



Spring Creek Ranch

Waller, Texas

858 Acres

This gorgeous tract of land is located in the rolling hills of northern Waller County. Huge Post Oaks, Live Oaks and Pecan trees are spread among the improved pastures. Some of the highest points in Waller County are found on the hilltops of this property.

\$9,438,000



Spring Creek Ranch

Outdoor Activities

This fantastic ranch is located less than 45 minutes from downtown Houston with a part of the ranch still in Harris County. Being so close it allows for easy access for a great getaway from city life.

The lake on the property is over 8 acres and is stocked with bass for a great little fishing lake. There is a good population of deer and the lake holds ducks in the winter for good hunting opportunities.

The hills and views with some heavy woods gives the owner access to creating great riding trails for horseback activities, hiking or four wheeling fun.

With the varying terrain there is no limit as to what one could do with this ranch.



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Terrain/Water

Spring Creek meanders through the property and is lined with large oaks, pecans and hackberries. Along the creek is an eight acre lake with several islands in the middle. There are several additional small ponds on the property and the terrain to add more larger lakes.

The terrain is rolling hills with some great views of northern Waller County. The hillsides are sprinkled with large oaks and there are several areas of heavier forests.

The property also has well managed improved grass pastures that provide excellent fodder for cattle or horses.



Spring Creek Ranch

Improvements/Development Potential

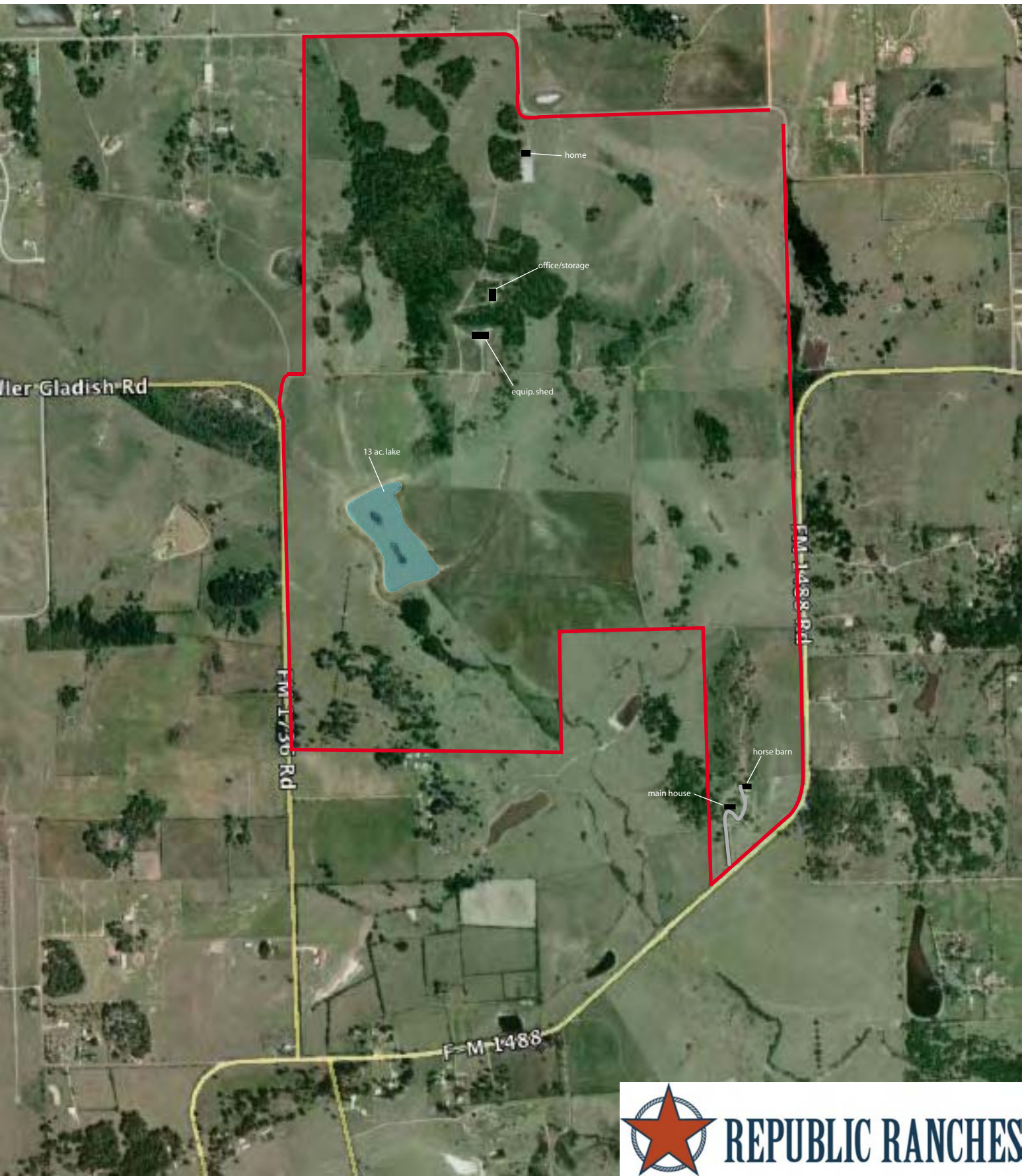
There is one very large industrial building on the site with several smaller barns and one cattle pen. The property has many fenced off pastures and all fences are in good condition. There is also underground piping to all of the pastures to provide water tanks for livestock.

