

# TRIPLE CREEK RANCH

140± ACRES | LEE COUNTY, TEXAS



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**TEXAS RANCH SALES, LLC**

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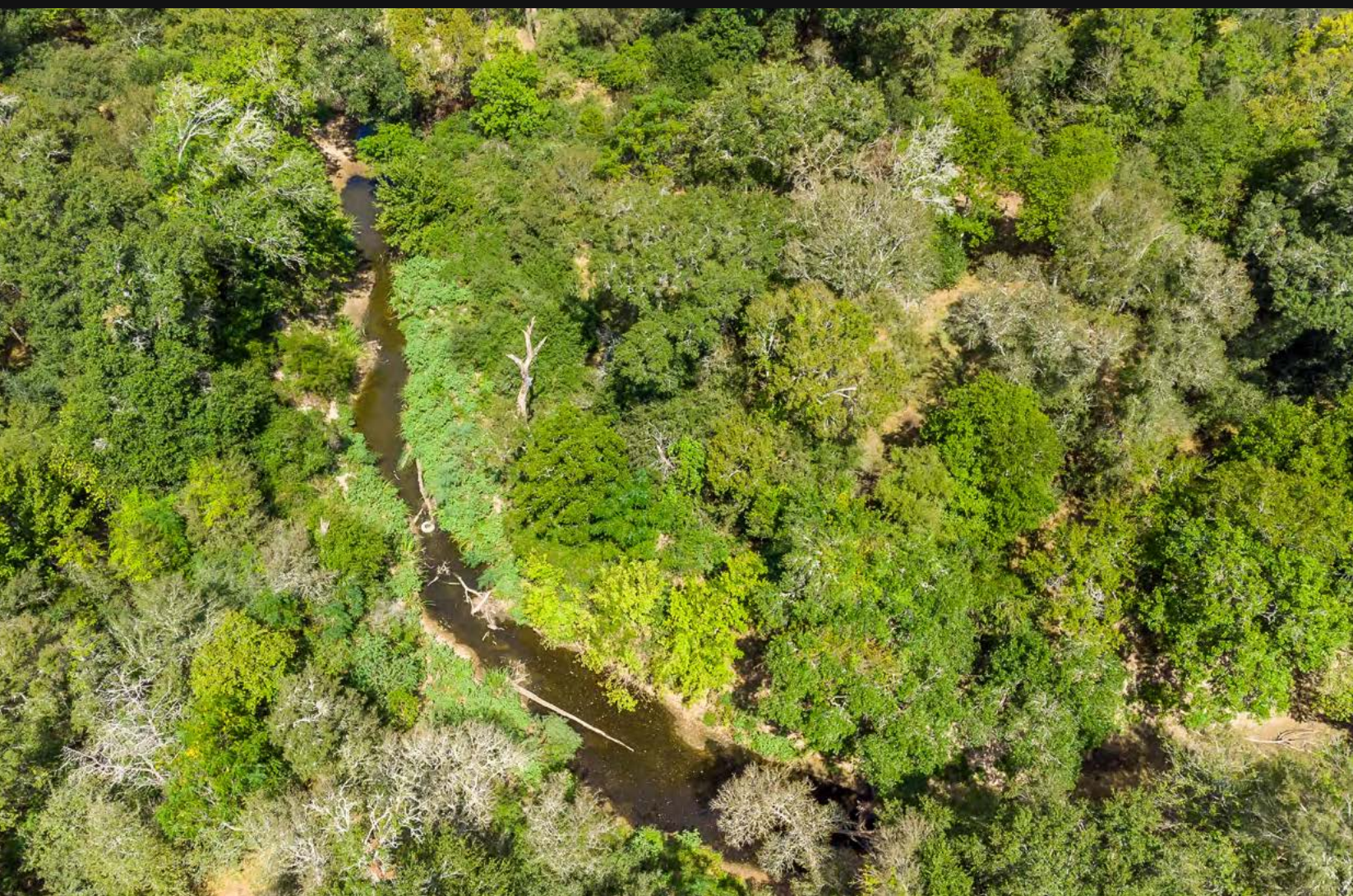
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## Property Features

