

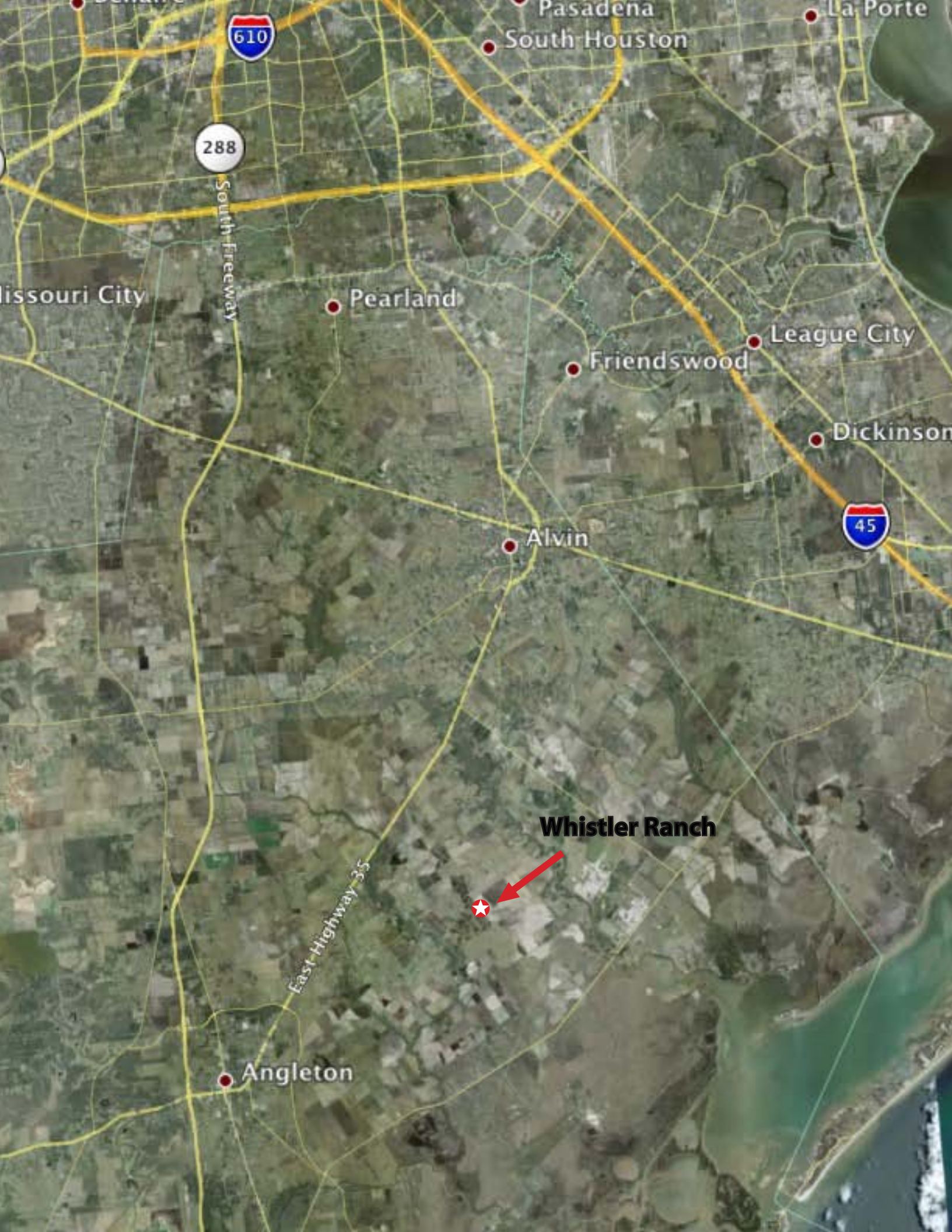
# WHISTLER RANCH



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130 +/- ACRES BRAZORIA COUNTY





**Whistler Ranch**







WHILE THE DUCK HUNTING ON THIS PROPERTY IS THE PRIME ATTRACTION, THERE ARE SEVERAL SMALL PONDS THAT HAVE BEEN STOCKED WITH BASS. THE LAKES WILL OFFER OUTSTANDING FISHING FOR THE FAMILY AND MORE OF THE DUCK PONDS COULD BE CONVERTED TO FISHING LAKES SHOULD THE NEW OWNER DESIRE TO DO SO.

THERE IS ALSO A LARGE FIELD NEAR THE ROAD ON THE PLACE THAT WOULD MAKE AN EXCELLENT HOME SITE AND CURRENTLY HAS A LARGE BARN ON IT.







THE PROPERTY HAS 15 PONDS ON IT TO ATTRACT A TREMENDOUS NUMBER OF DUCKS DURING THE WINTER MIGRATION. ALL OF THE PONDS HAVE THEIR OWN WATER CONTROL STRUCTURES ON IT SO THAT DESIRED DEPTHS MAY BE MAINTAINED. IN ADDITION, THE PONDS MAY BE DRAINED IN THE SUMMER TO GROW CROPS OR ALLOW FOR NATURAL RECRUITMENT OF VEGETATION TO ATTRACT WATER FOWL IN THE WINTER. EACH POND HAS A WIDE LEVEE WITH GOOD ROADS ALL AROUND THEM SO THAT ACCESS IS EASY AT ALL TIMES. WHISTLER RANCH HAS BEEN PART OF A LARGE DUCK CLUB FOR THE PAST 13 YEARS AND HAS A PROVEN TRACK RECORD OF HAVING OUTSTANDING HUNTING. A 13 ACRE FIELD AND A PIPELINE EASEMENT HAVE BEEN USED FOR PLANTING TO ATTRACT DOVES DURING THE SEASON AS WELL TO PROVIDE ADDITIONAL HUNTING. THE PROPERTY ALSO HAS RICE FIELDS SURROUNDING IT, THAT





# Whistler Ranch

**130 +/- Acres in Brazoria County near Liverpool, Texas**

**An outstanding piece of duck hunting property located less than an hour from downtown Houston. In addition to the exceptional waterfowl hunting, the ranch has excellent dove hunting, and bass fishing. Road frontage on county road 210 allows for excellent access and the property is just 3 miles from Chocolate Bayou with access to West Bay and the Gulf.**

**List price of \$559,000 or \$4,300 per acre.**