

G2 RANCH

1,105± ACRES | FRIEO COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

LODGE

- 13,000± SQ/FT FULLY FURNISHED LODGE
- 11 DOUBLE-QUEEN BEDROOM SUITES WITH PRIVATE BATHROOMS
- 14 EIGHT-BED BUNKHOUSES WITH PRIVATE BATHROOMS
- OWNER'S SUITE WITH PRIVATE QUARTERS & FULL KITCHEN
- OWNER'S OFFICE & CONFERENCE ROOM WITH PRIVATE BATH
- COMMERCIAL KITCHEN
- DINING FACILITIES ACCOMMODATE UP TO 150 GUESTS
- BACKUP GENERATOR
- COVERED MULTILEVEL OUTDOOR PATIOS WITH ADA ELEVATOR ACCESS
- ROOFTOP GOLF RANGE & PUTTING GREENS

WATER

- 4 DEEP CARRIZO WELLS
- 2 SHALLOW QUEENS WELLS
- 7 IRRIGATING PIVOTS
- 2± ACRE LODGE LAKE STOCKED WITH BASS
- 4± ACRE KUDU LAKE STOCKED WITH CAMELOT BELLS

BARN & STRUCTURES

- 6 FULLY FURNISHED 4BR MOBILE HOMES WITH COVERED PARKING FOR EMPLOYEES
- STORAGE BUILDING WITH 6 PRIVATE BAYS
- 40'X50' SKINNING SHED WITH TROLLEY SYSTEM, 14'X18' WALK-IN COOLER, & OFFICE
- 80'X60' EQUIPMENT POLE BARN
- 80'X60' MECHANICAL BARN WITH 4 OVERHEAD DOORS
- 130'X40' DOG KENNEL BARN WITH 20 INDIVIDUAL KENNELS
- CLIMATE-CONTROLLED GIRAFFE BARN
- DEER BREEDING PENS & 60'X50' AI FACILITY
- 80'X30' FEED BARN

