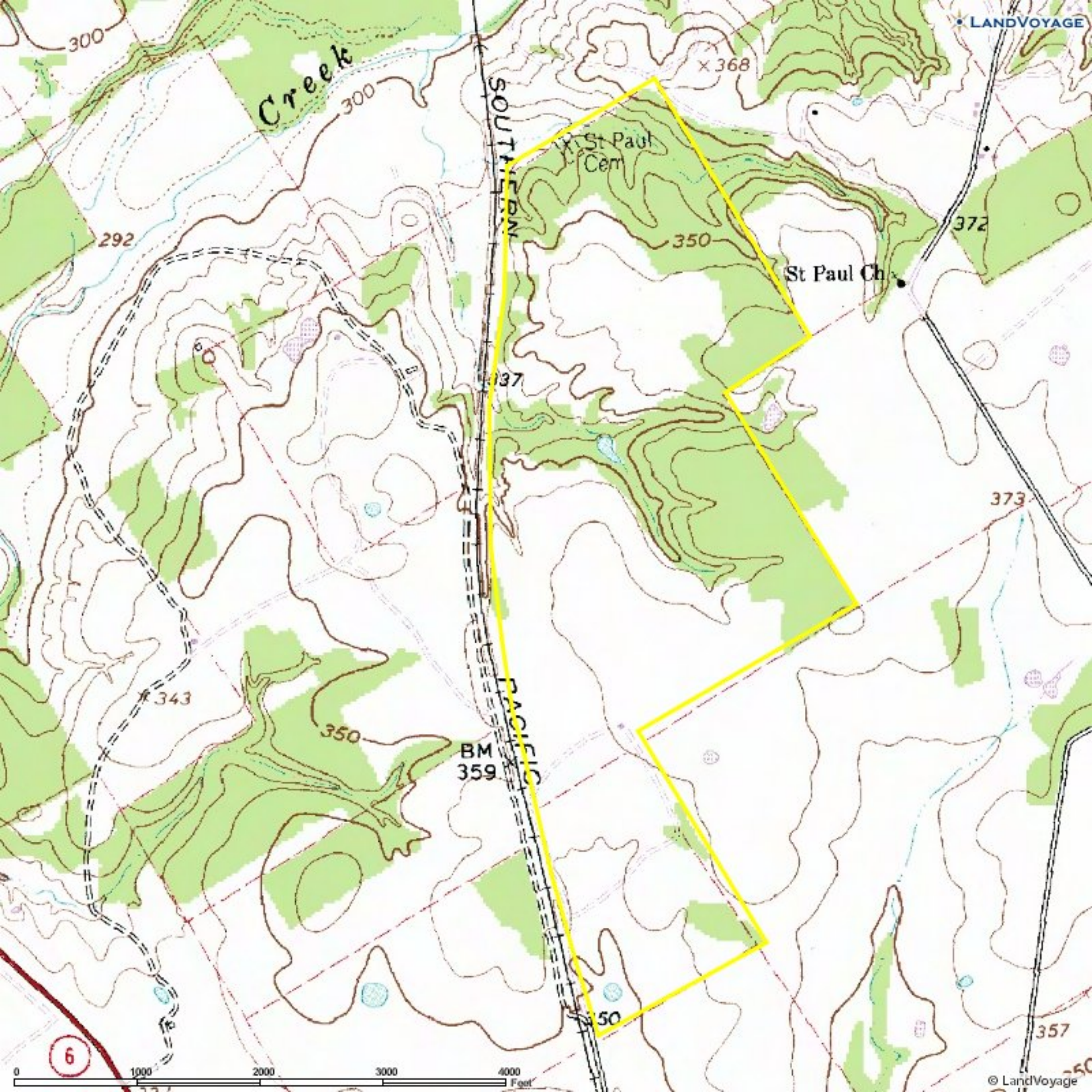
Fishin' camp w/
rock fireplace &
shelter



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elev 371 ft



6

0 1000 2000 3000 4000 Feet