



# COOK NORTH RANCH

950+/-AC | GRIMES COUNTY

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LP: \$9,659,150

979.314.1400

Ryan Swope

info@swopeyoung.com  
www.swopeyoung.com

Jeremy Young



# SUMMARY

A rare opportunity to own a secluded ranch of this size with optimal proximity to both College Station and Houston. The Cook North Ranch is a beautifully unique gem tucked-away just 30 miles east of Bryan/College Station and Texas A&M University. The Ranch is centrally located between Houston and Dallas & approximately 30 miles west of I-45 Huntsville. The Ranch is composed of +/-951 acres of prime whitetail deer habitat, +/-900 acres is entirely high fenced and has been managed for years with a primary vision & goal of creating a sportsman's paradise with prime hunting & recreational opportunities. The Grimes County Ranch is truly one-of-kind property encompassing incredible improvements, awesome views, diverse terrain and ample surface-water throughout. The property boasts a beautiful 4/2 brick ranch-house which overlooks multiple ponds, plush pastures and offers some incredible views of the rolling topography. In addition, The property includes a turnkey ready 4/4 barndominium making for the perfect deer camp or family retreat. Whether you're looking for excellent hunting/recreational tract, a corporate retreat, or a future home site, this property will not disappoint.





# SURFACE WATER

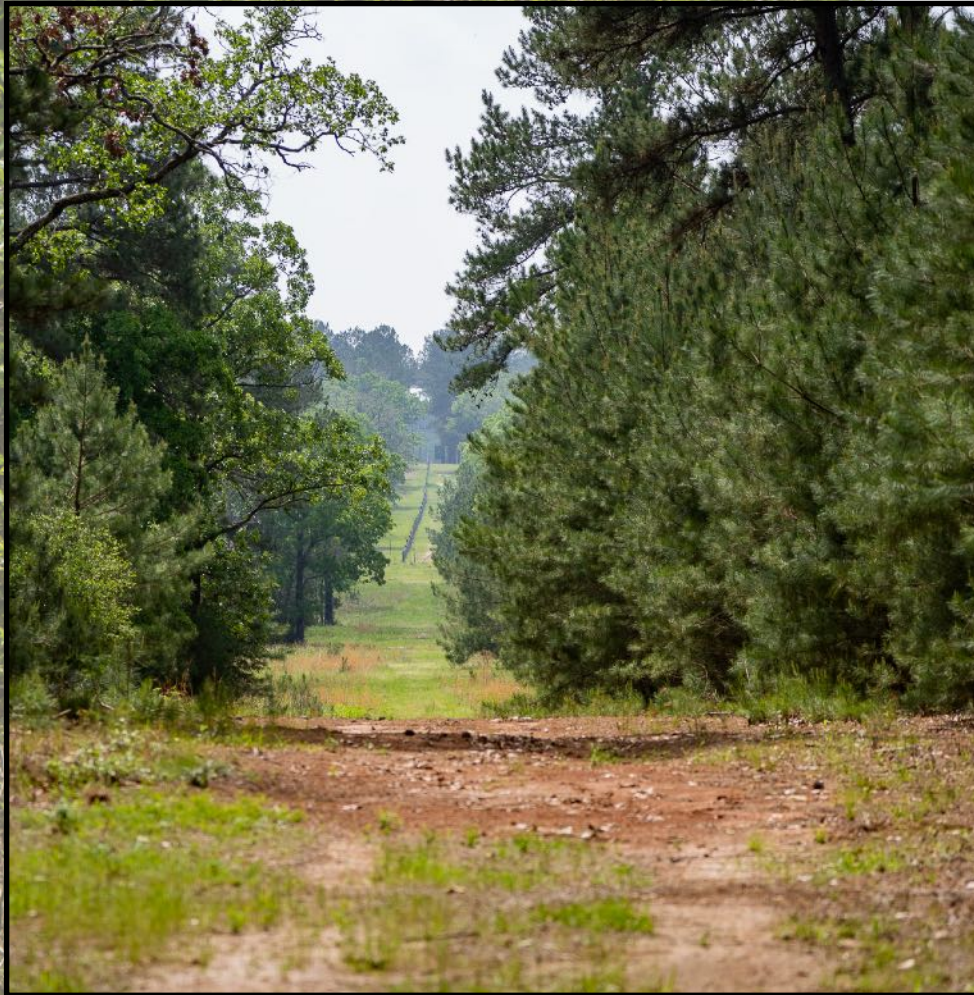
Cooks North Ranch offers ample surface water throughout with 6 stock tanks and one large 4+/-acre spring fed lake. Stocked with bass and bluegill, this serves the owners and guests with year-round recreation and provides some incredible views from the main ranch house. In addition, Over half a mile of Mooring Creeks traverses through the eastern portion of the ranch along with multiple wet-weather creeks, springs and tributaries throughout.





