

BAYOU OAKS RANCH

234± ACRES | BRAZORIA COUNTY, TEXAS



TEXAS RANCH SALES, LLC
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Property Features

- Danbury, Texas
- Live water ranch on Austin Bayou
- Irrigation system with TCEQ permitted water rights to the bayou
- Cross fenced with improved pastures
- Barn & working pens
- Electricity & electric water well
- All-weather roads throughout
- Good dove hunting & fishing





Property Information

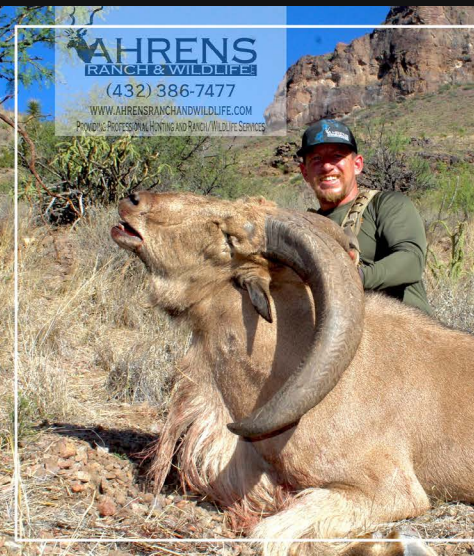
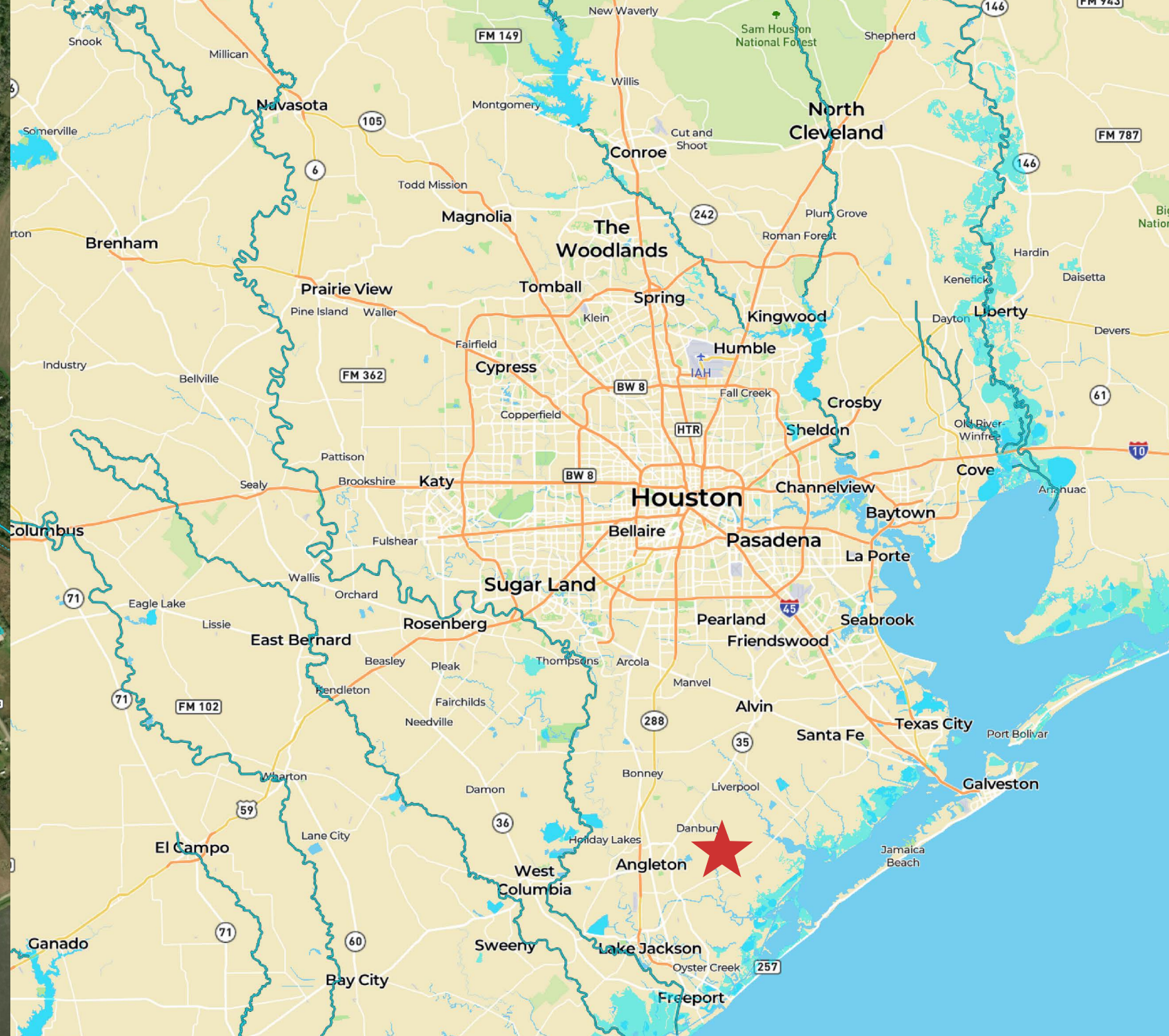
Location: Bayou Oaks Ranch offers 234± acres for sale in the Texas Gulf Coast. The property is in Danbury, Texas, 22± miles from Freeport, 39± miles from Galveston, and 60± miles from Houston, with paved access off CR 208.

Water: Situated along Austin Bayou, this live water ranch benefits from navigable waters leading to the Intracoastal Waterway and Galveston Bay System. The property includes TCEQ permitted water rights for irrigation purposes and is supported by an 8-inch header system.

Land & Wildlife: The ranch features six cross-fenced pastures, with approximately one hundred acres of improved Coastal Bermuda grasses. Diverse terrain, including brush and tree cover along the bayou, attracts abundant wildlife such as deer, hogs, dove and waterfowl, making the property ideal for hunting and fishing enthusiasts.

Improvements & Utilities: Key improvements include an 80' x 80' galvanized barn and a set of 90' x 90' livestock working pens. Moreover, all-weather roads traverse the property, providing access to both the perimeter and the bayou. Utilities include an electric water well and single-phase electricity, enhancing the ranch's functionality and convenience.

Remarks: Bayou Oaks Ranch is a live water property for sale with abundant water resources, diverse wildlife, and cattle infrastructure already in place. Ideal for ranching, hunting, fishing, and recreational activities, this property is a prime opportunity for ranch living.



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