

HY-SAVANNAH RANCH



ACREAGE

+767

COUNTY, STATE

**Robertson
County, Texas**


STREAM

Legacy. Lifestyle. Land That Lasts.

Welcome to Hy Savannah Ranch, a premier ±767-acre turnkey ranch estate in Robertson County, Texas—a rare blend of refined living, serious recreation, and long-term investment potential. With a custom 3,125 SF lodge-style home, miles of trails, expertly managed wildlife infrastructure, and every detail curated for outdoor living, this property was built to entertain, to enjoy, and to endure.

Set high on the ridge with sweeping views across the countryside, this ranch offers the kind of peace and power you only find in Texas. Whether you're hosting family weekends, hunting with friends, or investing in your legacy—Hy Savannah Ranch delivers.



The Home

Designed with intention and built for hosting, the main residence sits at the highest point on the ranch, offering unmatched panoramic views of the surrounding land. Every detail—from the reclaimed beams and stone finishes to the expansive living areas and custom game room—was designed to welcome guests and create unforgettable moments.

- 3,125 SF custom home
- Vaulted ceilings, exposed beams, and luxury finishes throughout
- Expansive game room, and open-concept great room
- Kitchen with large island and premium appliances
- Multiple bedrooms + bunk rooms
- Large covered back porch with fireplace and lounge areas
- Infinity-edge pool overlooking Robertson County
- Built for families, friends, hosting, and holidays



Wildlife & Hunting

A sportsman’s paradise, Hy Savannah Ranch is heavily managed for deer and duck—designed to produce memorable hunts year after year. Wildlife infrastructure is turnkey, with ongoing herd management, improved genetics, and professional-level facilities.

- On-site deer breeding facility
- Elevated box blinds placed across ranch
- 10 automated feeding stations
- Walk-in cooler and game processing facility
- Large covered cleaning station with concrete slab
- Excellent deer and duck hunting
- Year-round recreational use and photography potential
- Native and improved habitat for long-term sustainability
- Spacious metal building with large roll-up doors and covered outdoor storage



The Ranch

This 767-acre private retreat is a mix of dense hardwoods, cleared pastures, and thoughtfully planned water systems. Approximately 80% wooded and 20% cleared, the land has been meticulously maintained with an internal road and trail network, creating both access and seclusion.

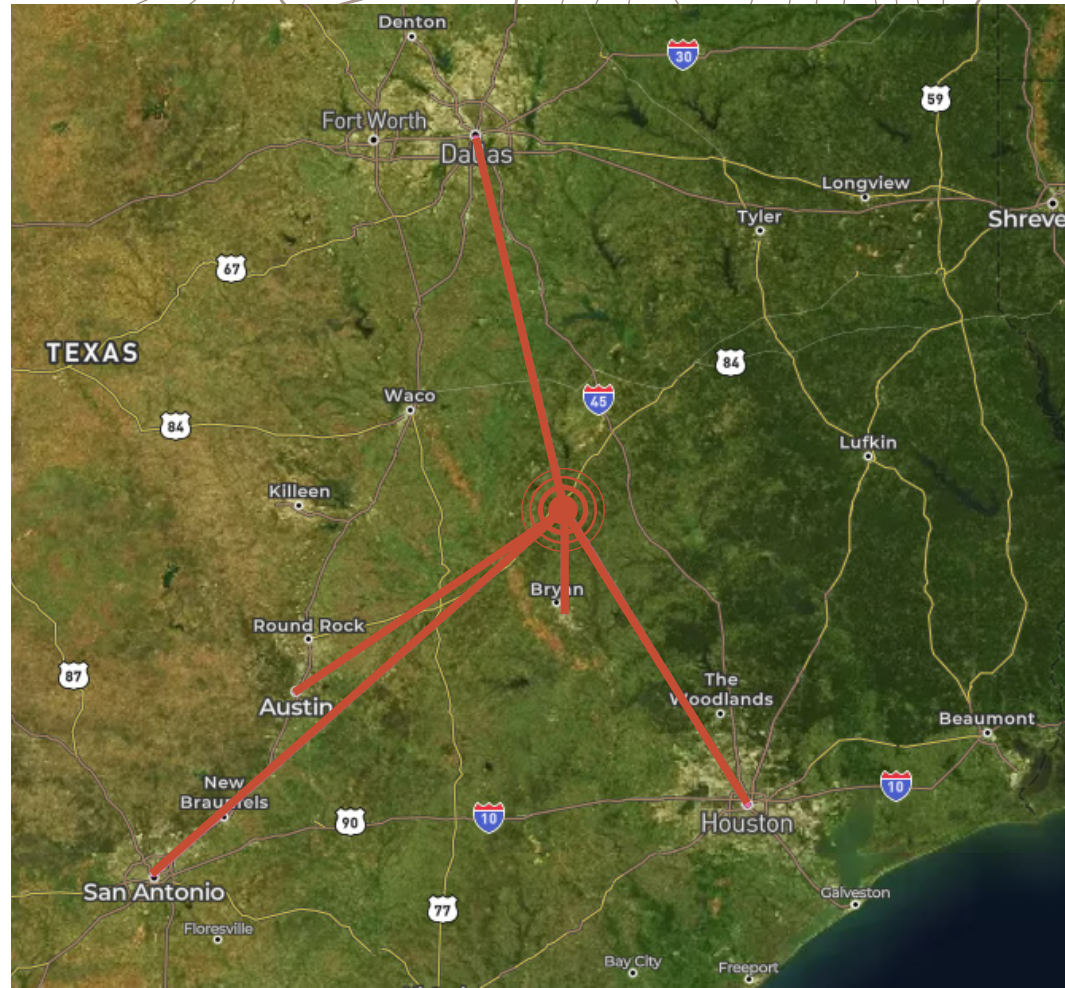
- Gated entry with private road access
- Ranch Manager cabin on site
- 10 deer feeding stations and miles of trail systems
- Multiple cleared meadows for grazing, planting, or events
- 25-acre managed duck slough
- Multiple ponds and fishing dock
- Stocked lakes with bass and panfish
- Elevated deer blinds, feeders, and trails throughout
- Strategic mix of forest cover and open terrain



Location

Hy Savannah Ranch is the rare combination of remote feel and easy accessibility. Perfectly positioned for weekend retreats or full-time living, it's close enough to Texas' major hubs—but private enough to feel like another world.

- Less than 1 hr 45 mins to Houston
 - Less than 2 hours to Dallas
 - 45 minutes to College Station and Texas A&M
 - Surrounded by large ranches and private landowners
 - Accessed by well-maintained road
 - All ranch equipment and furniture included in sale
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- Houston: 100 Miles
 - Dallas: 120 Miles
 - College Station: 30 Miles
 - Austin: 100 Miles
 - San Antonio: 170 miles









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