

# TD RANCH

770± ACRES | MADISON COUNTY, TEXAS



ESTD

# TRS

2000

TEXAS RANCH SALES

• TEXAS IS OUR BRAND •

# TD RANCH

770± ACRES | MADISON COUNTY, TEXAS

770± acre ranch situated in one of the most sought-after and valuable areas in the state! This property is just 10± minutes west of Madisonville, 30± minutes from College Station and Kyle Field, and about an hour and a half north of Houston. TD Ranch has incredible water resources with great potential for development.



- NORTH ZULCH, TEXAS
- HIGHLY SOUGHT-AFTER LOCATION
- HUGE WATER & DEVELOPMENT POTENTIAL
- 3,000± SQ/FT HOME & 2,000± SQ/FT BUNKHOUSE
- 2 DEEP CARRIZO-WILCOX WATER WELLS
- 9 PONDS, 2 STOCKED WITH BASS
- OVER A MILE OF WET-WEATHER CREEK
- ROLLING HILLS DOTTED WITH OAKS
- IMPROVED COASTAL GRASSES
- LOW FENCED WITH CROSS FENCING
- EXCELLENT SET OF PIPE CATTLE WORKING PENS
- AREA KNOWN FOR GREAT HUNTING



SCAN TO VIEW WEBSITE

# WATER FEATURES



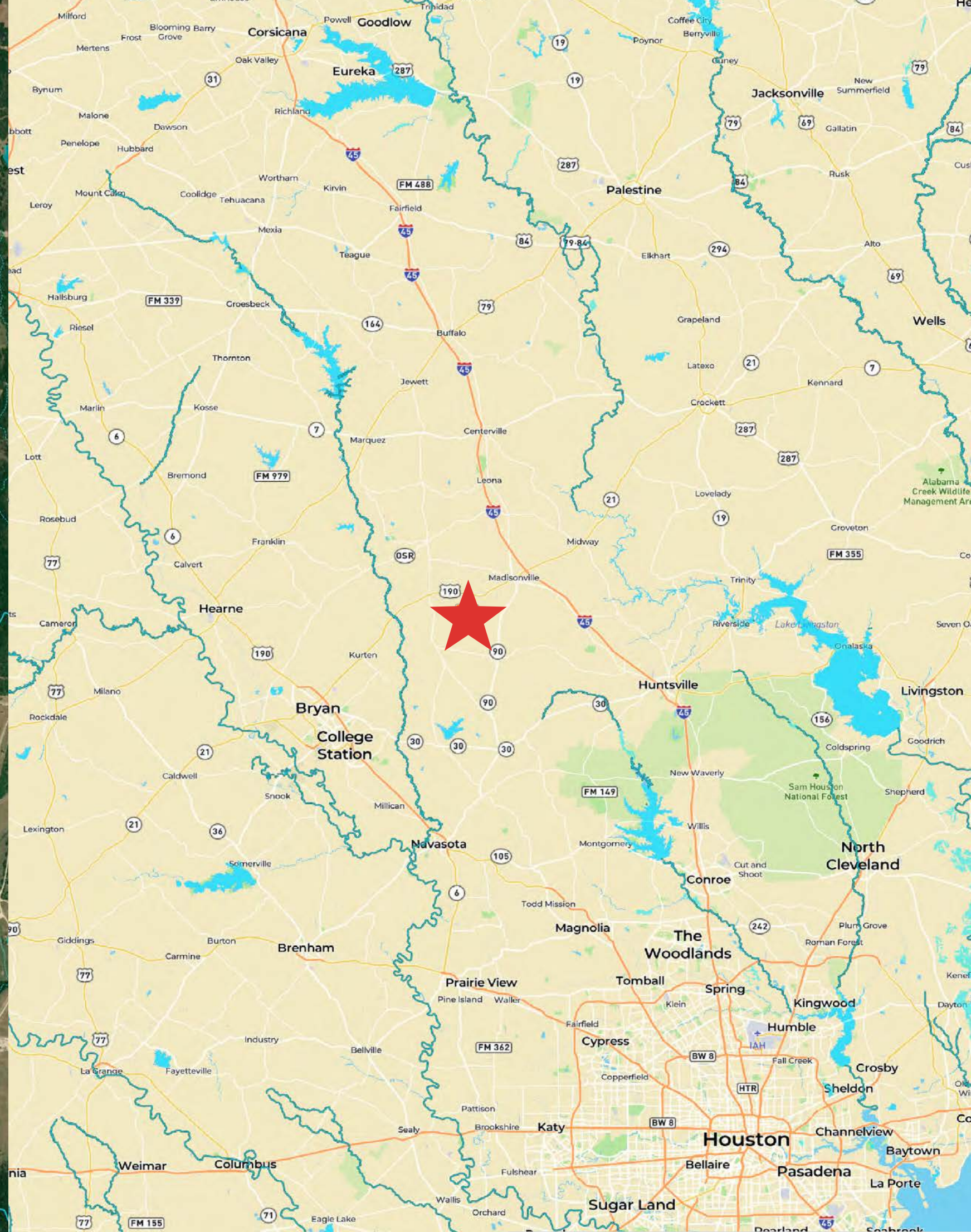
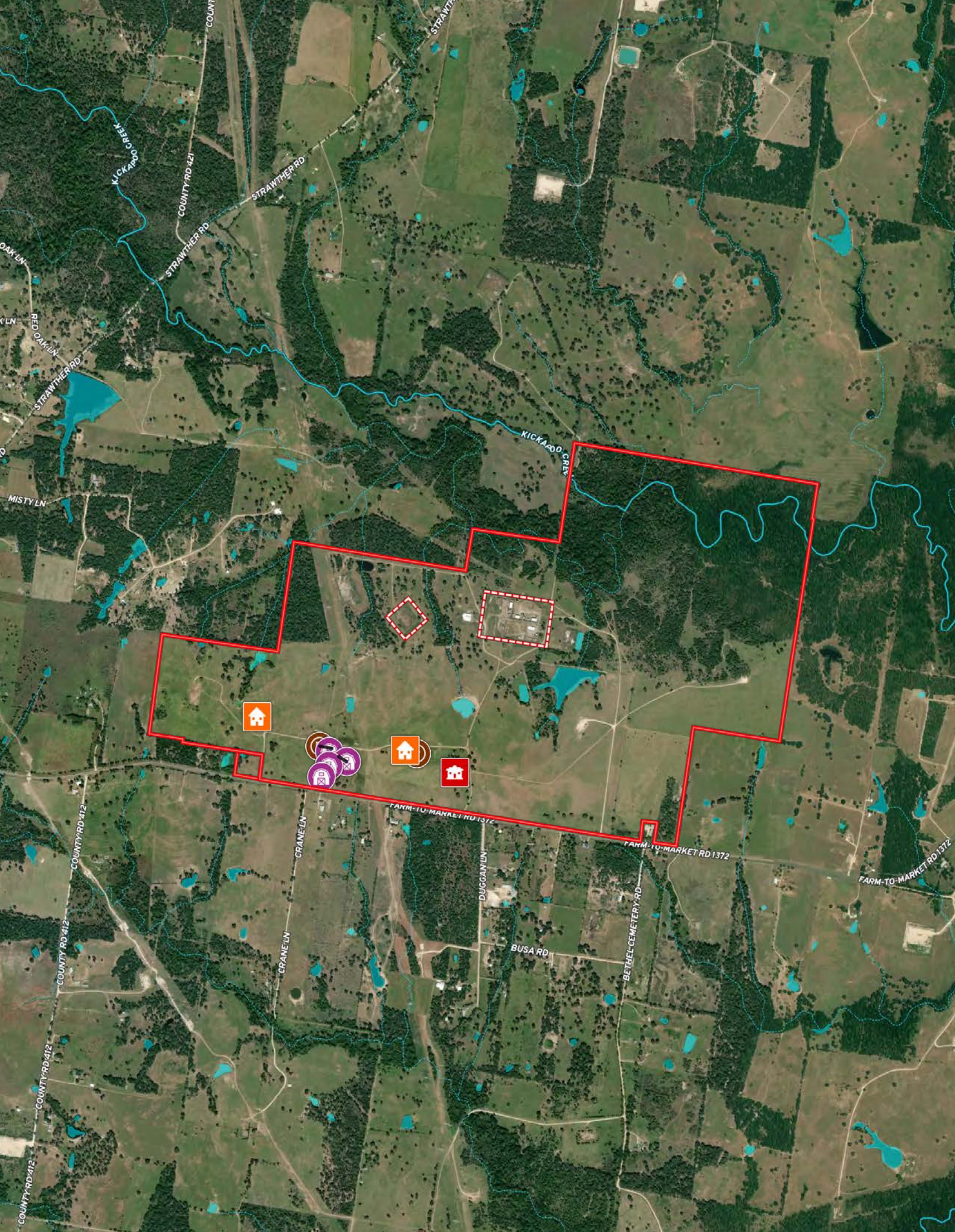
# LANDSCAPE