- Giddings, Texas
- 1,585± feet of frontage on CR 117
- 3 live-water creeks
- Predominantly wooded with some pastureland
- Rural water & single-phase electricity
- Low fenced
- Several hunting blinds & feeders
- Ag exempt





## Property Information

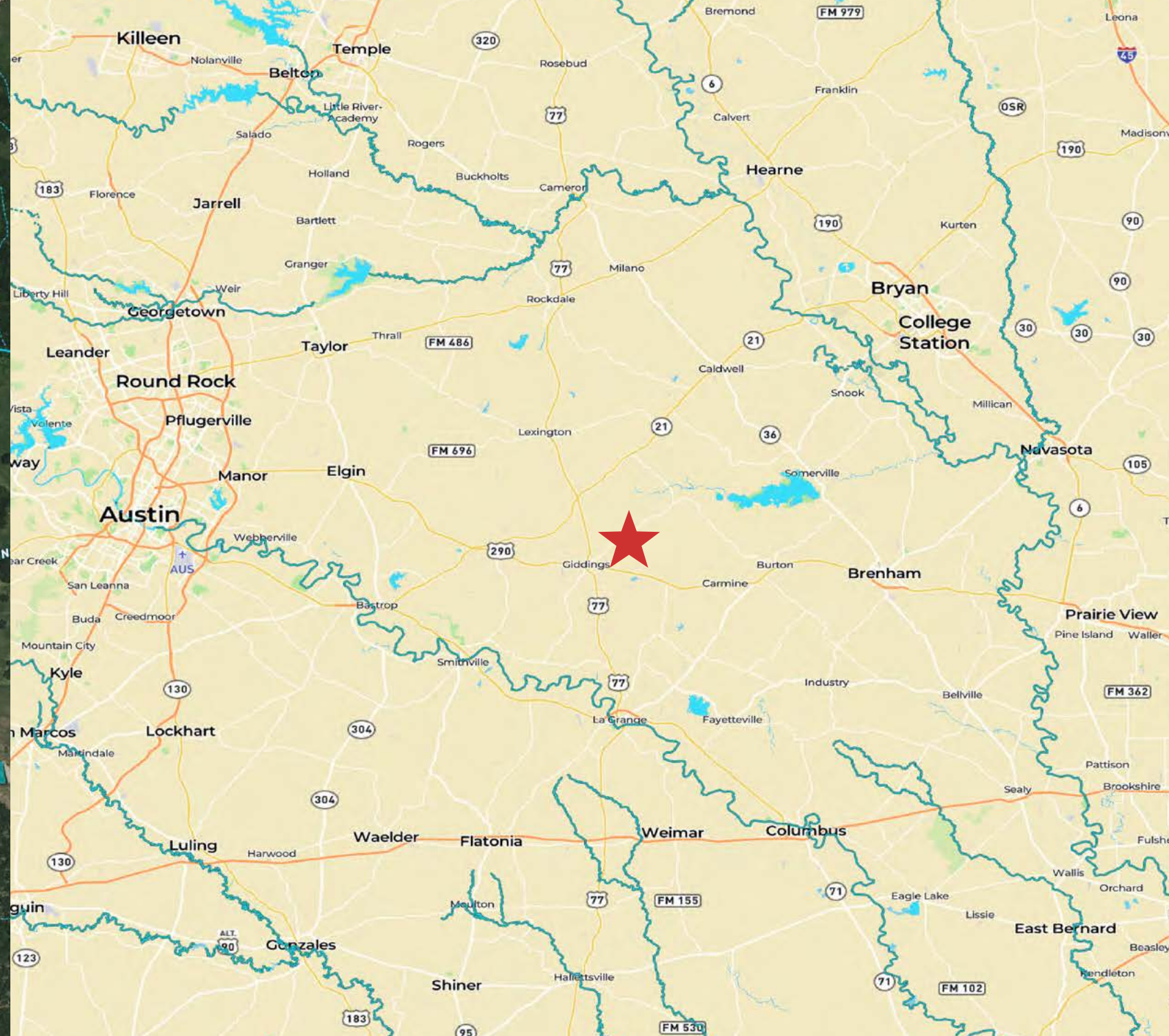
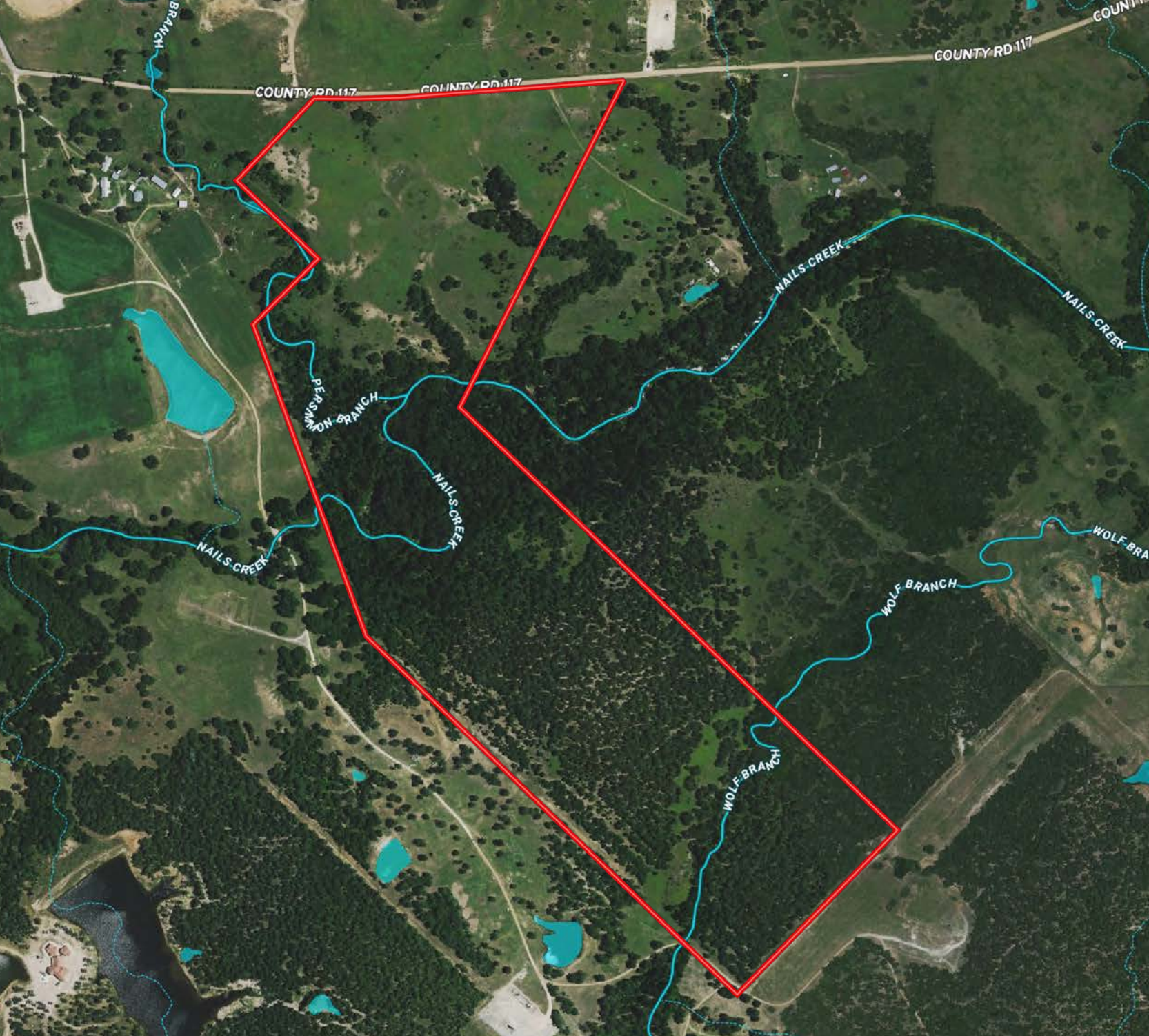
Triple Creek Ranch offers a rare opportunity to own 140± acres of prime hunting land in Lee County, Texas. With its central location, this property is conveniently situated just six miles north of the charming town of Giddings, making it easily accessible for those seeking an outdoor haven. Furthermore, it is strategically positioned 49± miles from Bryan-College Station and 65± miles from the vibrant city of Austin, ensuring that you are never too far from urban amenities while enjoying the tranquility of rural living. The property boasts an impressive 1,585± feet of frontage on County Road 117, providing convenient access to your own slice of Texas paradise.

