



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



CROWELL RANCH

BRAZORIA COUNTY, TX
1,650 ACRES – \$4,950,000

The Crowell Ranch is a large river bottom ranch located between Angleton and West Columbia. The ranch is covered in towering live oaks and pecans with a great mix of open pastures and thick woods. The ranch has over a half mile of Brazos River frontage. Excellent combination hunting and cattle ranch located less than an hour from downtown Houston.

Location: The ranch is located just over a mile south of Hwy 35 between Angleton and West Columbia. River frontage on the east side of the Brazos with County Road frontage.

Habitat: Crowell Ranch is classic Gulf Coast bottomland habitat with areas of thick woods, open pastures and brush. Approximately 40% of the ranch is primarily open pastures with improved grasses dotted with large live oaks and pecans in very rich dark soils. Another 40% of the ranch is thick woods and brush with a mix of live oaks, hackberries and cedar elms. The remaining 20% of the ranch is fairly open grasses and palmettos under a canopy of live oaks.

Two small bayous cut through the property (Day Bayou & Middle bayou) which hold water most of the year.

Wildlife: The ranch is loaded with whitetail deer and is under MLD III Wildlife Plan. This ranch would make a terrific duck hunting property with some further development of wetland units. Dove, turkey and some quail are also found on the property.

Some alligators are to be found in the bayous and the larger lake on the property.

Improvements:

There is a foreman's ranch home near the river that is a wooden 3/2 home. There is also an older weekend structure that needs repair work but could be refurbished into a very nice hunting lodge.

Perimeter fences are older but in working condition. Interior fences are mostly in need of repair but in fair condition.

Several water wells are on the property.

A decent road system runs through the property and one oil and gas road is very nice and travels through the length of the ranch.



CLICK TO VIEW A DETAILED & INTERACTIVE MAP

Water: The property has just over ½ a mile of Brazos River frontage. Two bayous cross through the ranch and there are several small ponds and one larger lake 8 acre lake.

Five water wells are on the ranch and the groundwater in the area is shallow and plentiful.

Electricity: Electricity is found on the ranch.

Minerals: No minerals convey with the ranch. There are several older producing wells.

Price: Asking \$4,950,000 or \$3,000/acre.



REPUBLIC RANCHES

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