



Big Sprig Ranch

Danbury, Texas

233 Acres

The Big Sprig Ranch is a waterfowlers paradise located 50 miles from downtown Houston. A wonderful new lodge sits on two bass fishing lakes surrounded by Live Oaks and Cypress trees. There are 10 additional duck hunting ponds between 10 and 20 acres each already set up with blinds and ready to hunt.

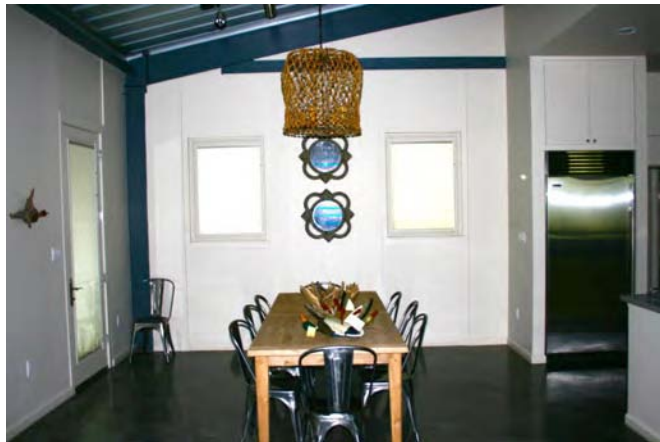
All improvements on the ranch are first class and designed with discriminating taste, ready to entertain guests and business clients for a morning hunt before heading back to the office or a relaxing weekend.

The bass fishing lakes were built with the fisherman in mind with levees reaching out into the lakes to provide maximum shoreline as well as an island with a gazebo for enjoying the breeze coming off the lake.

The waterfowl hunting is fantastic, with multiple ponds that all have the ability to control the depth of ponds and to dry out during off season for growing forage to attract waterfowl. Easy access to all of the hunting ponds so that you can drive to your blind with good roads around each hunting pond.

\$1,400,000





Big Sprig Ranch

Improvements

: There is a new Austin Chalk lodge is a two story 4,800 sq. ft. lodge that overlooks the fishing lakes. The lodge is a 4 bedroom, 4.5 bath and finished out for the most discriminating tastes with large living room, kitchen and fireplace as well as screened in back porch and comes fully furnished. There is a new 30x30 gazebo located on an island in the front lake with a 200' bridge to access from the lodge. The approximate 25 acre home compound has a brand new fence and includes a new steel pole barn for storing tractors and equipment. Rolling stock of tractors, implements, pumps, etc. are negotiable.

All of the duck hunting ponds have water canals to add water and drainage systems to allow for keeping the ideal depth of water for waterfowl hunting. There are also multiple duck blinds throughout the property.

The fishing lakes are stocked with bluegill, redear, hybrid blue catfish and large mouth bass. The lakes have multiple fish feeders and newly planted large cypress and live oaks along the banks.



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Hunting & Fishing

This area is well known for its outstanding waterfowl hunting and reputation for great fishing lakes. The property is only a few miles west of the Brazoria National Wildlife Refuge and the coast, which allows it to hold great numbers of ducks, geese and cranes during the hunting season. There are hogs and deer on the property as well as some of the best migratory bird populations in the State.



Big Sprig Ranch

233 Acres

Danbury, Texas

210

County Road 210

220 +/- Additional
Acres Available

Big Sprig Ranch Headquarter Pasture

