

COLORADO RIVER RANCH



59± Acres Colorado County
Eagle Lake, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

With 1,090± feet of Colorado River frontage, this property is a wildlife mecca. Known as the “Goose-hunting Capital of the World,” Eagle Lake has wintering waterfowl populations in the hundreds of thousands. The property sports multiple hunting blinds suited for deer, hog, predator, and varmint hunters. A long cutbank on the Colorado offers multiple positions for waterfowl blinds, while a 1.5±-acre slough gives the birds an essential resting place. The sporting opportunities are endless as this property affords ample cover, water, and resting places for wildlife.



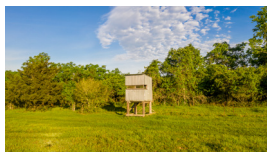
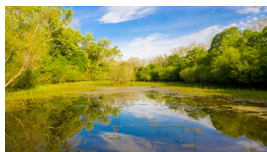
59± Acres Colorado County

Eagle Lake, Texas



IMPROVEMENTS

The property is entirely perimeter fenced (except for Colorado River frontage) with barbed wire and is currently under a grazing lease. Cross fencing separates the pasture from the wooded areas. There are two gates to the property: one near the Altair Boat Ramp (LCRA) and one on the northeastern side near the old working pen. A 24' x 32' concrete slab, outhouse, and barbecue pit overlook the banks of the Colorado.



UTILITIES

A private septic system is required as the county does not provide wastewater services. The owner reports a water well behind the concrete slab, but it is not currently pumped. No well report is available. Electricity is available in the area.



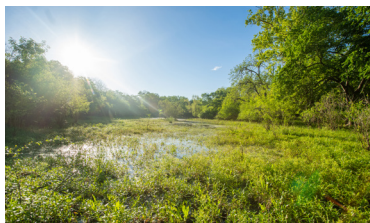
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TERRAIN

27.4± acres of pastureland comprises the northeastern portion of the property. This pastureland is primarily Burleson clay and Wilson clay loam, and is suitable for intense grazing and moderate/intense cultivation. The southwestern portion of the property is heavily treed with Sycamore, Cedar Elm, Box Elder, Red Mulberry, and Pecan trees, and is made up of Norwood loam, Roetex clay, and Gholson sandy loam soils. A 1.5 ± acre slough (great for waterfowl hunting) sits over the frequently ponded Roetex clay on the eastern boundary line. The property's topography ranges from 154 ft. - 187 ft. above sea level.



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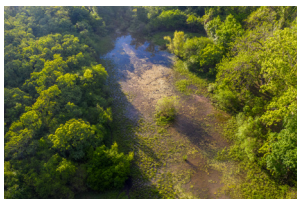
ZONING/FLOOD PLAIN

There is no zoning as it is located in an unincorporated part of the county. The southwestern portion of the property (28.7 ± acres) is situated in a Special Flood Hazard Area. The remainder of the property is situated in the 500-year floodplain.



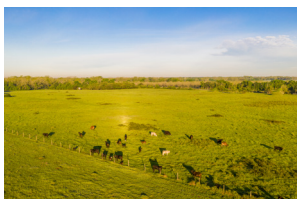
TAXES

\$161.04 (2019) The entire property is currently appraised under the I-d-I open space agricultural valuation method.



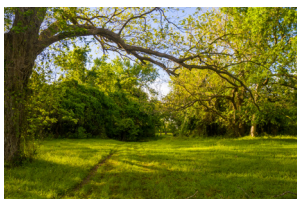
MINERALS

None convey.



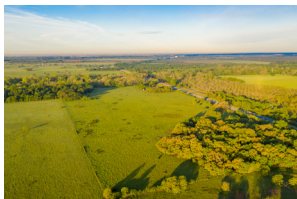
FINANCING

Owner financing may be available – see Broker for details.



DIRECTIONS

From Eagle Lake: Head west on US-90a. Turn into gate on southern side of US-90a that is 0.46± miles west of CR 238 (River Plant Rd) / US-90a junction. Property lies on the southeastern side of the junction of US-90a and the Colorado River.



COLORADO RIVER RANCH



59± ACRES COLORADO COUNTY EAGLE LAKE, TEXAS

The property borders Highway 90a for 3,000± feet, which makes for quick access in and out. The 27.4± acres of pastureland allows the current owner to graze cows and hunt wildlife in open land. It is situated at the junction of Highway 90a and the Colorado River right next to the Altair LCRA Boat Ramp. The property is a 70±-minute drive west of Houston and is only a 15±-minute drive south of I-10 and Columbus. The property is situated in Rice CISD.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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Lyles Carter

Dullnig Ranch Sales

512.466.1907

lyles@dullnigranches.com

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