ADDITIONAL RECREATION

- BOW RANGE
- 100-YARD RIFLE RANGE
- 800-YARD RIFLE RANGE
- SKEET RANGE
- FIVE-STAND RANGE

OTHER

- ALL DEER IN PENS, FREE RANGE WILDLIFE, & EXOTICS CONVEY
- ALL EQUIPMENT CONVEYS

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SCAN TO VIEW WEBSITE

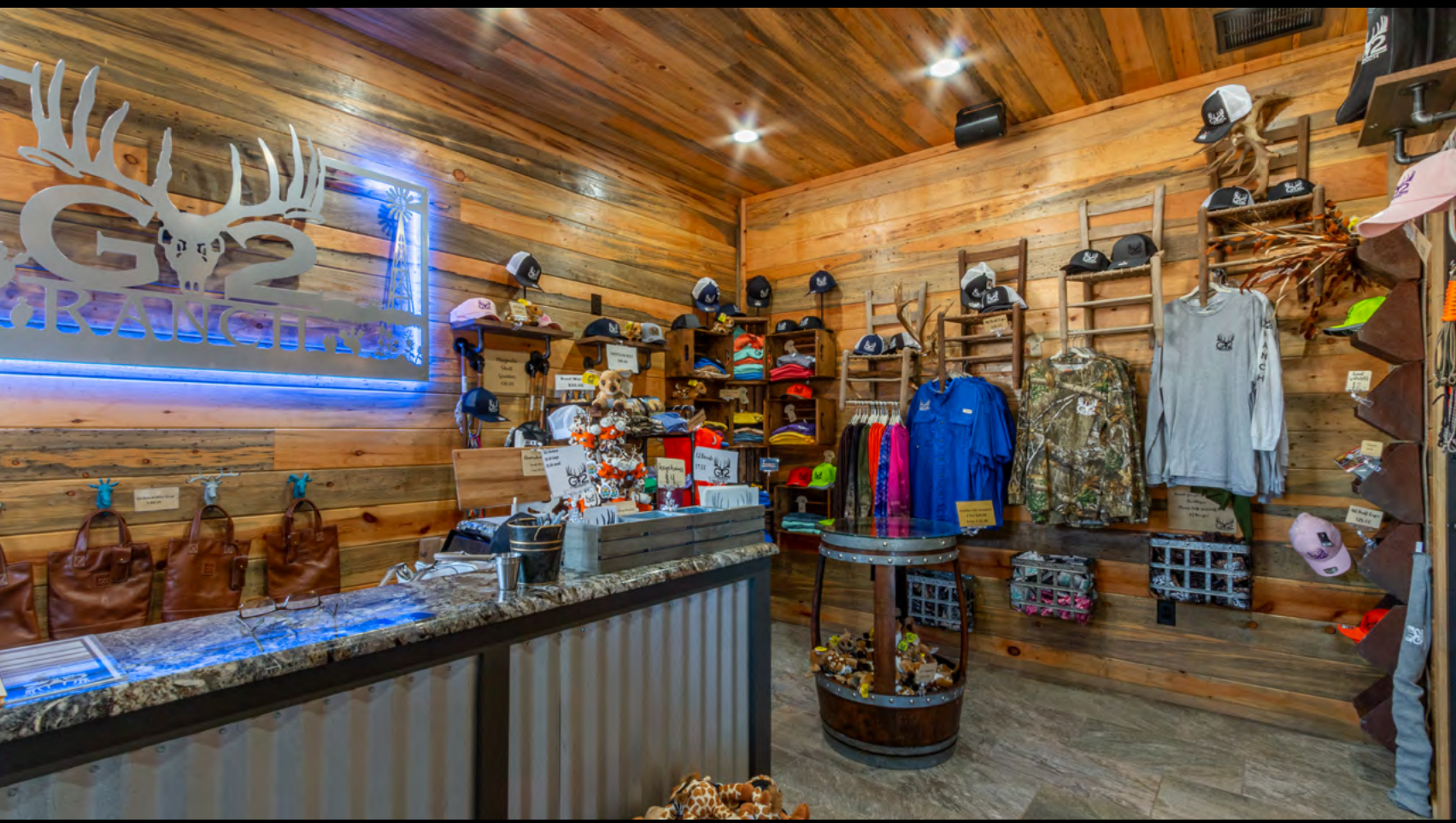


SCAN TO WATCH VIDEO



G2 Ranch has a one-of-a-kind headquarters and lodging area, which consists of a 13,000± square-foot fully furnished rustic-style main lodge, built in 2019. There are 11 double-queen bedroom suites with private bathrooms, 14 eight-bed bunkhouses with private bathrooms, an owner's suite with private living quarters and a full kitchen, and an owner's office and conference room with a private bath. Spacious entertaining areas and dining facilities with a commercial kitchen can accommodate up to 150± guests. The outer portion of the lodge features covered multilevel outdoor patios with ADA elevator access along with a rooftop golf range and putting greens. There is also a backup generator in place to power the lodge if needed. This is an ideal turnkey setup for hunting retreats, corporate dinners, fundraising events, and more!