# IMPROVEMENTS









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Ahrens Ranch & Wildlife,  
 providing Texas landowners  
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**LE Fence Co.**  
 VALLEY MILLS

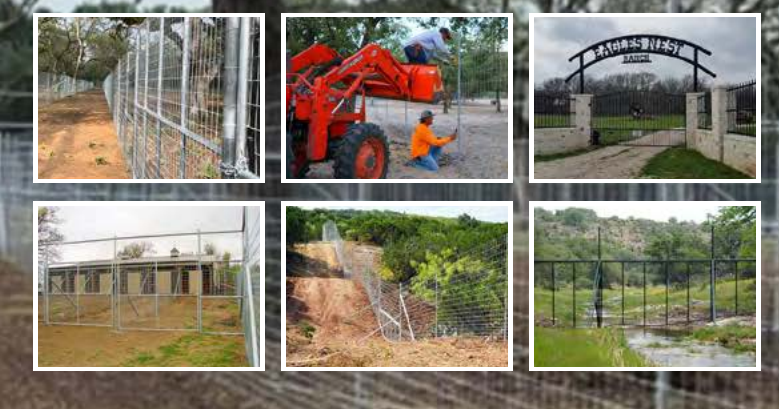
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**LE FENCE SPECIALIZES IN:**

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- Land Services: Dozer and Dirt Work, Land Clearing and Mulching, Roads and Trails
- Other Farm and Ranch Applications

- Deer & High Game Fence
- Ranch Entries and Gates
- Water Gap Solutions
- Hog & Predator Control
- Barbed Wire
- Specialty AG Fencing

**YOUR FENCE CONTRACTOR FOR TEXAS AND BEYOND.**







KEITH RAND

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SCAN FOR CONTACT CARD



TEXASRANCHSALES.COM

830.741.8906

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.

# Ranch. financing made simple



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- Operating Capital
- Farm & Ranch
- Livestock & Equipment
- Land Improvements
- Agribusiness

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