



# DUNNS FORT RANCH

TBD Jackrabbit Ln Hearne, TX

491 Acres | \$3,100,000



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# PROPERTY DESCRIPTION

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The Dunns Fort Ranch is a stunning 491-acre recreational property that offers complete privacy. With a great combination of improved pasture and dense woods, the opportunities are endless. The Dunns Fort Ranch has predominately been used for hunting and agriculture purposes. The ranch is ag-exempt and has been in hay production for several decades. Three stocked ponds on the property have been more than sufficient for cattle and wildlife purposes. You'll also find a hunting cabin and multiple barns for all your storage needs.

These 491 acres of wildlife-exempt land have more than 40' of elevation change, offering amazing views. Three stocked ponds on the property supply water for livestock and cattle and are also used recreationally. Tree species observed on the property include Live Oak, Post Oak, Blackjack Oak, American Elm, and Sugar Hackberry. Grasses observed consist of Ryegrass, King Ranch Bluestem, Bahia grass, and many more. Wildlife is abundant, including whitetail deer, wild hogs, migratory waterfowl, and multiple varmint species.

The Dunns Fort Ranch is perimeter fenced and crossed-fenced with 5-strand barbed wire. Electric is running throughout various parts of the property. A water well on site supplies the hunting cabin and nearby amenities. It's approximately 300' deep and supplies 30 GPM. Multiple barns for vehicle and tractor storage.

Robertson County 2022 taxes were approximately \$1500.

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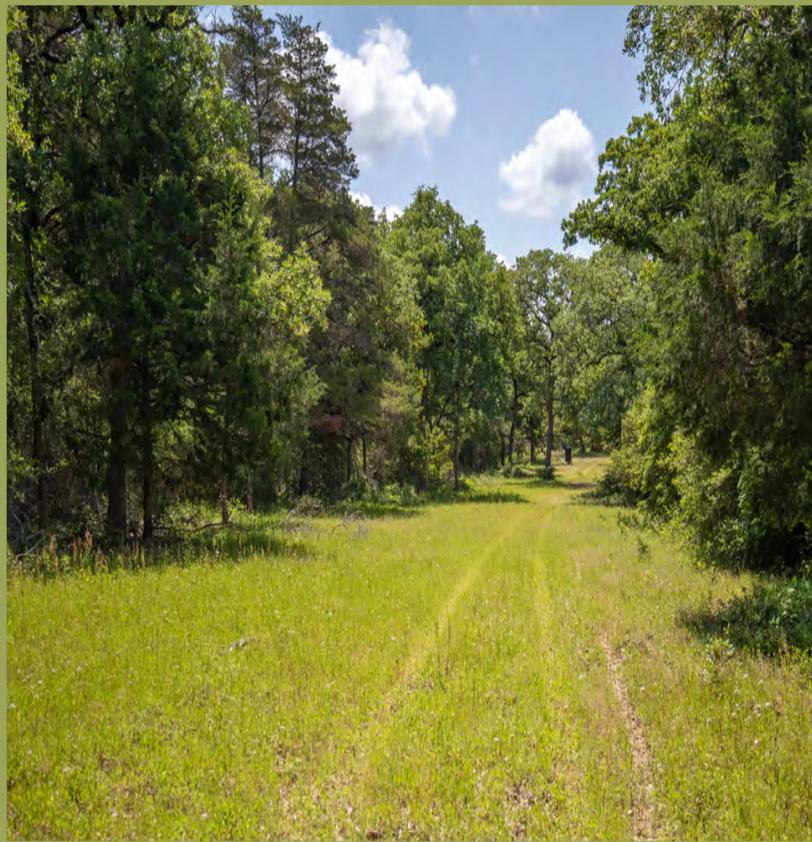


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SCAN HERE TO VIEW MORE OF  
THE DUNNS FORT RANCH

## LOCATION

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Robertson County

20 Miles to Bryan, 70 miles to Huntsville, 70 Miles to Waco, 106 miles to George Bush Intercontinental Airport

## DIRECTIONS

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From Bryan take US-190 N to Benchley, exit onto TX-OSR E and turn right. Follow TX-OSR for 1.8 miles then turn left onto Jack Rabbit Ln. Follow Jack Rabbit Ln for 5 miles, then turn right onto the easement road. Follow the easement road for 1.15 miles, then take a right at the black pipe entrance.