LODGING



RECREATION



BARN & STRUCTURES



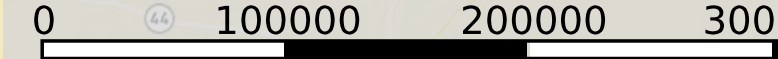
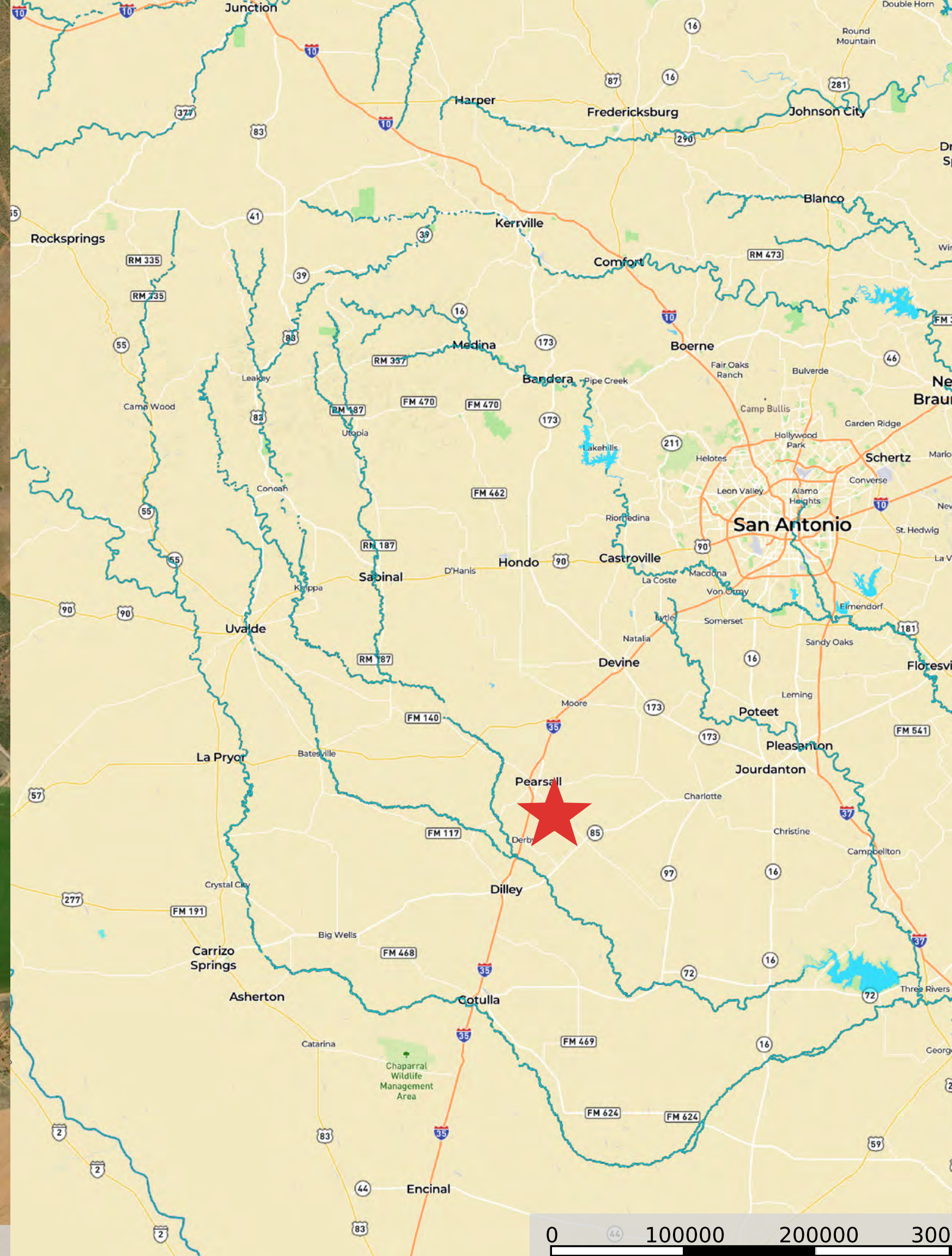
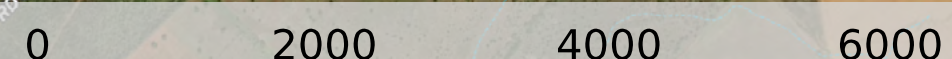
