

# CLEAR CREEK RANCH

374± ACRES | AUSTIN COUNTY, TEXAS



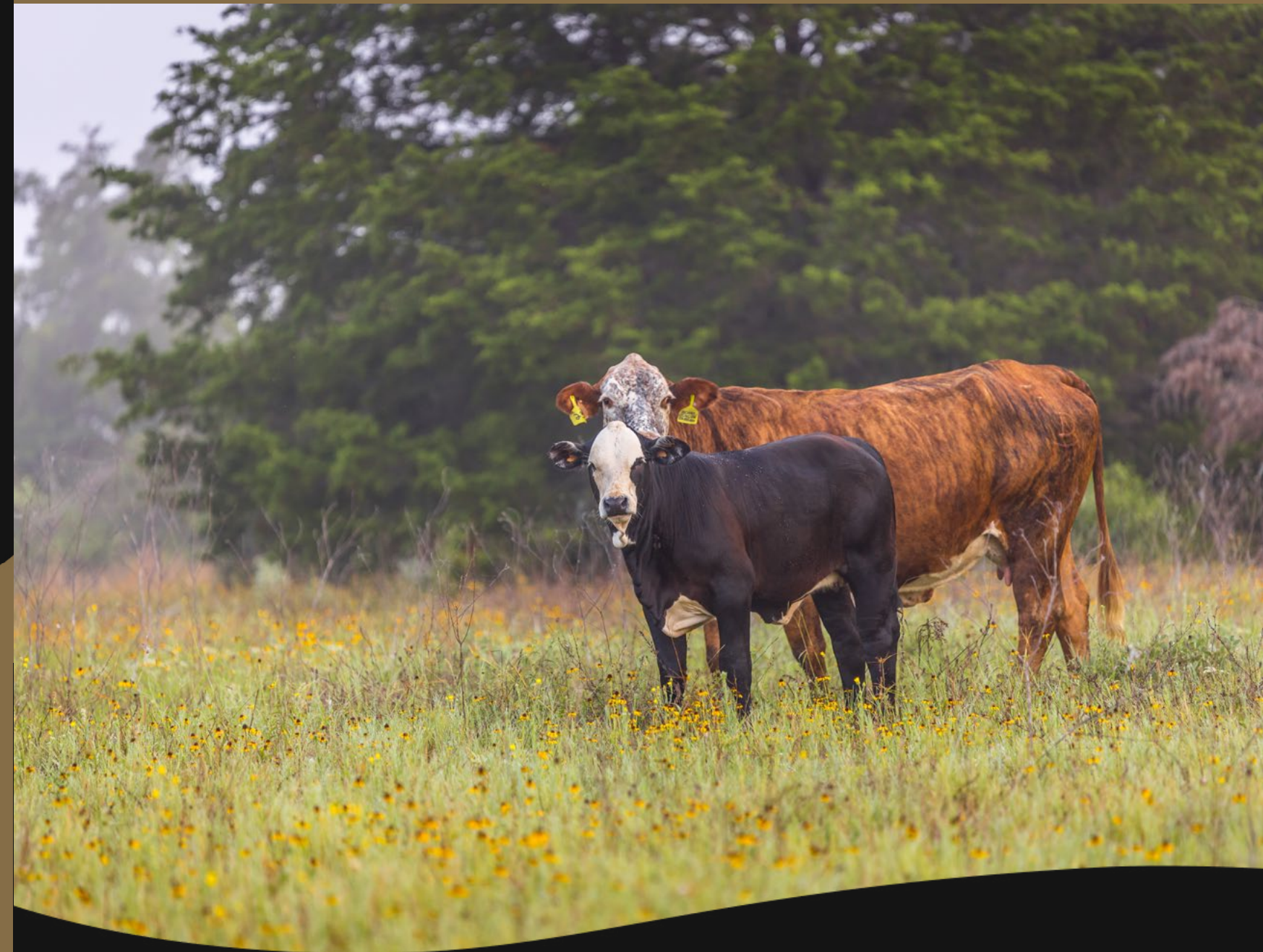
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TEXAS RANCH SALES  
• TEXAS IS OUR BRAND •

# CLEAR CREEK RANCH

374± ACRES | AUSTIN COUNTY, TEXAS

Clear Creek Ranch offers 374± acres in a prime location just outside Bellville, Texas. With two spring-fed creeks, a fully remodeled main house, guest quarters, barns, and cattle infrastructure, the property is turnkey for ranching or residential use. Its proximity to Houston and Hempstead's industrial growth makes it an exceptional opportunity for investors, developers, or families seeking long-term value and versatility.