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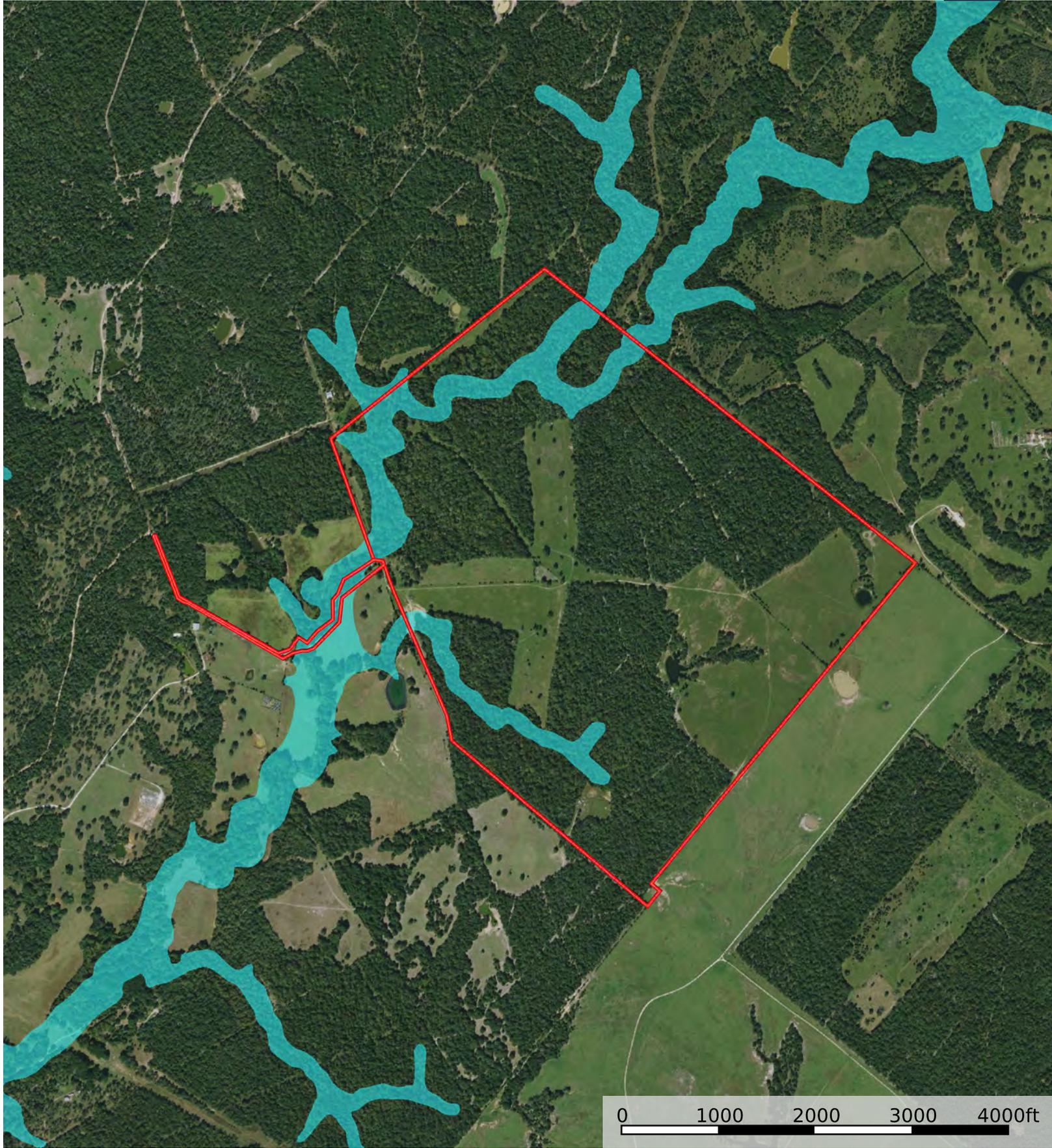


