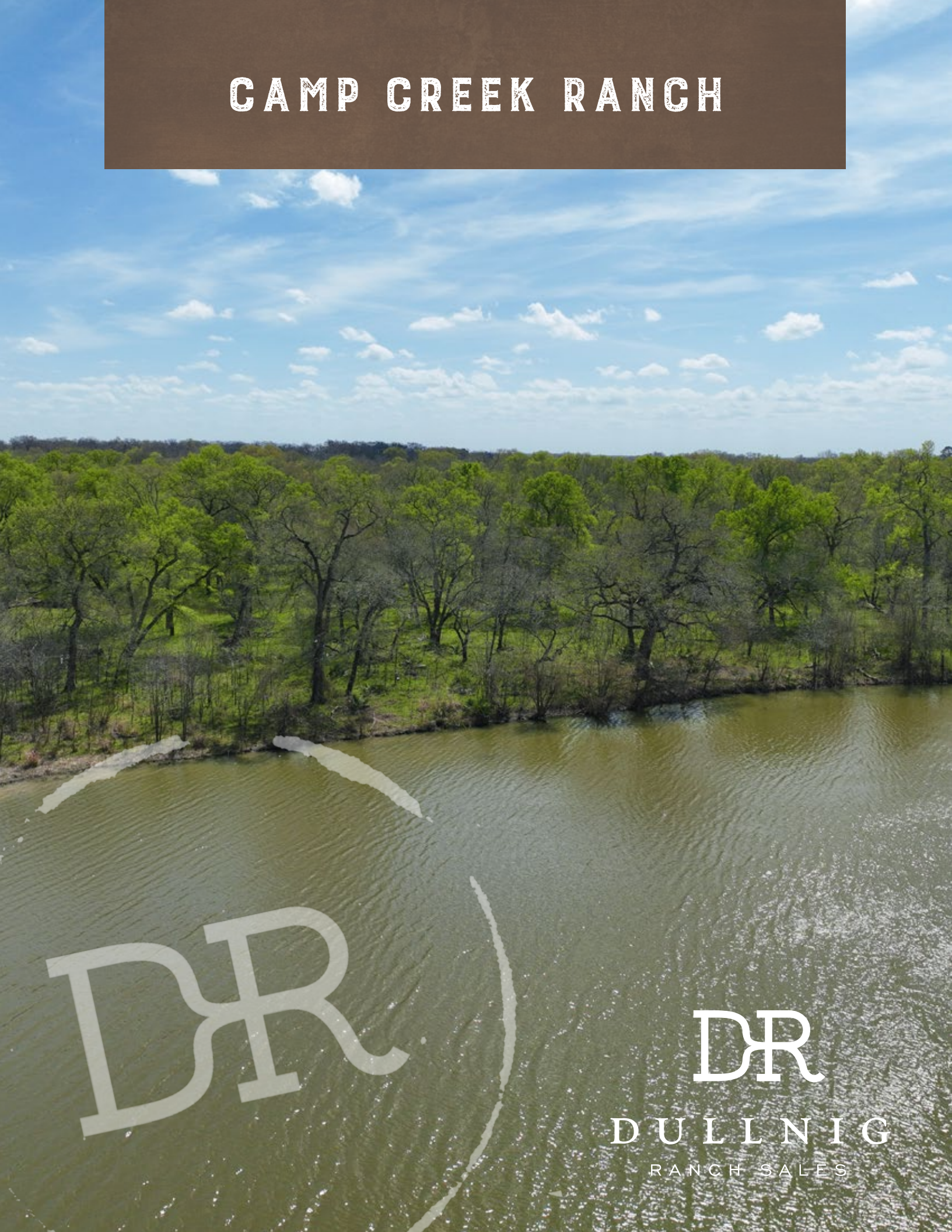


CAMP CREEK RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Camp Creek Ranch is nestled in the rolling hills and Navasota River bottom of East Texas' Post Oak Savannah, a scenic transition between the Blackland Prairies and Piney Woods. The landscape boasts a rich diversity of native grasses, forbs, and towering hardwoods, creating an ideal environment for livestock and an array of native and exotic wildlife that thrive at Camp Creek. Thoughtfully enhanced with modest improvements, this versatile property is perfect for everything from a private family getaway to turnkey hunting ranch. Conveniently located just 45 minutes from the vibrant College Station-Bryan area off of James Cemetery Road, Camp Creek Ranch offers both seclusion and accessibility in one exceptional package.