- BELLVILLE, TEXAS
- TURNKEY CATTLE OPERATION
- DEVELOPMENT OPPORTUNITY AREA
- 2,936± SQ/FT MAIN HOUSE WITH A HEATED POOL
- 1,000± SQ/FT GUEST HOUSE WITH A DETACHED TWO-CAR GARAGE
- SHOP, EQUIPMENT BARN, & CHICKEN COOP
- CROSS FENCED
- CATTLE WORKING PENS
- 2 SPRING-FED CREEKS
- IMPROVED PASTURES
- ELEVATED BANKS
- PURCHASE PACKAGE OPTIONS:
  - OPTION 1: HOUSE & 30± ACRES
  - OPTION 2: 100± ACRES
  - OPTION 3: 243± ACRES



SCAN TO VIEW WEBSITE



SCAN TO WATCH VIDEO

# MAIN HOUSE





# GUEST HOUSE



# OTHER IMPROVEMENTS

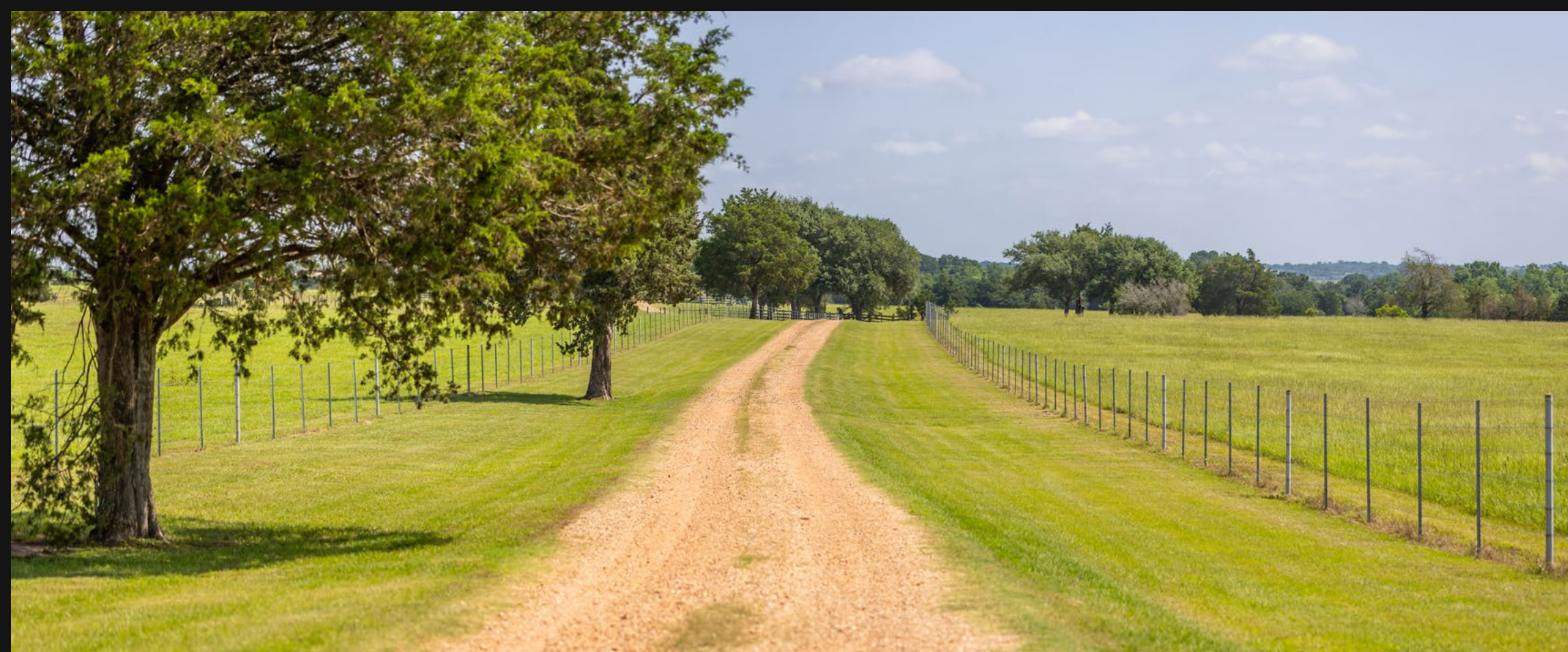
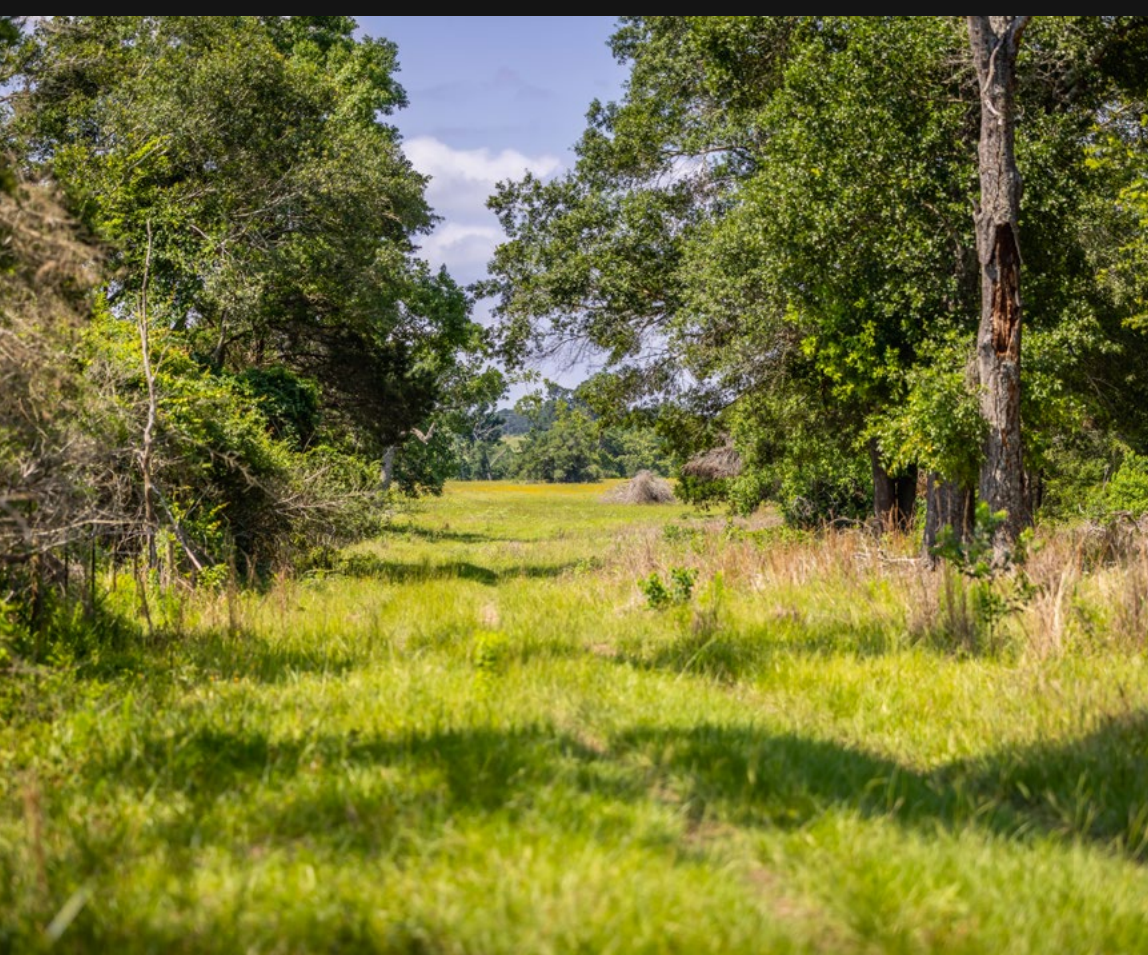