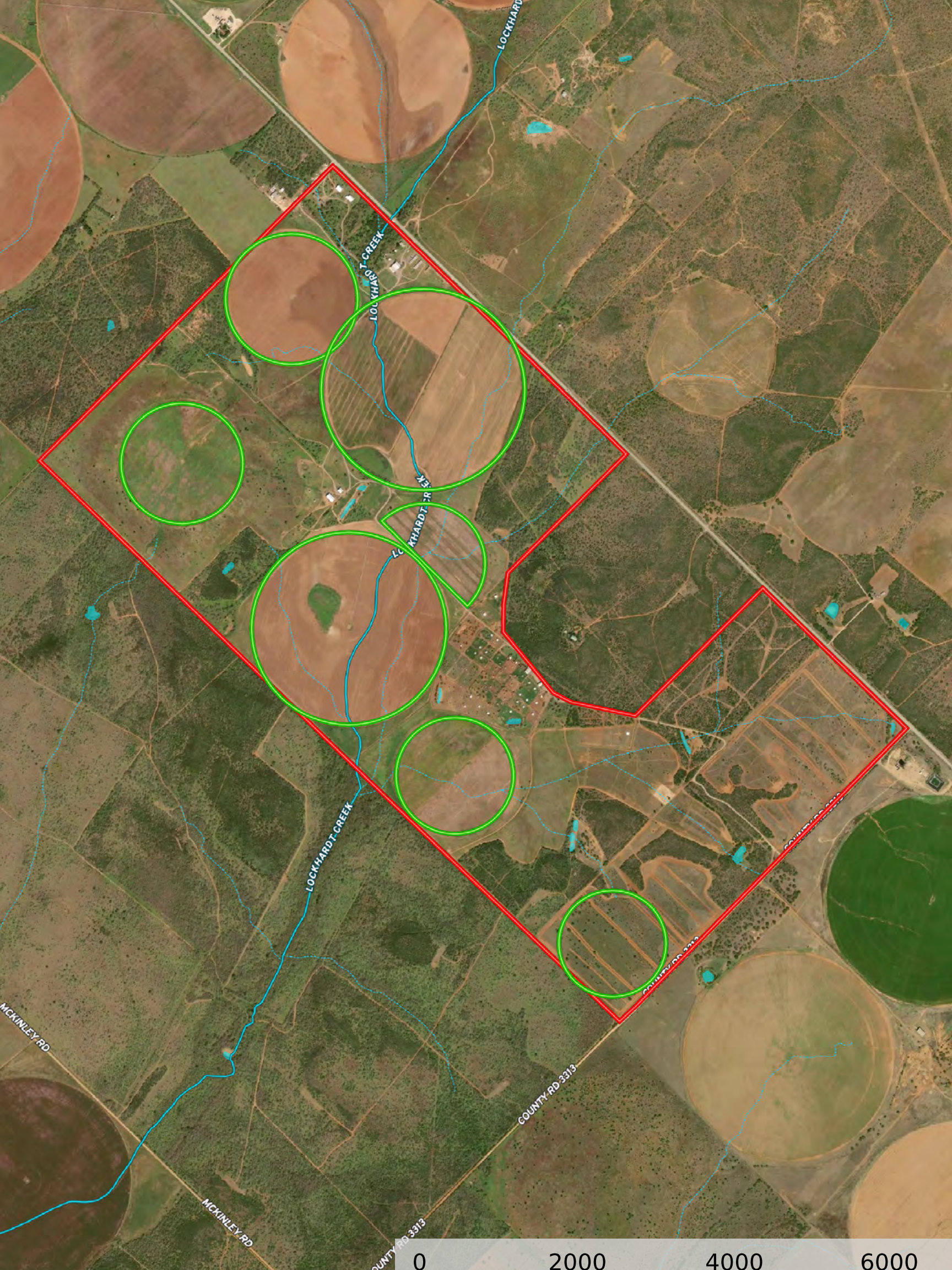
HUNTING & BREEDING



WILDLIFE

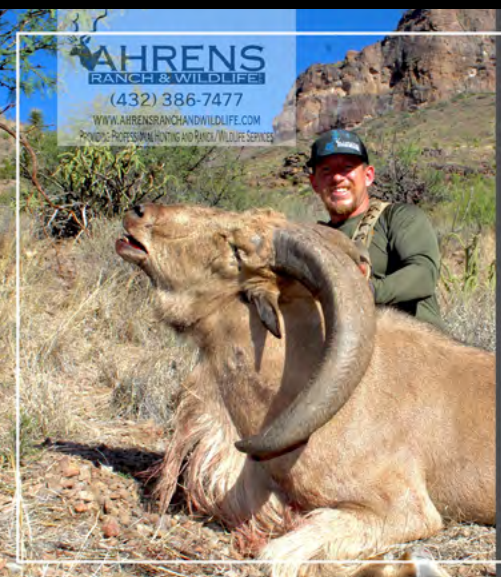








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