# LAND & TERRAIN

The land showcases an incredible amount of diversity including numerous creeks, plush pastures, beautiful elevation change, dense hardwoods and plentiful resources for wildlife & game. The terrain offers over 130 feet of elevation change with the highest point being ~460 feet above sea level and a low of ~320 feet above sea level.





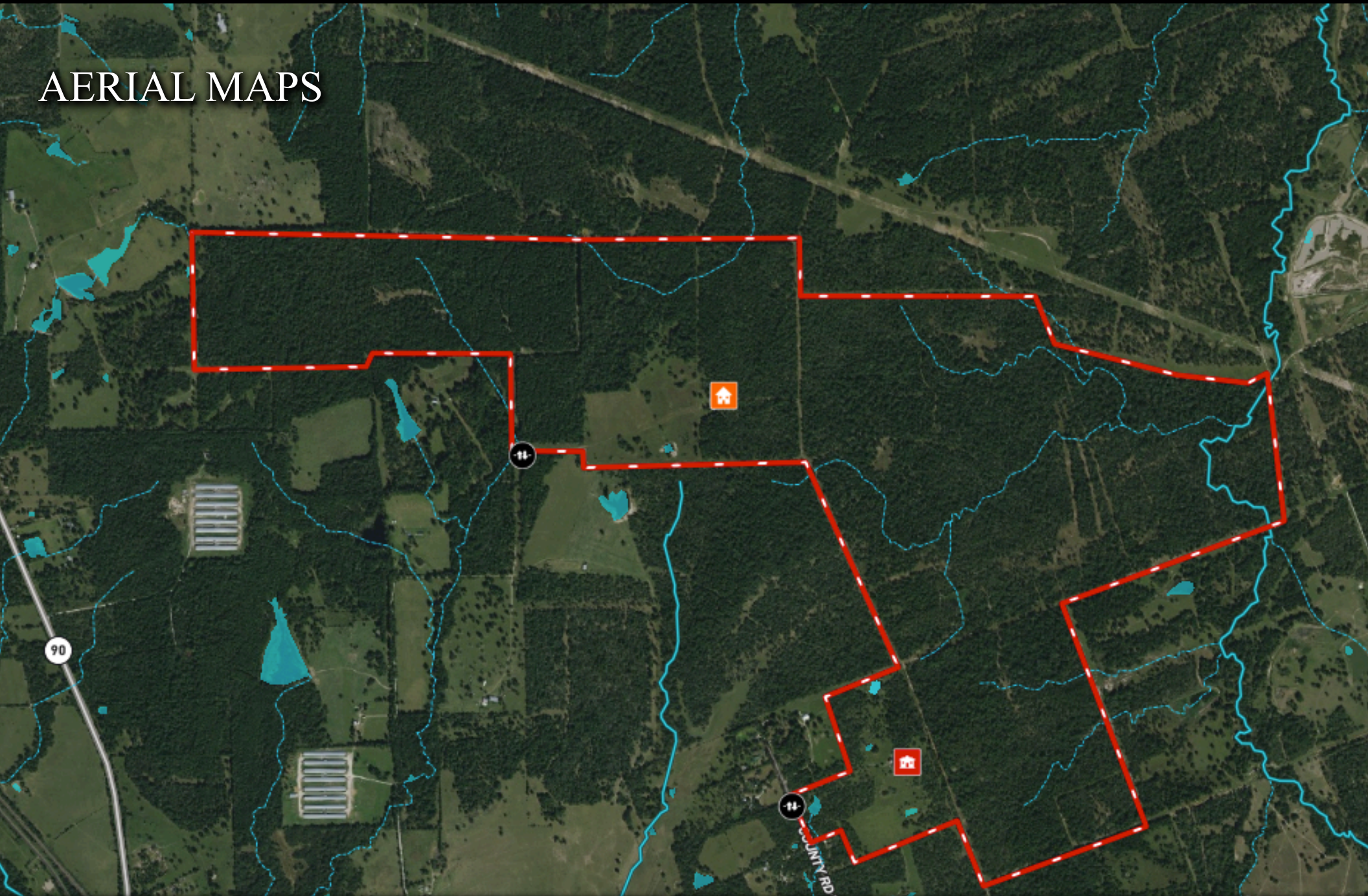
# LOCATION

The Cook North Ranch is located between College Station & Huntsville and is approximately 5 miles north of HWY-30 Roans Prairie and 2 miles east of HWY-90. College Station can be reached in 30 minutes and Houston can be reached in a little over an hour. The property is easily accessible and fronts County RD 152 and has 2 separate access gates.





