



# REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



## SELKIRK ISLAND RANCH

MATAGORDA COUNTY, TX  
616 ACRES – CONTACT FOR PRICE

The Selkirk Island Ranch is an historic ranch on the Colorado River just upriver from Matagorda, TX. The ranch is covered in towering oaks, pecans, cottonwoods and hackberries and offers outstanding hunting. With over 1,000' of dockable river frontage, it is a unique opportunity for building a combination fishing and hunting property with excellent investment potential.

**Location:** The ranch is less than 4 miles upriver from Matagorda on the east side of the river off County Road 242 west of Highway 60. It is approximately 11 miles from the Gulf of Mexico and just 95 miles from Houston.

**Habitat:** Selkirk Island Ranch is a classic river bottom property with majestic oaks, pecans, cottonwoods and hackberries. Several sloughs and lakes dot the property with a great mix of heavy brush and grasslands throughout the ranch.

There is a 5 acre pecan orchard with mature trees located within the property, and the northern part of the ranch is covered with mature Live Oaks making a beautiful park like setting.

**Wildlife:** The ranch is home to a thriving herd of white-tailed deer and is managed under the Managed Lands Deer Permit program. There is an 11 acre managed wetland inside the property that is an excellent duck hunting spot; plus there are several other areas that are excellent candidates for further wetland development.

Dove, quail, hogs, alligators and woodcock make up the other potential hunting opportunities.

Fishing the river for salt water species is very good in this area (actually, exceptional, at certain times of the year), and convenient access to Matagorda Bay and the Gulf of Mexico allow for both bay and offshore fishing opportunities.

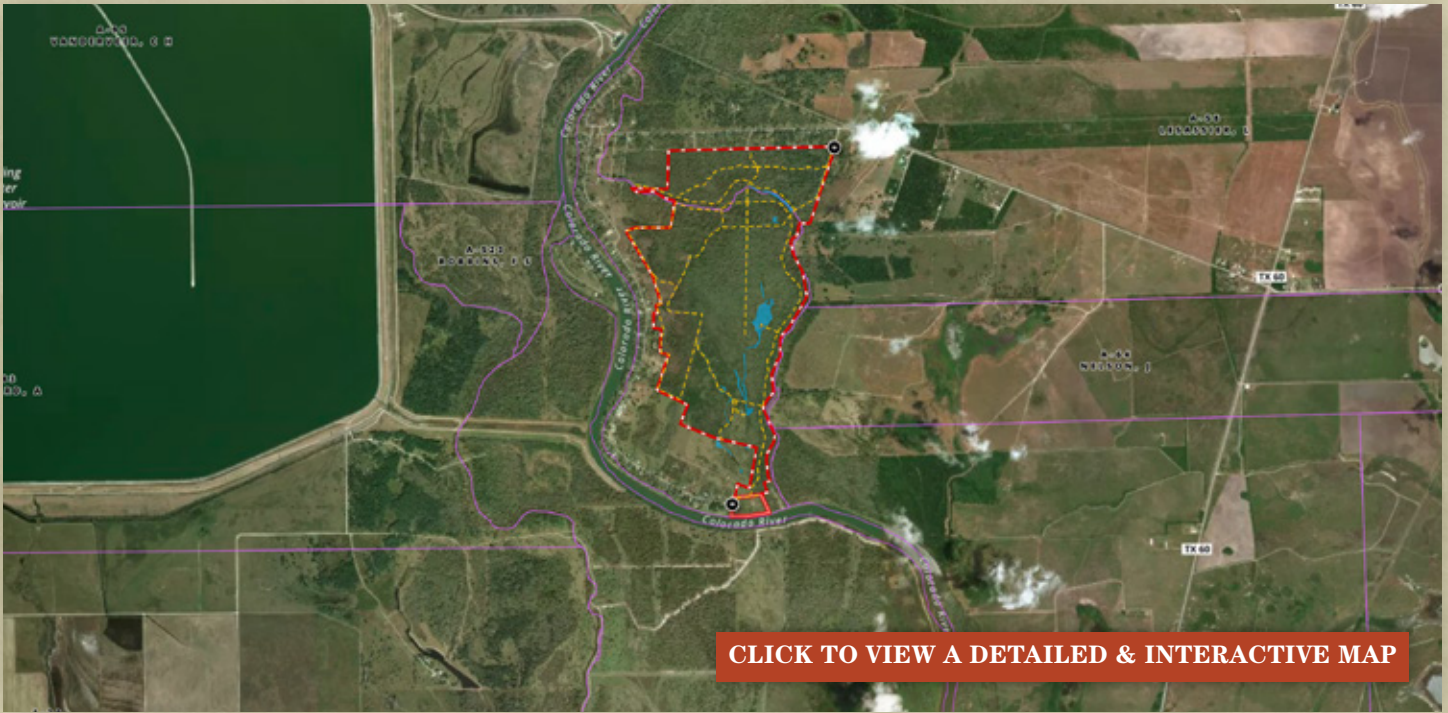
The area and the ranch are also famous for outstanding bird watching and regularly produce incredible sightings during the Christmas Bird Count.

**Improvements:** The entire ranch is fenced. There are over 20 miles of roads, some being improved with gravel. The ranch is accessed by paved road frontage on the north and south end of the property.

The 9 acres of river frontage with approximately 1,050' of frontage adjacent to the Selkirk Island Subdivision, a deed restricted waterfront community with very nice homes with docks along the river. There is a 6" main water line along with underground utilities on the property.

With the river frontage, this ranch would make a great Hunting and Fishing club with Subdivided lots (as many as 15 waterfront lots) for members.





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**Water:** In addition to the Colorado River frontage, there is an 11 acre wetland unit and a nice small fishing lake, as well as several other ponds and sloughs. There is access to city water from the Selkirk Island Subdivision.

**Electricity:** Electric lines are present along the western half of the ranch and there is underground utility access along the 9 acre river frontage.

**Minerals:** Surface only. There is no production.

**History:** Selkirk Island was founded by William Selkirk, who was one of Stephen F. Austin's original "old three hundred" settlers. He served as a surveyor and as part of the Colonial Militia and was granted Selkirk Island in 1824. The original grant consisted of several islands formed by the branches of the Colorado River. Dredging in modern times closed the channels and the ranch is no longer divided as an island. Ownership of the Island has been passed down from Selkirk's descendents and has been owned by same family since its founding.

**Price:** Asking \$4,950 per acre for the 607 +/- acres of the interior ranch and \$233,333 per acre for the 9 acre of river frontage (which is divisible into lots should Buyer wish to sell off some of the river) for a total of \$5,104,650.



**REPUBLIC RANCHES**

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