

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



JUST REDUCED HOLLAND CREEK RANCH

Historic Setting

128.75± ACRES

**3495 COUNTY ROAD 444
NAVASOTA, TEXAS
GRIMES COUNTY**

'Let us show you... Texas'



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PRICE

\$1,610,000

- Historic Location on Holland Creek about 28± miles from Convenient Amenities in College Station and 1.5± hours to Houston
- According to Owners, History and Irene Taylor's "Saga of Anderson", the hill upon which the Ranch Home sits, is possibly the site of the very 1st Settlement in Grimes County
- Unique Two-Story Home built on the High Point of the Ranch. Fireplace. Inviting Patio.
- Extensive Balcony stretches the Length of the Home. Great Views from Inside and Out.
- An abundance of Native Pecan Trees
- Livestock Working Pens
- Excellent Mix of Rolling Open Pastures, Prairie Grasses, and Scattered Tree Motts
- Sandy Soils, Blackland Prairies, Bottomland, Timberland



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Water Features

- Holland Creek
- Two Additional 3/4± Acre Ponds
- Thomas Creek
- Water Well
- 4± Acre Stocked Lake
- Livestock Troughs

Highlights

- Ideal Ranch for Fishing, Boating, Swimming, Hunting, Farming and Ranching
- Boat House
- Agriculture, Equine, Grazing, Hunting, Fishing, Full-Time Living
- All Accessible - Explore by Foot, Horse, ATV or UTV

Vegetation

- Oak
- Sycamore
- Pecan
- Elm
- Ash
- Crawling Vines
- Native Aquatic Plants

Wildlife

- Whitetail
- Fox
- Fish
- Hog
- Rabbits
- Ducks
- Dove
- Songbirds
- Squirrel
- White Egrets