



## Lakes of Danbury

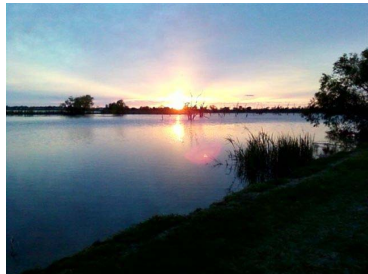
Danbury, Texas

207 Acres

Known for decades as the premier private bass fishing lake in the State. The property includes a 120 acre lake, two 20 acre lakes, several smaller ponds, lodge & cabin, water pumping rights from bayou and the best bass fishing available around. This property would make a wonderful private getaway from Houston or wonderful corporate retreat. Almost impossible to find a lake of this size that is entirely private today.

The property is less than an hours drive from downtown Houston, close enough for an easy weekend getaway or even an afternoon trip to wind down after a hard day at the office. Besides the terrific fishing, duck and dove hunting is excellent and the opportunity for many water sports as well.

\$1,600,000



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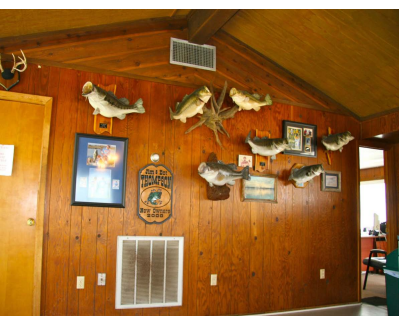
### Activities

The fishing is the crown jewel of the Lakes of Danbury with several large lakes that are all stocked with largemouth bass, coppernose bluegill, shad, catfish and crappie. Trophy bass are abundant and the lakes all have excellent cover, brushpiles, islands and standing timber to make the fishing awesome.

Ducks frequent the lakes during the fall/winter migration and the Danbury area is well known as a duck hunting destination for all the clubs in the area. Dove hunting can be excellent as well with a small field along the bayou that is often planted to attract doves in the fall.

Other activities could include sailing, skiing, canoeing, jet ski's and any other water sport one could think of. The lakes are very large and in no way limiting to what sports could be done.

The grounds are beautiful and would also make a great place to entertain guests and friends with a barbeque or cocktail after an eventful day of fishing.



## Lakes of Danbury Grounds

The property includes a 120 acre lake and two 20 acre lakes, all three outstanding fishing lakes and each with unique attributes. The big lake was completely re-furbished two years ago to add more islands and cut more troughs in the lake to improve the water quality and the fishing. Re-stocking is complete and the lake is already producing 10+lb. fish.

There is the original lodge overlooking the big lake and a small cabin on one of the 4 smaller ponds. There are also several RV hookups on the smaller ponds. A large covered boat dock, several smaller boat docks and concrete launches as well. The grounds are well landscaped and many large oaks and cypress trees dot the property.

The sale will include water pumping rights from Austin Bayou which is the north property line. With the rising costs of water in the area this is a very valuable asset that will go with the property to keep the lakes full.

Electricity is run to all the lakes to keep boats charged and there is a deep water well to provide water for the lodge and septic systems are in place. The property is under ag exemption to keep property taxes low.

# LAKES OF DANBURY

207 +/- Acres



20 Acre Lake

120 Acre main lake

main lodge

Austin Bayou

20 Acre Lake



REPUBLIC RANCHES