This property is truly a hunter's dream, featuring three live-water creeks that meander through the landscape, enhancing both its beauty and wildlife appeal. These pristine water features include 2,300± feet of Nails Creek, 1,385± feet of Persimmon Branch, and 1,565± feet of Wolf Branch, providing abundant water sources for the local wildlife and adding to the property's overall allure.

The acreage is low fenced with a predominantly wooded landscape and some areas of open pastureland. This diverse setting offers the perfect habitat for a wide variety of wildlife species, including dove, quail, turkey, and whitetail deer. Whether you're an avid hunter or simply seeking a retreat in nature, this property promises endless opportunities for outdoor enjoyment. The ranch comes equipped with several hunting blinds and feeders strategically placed throughout, enhancing your chances of a successful hunt.

For those looking to store equipment and supplies, a portable metal storage container will convey with the property, providing a secure and convenient storage solution. Additionally, the property features single-phase electricity and access to rural water, making it ready now to build a hunting cabin or the home of your dreams.

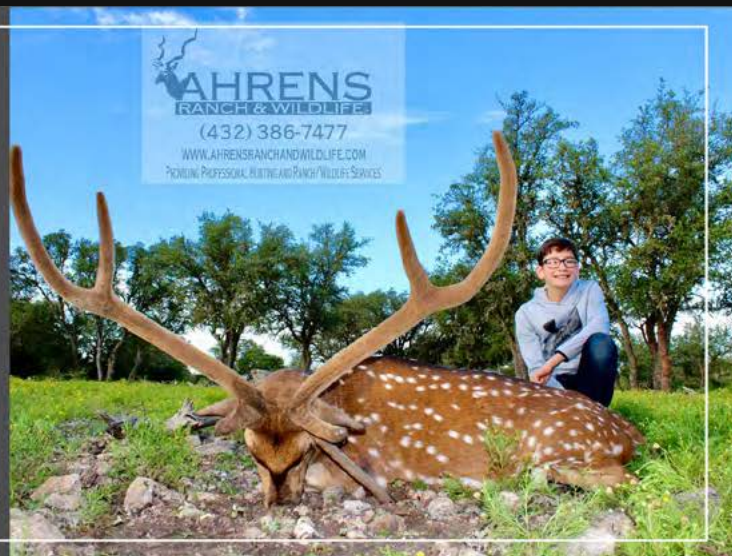
Triple Creek Ranch is a remarkable property that embodies the quintessential Texas hunting experience. Its central location, abundant wildlife, live-water creeks, and thoughtful amenities make it a standout investment opportunity for outdoor enthusiasts and hunters alike.



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Ahrens Ranch & Wildlife, providing Texas landowners and potential buyers ranch management services, wildlife consulting, exotic game management, and professional commercial hunting.

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