# AERIAL MAPS



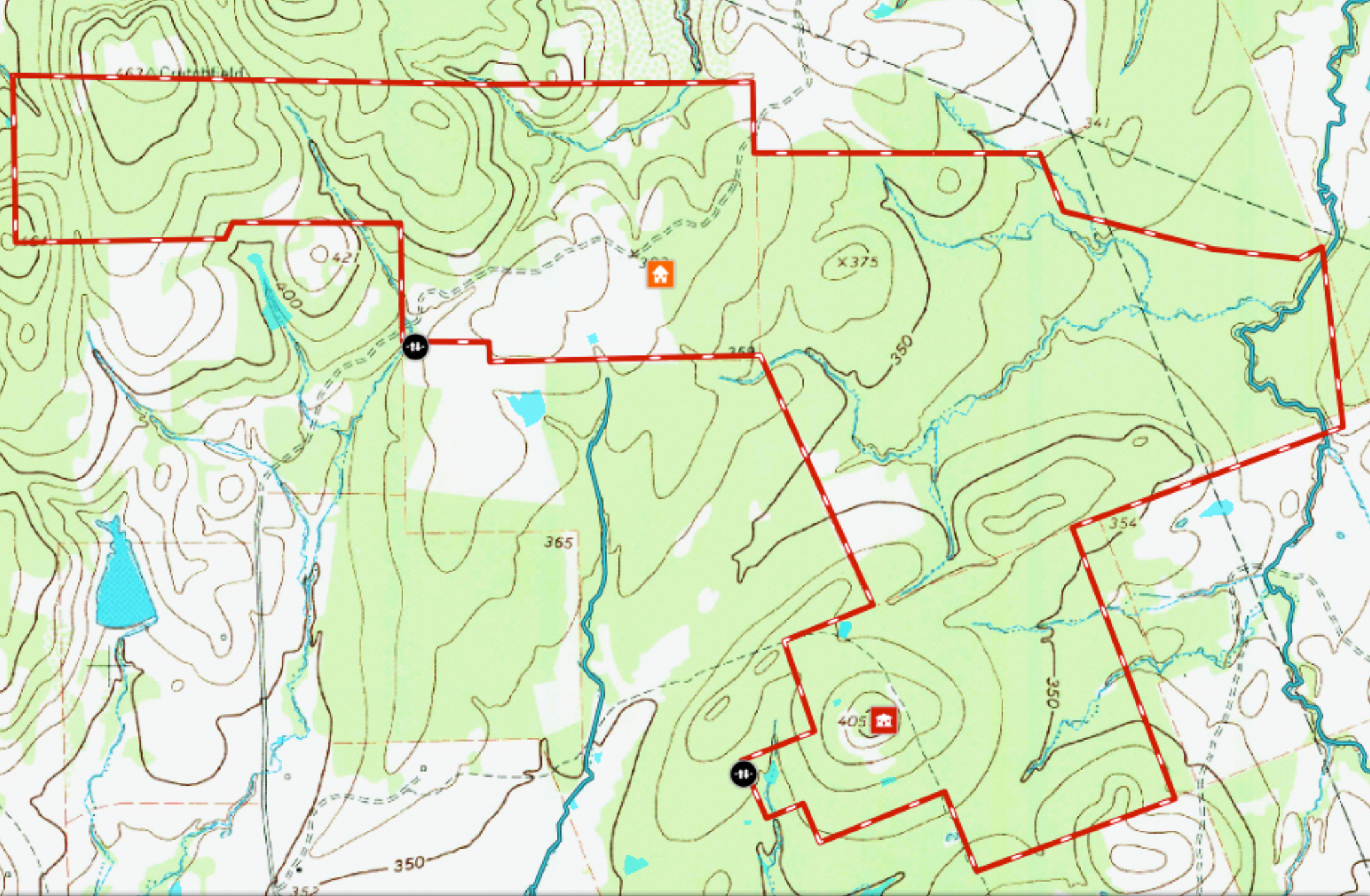
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