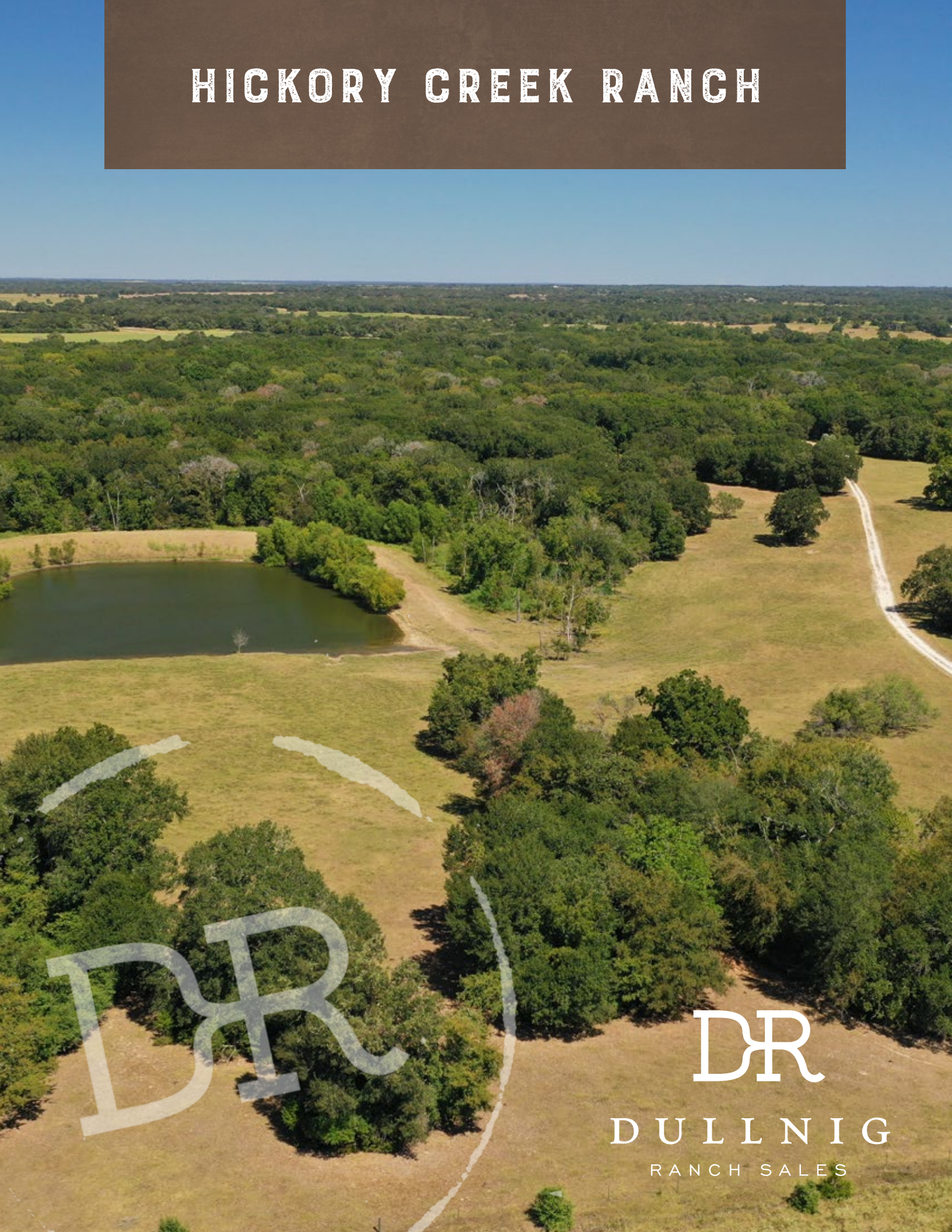


# HICKORY CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

The Hickory Creek Ranch, uniquely situated in one of the most beautiful locations in all of Robertson County, offers a rare combination of recreational enjoyment, superb cattle grazing, and hunting opportunities. Comprised of 1,258.395± acres of prolific land, this ranch provides a weekend oasis that includes fantastic recreational opportunities, dynamic elevated views, and ideal proximity to several major cities. This blank canvas has large trees, excellent water, and large rolling hills unlike anything else in Robertson County.

## VEGETATION/TOPOGRAPHY

The ranch offers a variety of mixed-use habitats, within the Post Oaks Savannah Ecoregion, including a blend of open pasture, post oaks, blackjack oaks, and Cedar elm. Numerous pastures have been cleared and improved with Coastal Bermuda grass for grazing. Native grasses are prevalent throughout the wooded areas, which include majestic mature hardwood bottoms and scattered post oaks. The soils primarily consist of Shadow loam, Gasil loamy fine sand, Eufaula loamy fine sand, Hearne fine sandy loam, Silstid loamy fine sand, and Uhland loam. The elevation on the ranch varies from 370'± along Mud Creek to 440'± along the eastern border of the property, which is considered to be extremely unique for this geographical area. The topography provides multiple dramatic contrast points that offer beautiful views beyond the property.

***1,258± Acres***

***Robertson County***



***1,258± Acres***  
***Robertson County***



## WILDLIFE

The Hickory Creek Ranch has an abundance of wildlife and sporting opportunities. Whether your passion involves angling or the pursuit of deer, ducks, doves, hogs, or predators, you will find no shortage here. Located within one of the most productive zones of the Central Flyway, there is potential for phenomenal waterfowl hunting in the multiple ponds and along Mud Creek. The thick wooded corridors throughout the ranch provide plentiful cover and sanctuary areas for the wildlife to thrive.

## WATER

Both surface and subsurface waters are abundant throughout the Hickory Creek Ranch. The main bodies of surface water include a 2± acre pond, two smaller stock tanks and nearly one mile of Mud Creek frontage. There are two water wells located on the property. The 2± acre pond located on the property has amazing fishing and regularly produces largemouth bass and bream.

***1,258± Acres***  
***Robertson County***



***1,258± Acres***  
***Robertson County***



## TAXES

The property is under an agricultural tax exemption program.

## MINERALS

Negotiable - Please Contact Broker for Details.

## NOTE

Property is Co-Listed by TT Ranch Group and Dullnig Ranch Sales.

***1,258± Acres***  
***Robertson County***

## MAP LINK

[Click here to view map](#)



***1,258± Acres***  
***Robertson County***



**1,258± ACRES ROBERTSON COUNTY  
SOUTH HICKORY LOOP ROAD  
FRANKLIN, TX 78837**

The property is 35 minutes northwest of Bryan/College Station, 2 hours east of Austin and 2.5 hours northwest of Houston. The property is located in the Calvert Community, west of the town of Franklin. The ranch entrance is on the south side of South Hickory Loop Road. The Easterwood Regional Airport (KCLL) is located 3 miles SW of College Station and has a 7000-foot runway. It is 35± miles from the ranch gate.

**Robert Dullnig**  
Broker Associate of Dullnig Ranches

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