# WATER FEATURES

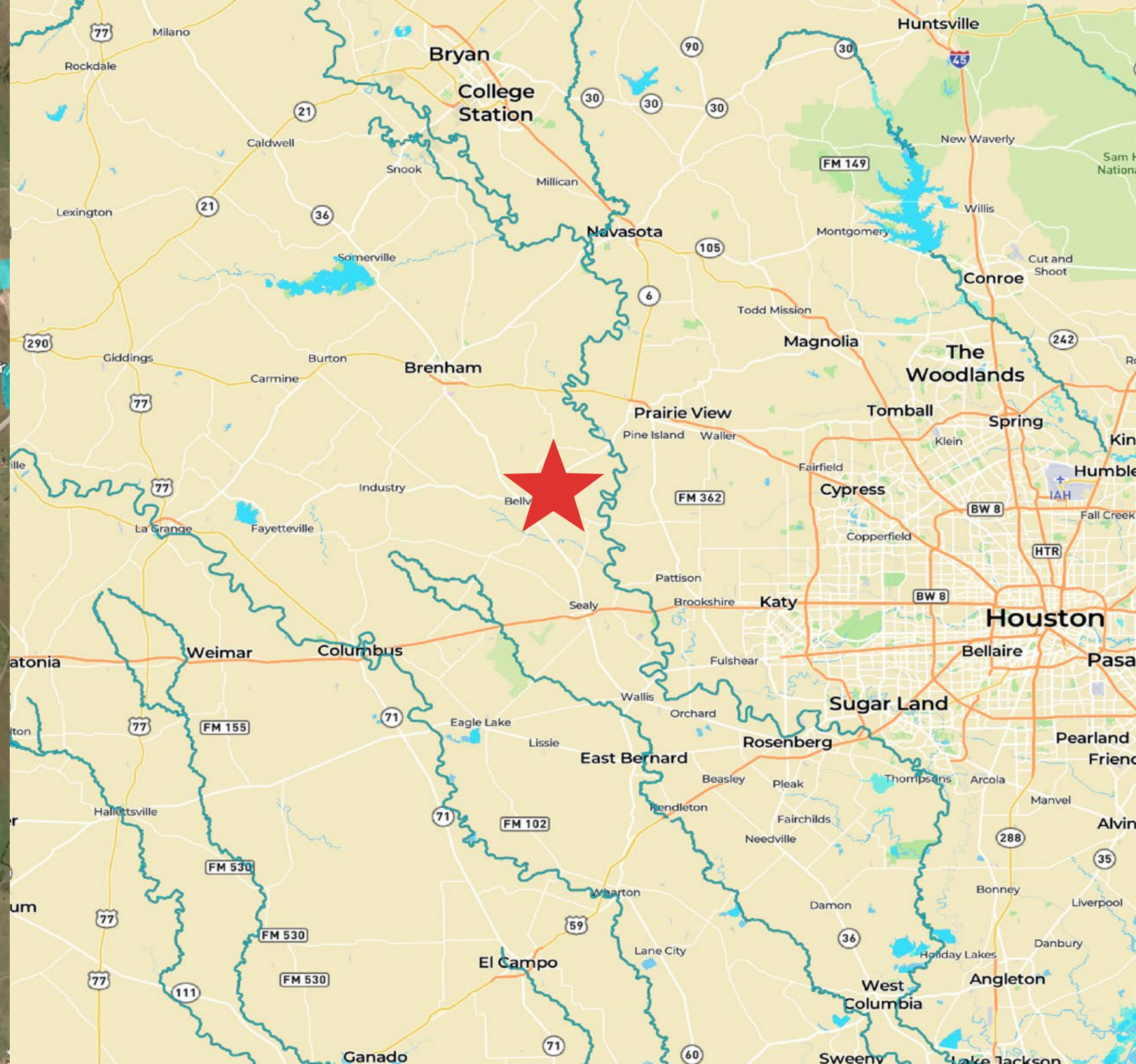


# LAND









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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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