IMPROVEMENTS

The ranch features thoughtfully designed lakeside housing, ideal for hosting guests, family gatherings, or corporate retreats:

- Cottage 1 (788 sf, 1989): A cozy 1-bed, 1-bath retreat with a full kitchen, dining area, and a welcoming den complete with a fireplace.
- Cottage 2 (341 sf, 1989): A compact yet functional space featuring 2 bedrooms and 1 bath, perfect for additional lodging.
- Duplex 1 (500 sf, 2016): Modern and comfortable, this unit includes 2 bedrooms and 2 baths, offering privacy and convenience.
- Duplex 2 (500 sf, 2016): Identical to Duplex 1, providing additional accommodations for guests or staff.
- Storage & Utility Building (828 sf, 2000): A versatile space with an open-floor concept designed for game processing, complete with a cleaning setup, ice machine, shop, and storage—ideal for hunting and ranch operations.



1,377± Acres

Robertson/Leon Counties



1,377± Acres
Robertson/Leon Counties

FENCING

Camp Creek Ranch features a well-planned fencing system that enhances both security and wildlife management. Approximately 500 acres of the property are high-fenced, creating a controlled environment ideal for managing native and exotic wildlife, as well as livestock. This section ensures optimal habitat preservation and game management. Beyond this, 877 acres of low-fenced river bottom provide a more open range, allowing for natural wildlife movement and supporting the area's rich biodiversity. This thoughtful combination of fencing offers flexibility, catering to both recreational and agricultural pursuits while maintaining the ranch's natural beauty and functionality.

WILDLIFE

The ranch is teeming with native wildlife, including whitetail deer, hogs, varmints, and a diverse range of bird species, particularly migratory waterfowl. Numerous water features—ponds, oxbow lakes, and roosting sites—naturally attract and sustain duck populations, making it a waterfowl enthusiast's paradise. The lakes and tributaries have been strategically designed and managed for world-class bass fishing, stocked with high-quality largemouth bass, crappie, and catfish. Adding to the ranch's unique appeal, a variety of exotic species roam the land, including Elk, Red Deer, Fallow, Axis, Sambar, Scimitar-Horned Oryx, Scimbok, Aoudad, Zebra, Eland, and Gemsbok. The ranch also boasts superior whitetail genetics, producing trophy bucks year after year.



1,377± Acres

Robertson/Leon Counties



TERRAIN/VEGETATION

This region is renowned for its fertile soils, which sustain a diverse array of bunchgrasses, forbs, and hardwoods, creating a rich and thriving ecosystem. The landscape is dotted with majestic hardwoods, including post oaks, elm, sweet gum, redbud, hickory, and pecan trees, providing both habitat and forage for wildlife. Additionally, the land supports an abundance of highly palatable forb species, such as beautyberry, cedar elm, and hog plum, further enhancing the area's ecological value and natural beauty.

WATER

Water resources are plentiful throughout Camp Creek Ranch, ensuring reliable supply for both improvements, wildlife, and livestock. Multiple water wells, strategically placed across the property, provide consistent access, while wind-mill wells are positioned throughout the river bottom to further support the ranch's ecosystem. In addition to these wells, the property features numerous lakes and ponds, offering prime fishing and waterfowl habitat, with the largest spanning 9 acres. Adding to the ranch's natural appeal, the Navasota River meanders along the eastern boundary for approximately 3 miles, creating a rich and fertile wildlife habitat that attracts and sustains a diverse range of native species.

EQUIPMENT TO CONVEY

Negotiable.

1,377± Acres
Robertson/Leon Counties



MINERALS

Surface sale only.

TAXES

Ag exemption.



1,377± Acres
Robertson/Leon Counties

MAP

[Click here to view map](#)



 Boundary

1,377± Acres
Robertson/Leon Counties



1,377± ACRES ROBERTSON/LEON COUNTIES JAMES CEMETERY RD FRANKLIN, TX 77856

The ranch entrance is 3.4+ miles off of FM 1940 on County maintained James Cemetery Rd, 15+ miles E of Franklin, 42+ miles NE of College Station, 81+ miles SE of Waco, 125+ miles NW of Houston, 192+ miles NE of San Antonio and 163+ miles S of Dallas.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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RANCH SALES

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