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Boundary

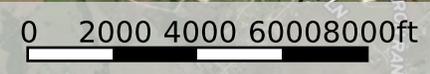
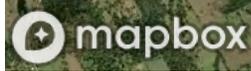
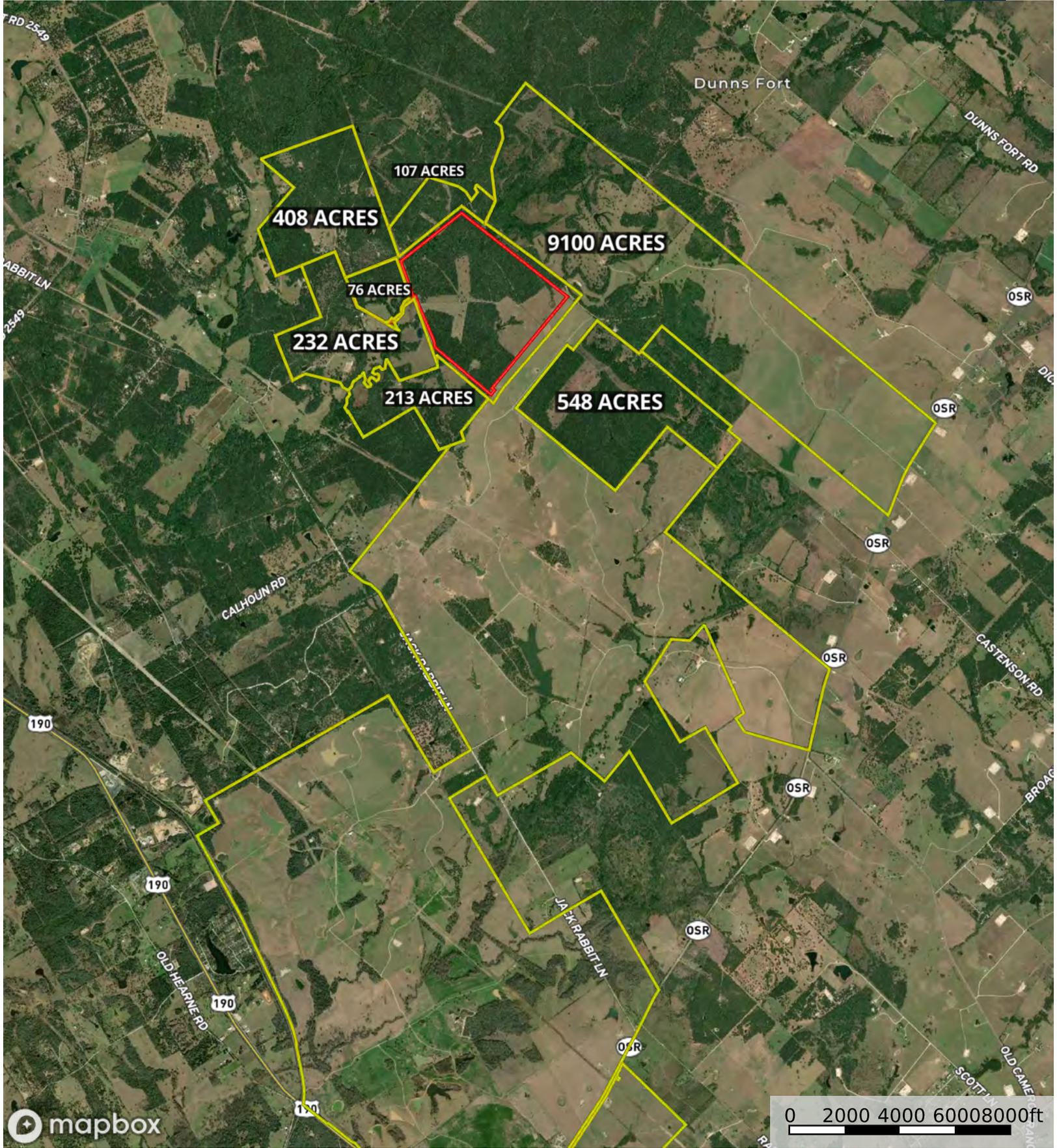


Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included





Boundary 1 Boundary