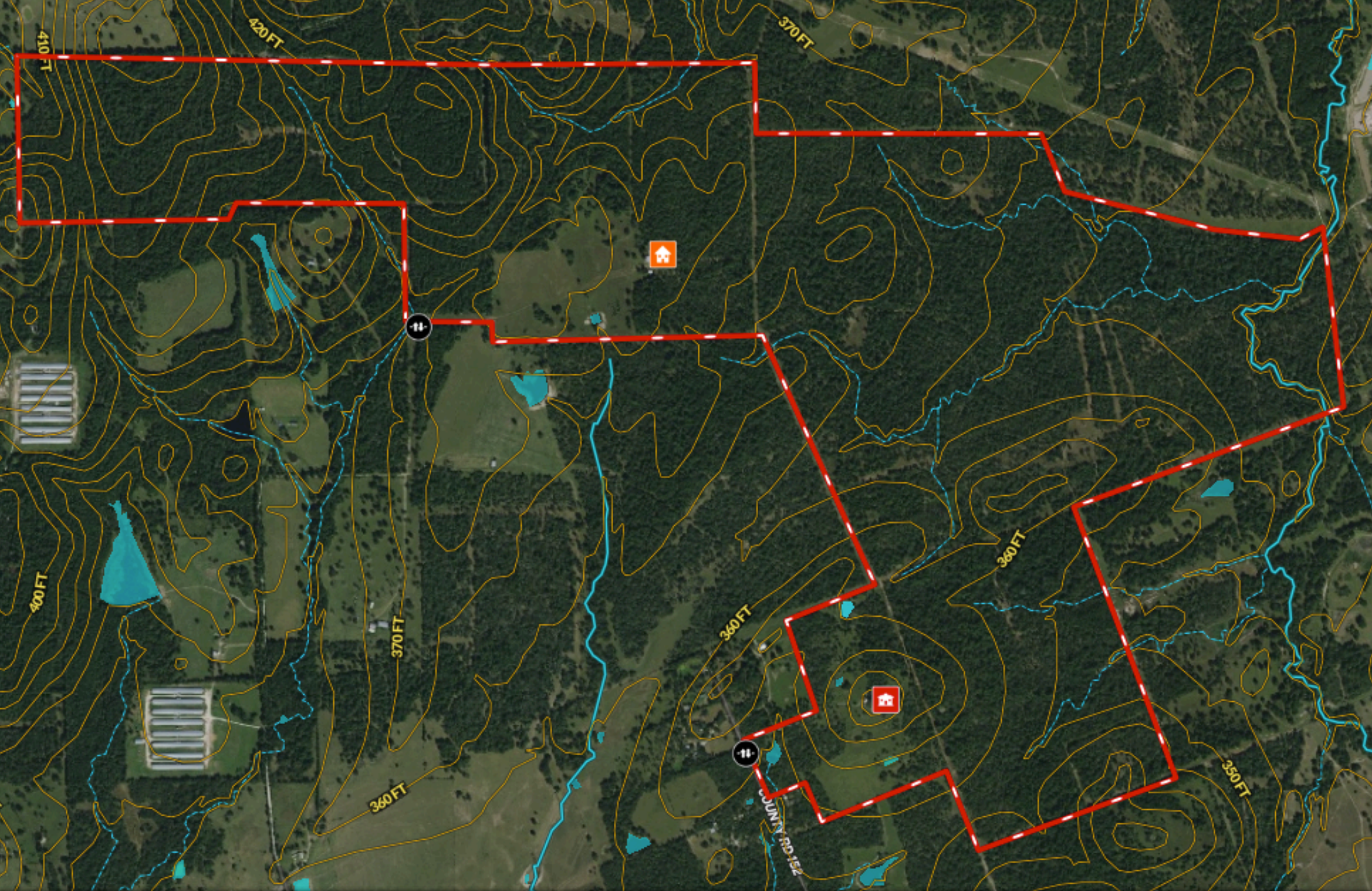
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