Roads are in excellent condition throughout the property providing all weather access throughout. There is a small cottage on the north end of the property currently being used for caretaker home. The original home on the property is a 3/2 with a nice outdoor pool, however the home is older and holds little value.

Spring Creek Ranch has excellent potential to be developed in the future with a mile of frontage on F.M. 1488, .7 miles of frontage on F.M. 1736 and 1.25 miles of frontage on Giboney Rd. This area is renowned as being excellent horse country with several well maintained horse properties as neighbors and there are several high-end developments in the area.



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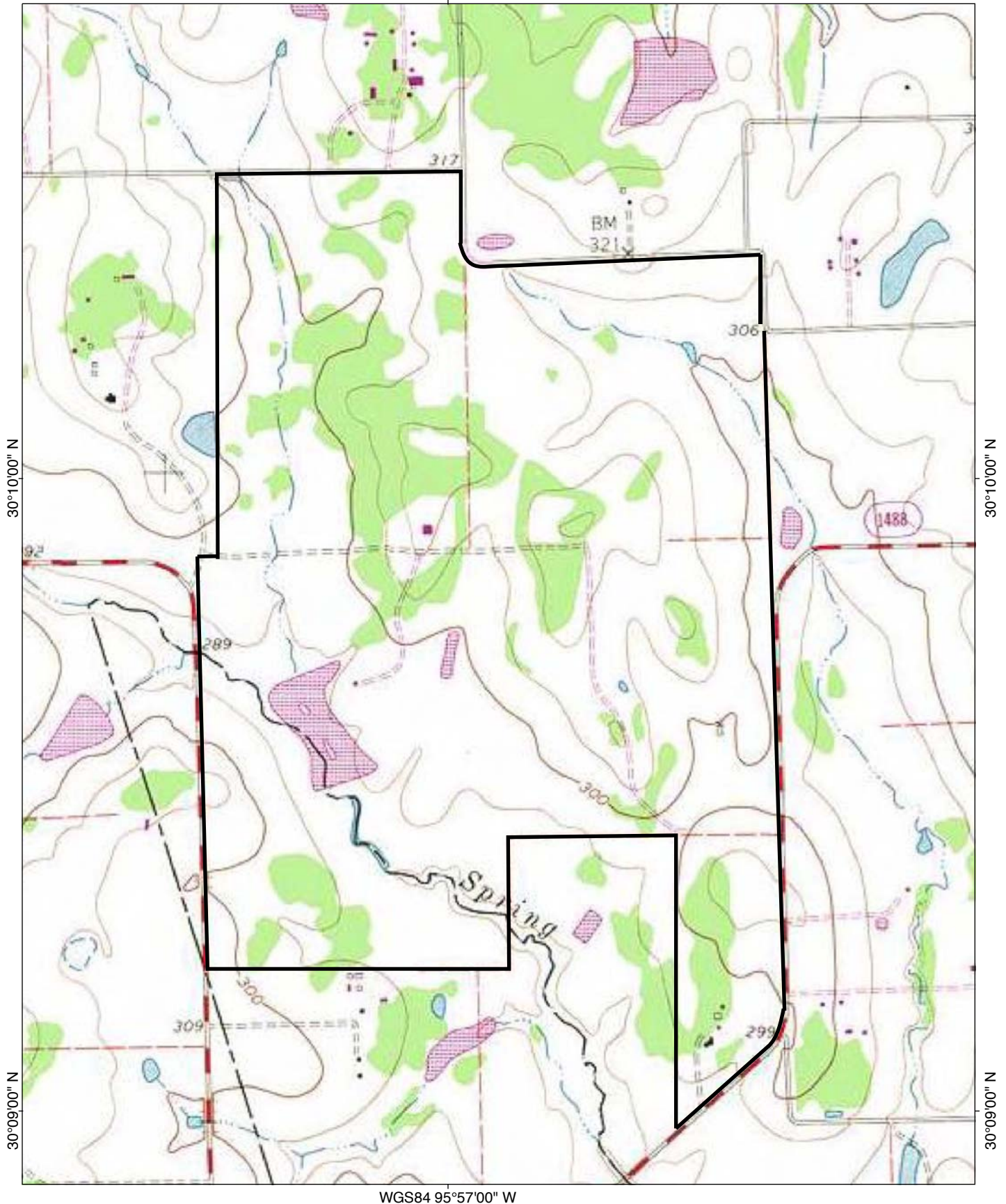
REPUBLIC RANCHES

Spring Creek Ranch

859 Acres

Waller, Texas

WGS84 95°57'00" W



0.0 0.1 0.2 0.3 0.4 0.5 miles
0.0 0.5 km

TN MN
4°
09/17/09

Spring Creek Ranch Location

Take hwy 290 to Waller. Go north on fm 362 to fm 1488. Take a right and entrance to ranch is approx. 1 mile on left.

