

BEASON CREEK RANCH

607± ACRES | GRIMES COUNTY, TEXAS



ESTD

TRS

2000

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TEXAS RANCH SALES, LLC

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Property Features

- Navasota, Texas
- Cross fenced with improved pasture & native grasses
- 7,000± sq/ft barn, alleyway lined with traps, & covered working pens
- 170 x 340± ft roping arena
- Beason Creek, wet-weather creek & a pond
- 2 water wells & single-phase electricity
- Beautiful rolling hills with 60± ft of elevation change
- Nearly 2± miles of all-weather ranch roads





Property Information

Description: Beason Creek Ranch is a turnkey 607± acre cattle operation for sale in Grimes County, Texas.

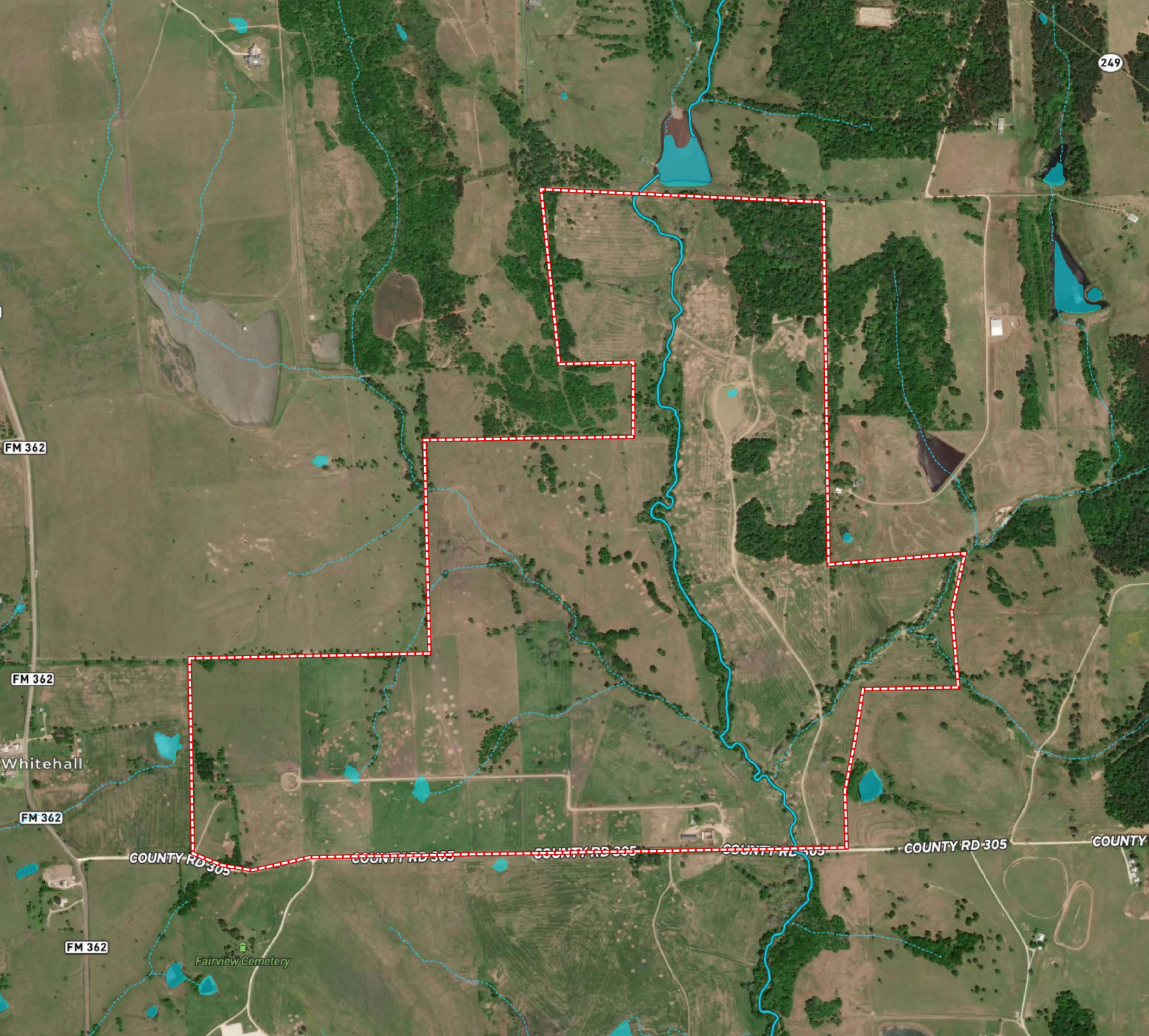
Location: This ranch is optimally located in Navasota, Texas, between Houston and College Station. Moreover, the area is rich with history and is conveniently situated just 30± miles from Lake Conroe, with about a mile of frontage on County Road 305.

Improvements: Set up with the cattle rancher in mind, there is a long alleyway lined with traps that leads to covered working pens and a 7,000± square-foot equipment barn. Then for roping enthusiasts, there is a 170×340' roping arena near the west end of the ranch. Lastly, there are nearly two miles of all-weather ranch roads that give access throughout the property.

Water: Approximately one and a half miles of Beason Creek and about two miles of wet-weather creek crosses the ranch. Also, there are various pools that have held water throughout the drought. In addition, there is an approximate two-and-a-half-acre pond near the north end of the ranch. Besides the abundance of natural water resources, there are two electric water wells. These wells easily service the property with one on the west end and the other on the east.

Land, Terrain & Use: Designed for optimal movement and sorting of livestock, the ranch is partially high-fenced on two sides and cross-fenced into two large 200± acre pastures. The remaining 200± acres consist of 17 smaller traps ranging from around two acres to 40± acres, with water in each pasture. Approximately 50± acres of the ranch are wooded with thick hardwood stands and trails throughout. Whereas the rest of the landscape consists of lush, improved pastures with scattered oaks. This ranch also has rich sandy loam/clay soils and beautiful rolling hills with up to 60± feet of elevation change.

Overall, the property offers multiple options from serving as a cattle ranching and horse property, recreational ranch, or an investment property with future subdivision potential.



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