

Collins River Ranch
5519 CR 222
Hamilton, TX 76531

\$1,695,000
162± Acres
Hamilton County



Collins River Ranch
Hamilton, TX / Hamilton County

SUMMARY

Address

5519 CR 222

City, State Zip

Hamilton, TX 76531

County

Hamilton County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.7568 / -98.0085

Dwelling Square Feet

3616

Bedrooms / Bathrooms

5 / 5.5

Acreage

162

Price

\$1,695,000

Property Website

<https://ranchrealestate.com/property/collins-river-ranch-hamilton-texas/87964/>



PROPERTY DESCRIPTION

Collins River Ranch - Live Water Hill Country Retreat in Hamilton County, TX

Welcome to **Collins River Ranch**, a premier ranch offering 161 acres of stunning Texas Hill Country beauty along the banks of the **Leon River**. Tucked away in a secluded yet accessible location just 11 miles northeast of Hamilton and under two hours from Fort Worth, Dallas, and Austin, this rare property delivers on every front: live water, elevated views, diverse terrain, abundant wildlife, and high-quality improvements.

Live Water Features & Natural Beauty

1/3 **mile of the Leon River** forms the western boundary of the ranch, offering year-round flow, excellent fishing, kayaking, and endless exploration. A scenic oxbow along the river adds visual interest and is a known hotspot for **duck hunting**. **Little Egg Creek**, a seasonal tributary, winds through the property, creating a natural wildlife corridor. A **1-acre stocked pond** near the ranch headquarters adds another great spot for fishing and seasonal waterfowl.

The land showcases an impressive **130 feet of elevation change**, with dramatic ridgelines, rolling pastures, and lush hardwood bottoms. Views from the upper ridge overlook the river valley and surrounding countryside, creating ideal homesites or scenic picnic spots.

Lodging & Improvements

- **Main Lodge:** 1,840± SF | 3 Bed | 3 Bath | Built in 2021
Designed for comfort and entertaining, with a spacious layout and **commercial-grade kitchen appliances**.
- **Guest Cabin:** 1,776± SF | 2 Bed | 2.5 Bath
Perfect for hosting family and friends or as a private guest retreat.
- **Barn/Shop:** 1,296± SF
Ideal for equipment, gear, and ranch toys.

A private **water well** provides water to all improvements, and power is provided by **Hamilton County Electric Coop**.

Wildlife, Recreation & Land Use

This is a **true recreational ranch**, offering exceptional **whitetail deer, Rio Grande turkey, dove, duck, and hog hunting** opportunities. The diverse tree cover—live oak, post oak, red oak, sycamore, cottonwood, mesquite, and more—alongside native grasses, supports a robust wildlife habitat.

The property is currently under a **Wildlife Exemption** for favorable tax treatment and has historically supported native wildlife management practices.

Additional Highlights

- **No pipelines or large utility easements**
- All-weather gravel ranch roads
- Fencing in varying condition (north boundary is unfenced)
- No current oil & gas production
- **Mineral interest** believed to be partially owned by seller

Location

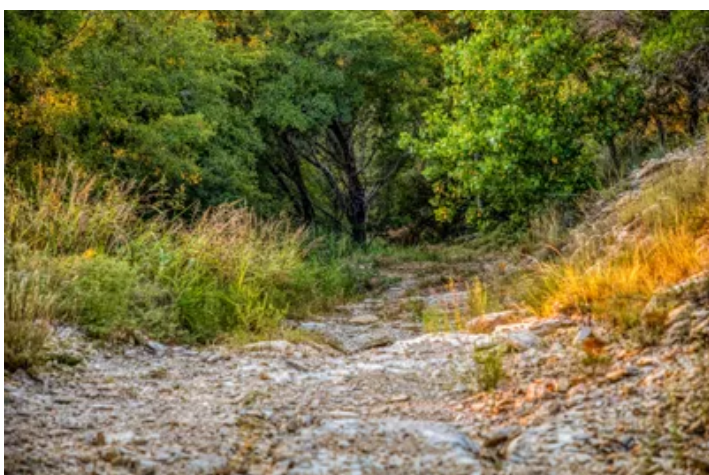
5519 County Road 222, Hamilton, TX 76531

- 11 miles to Hamilton
- 20 miles to Hico

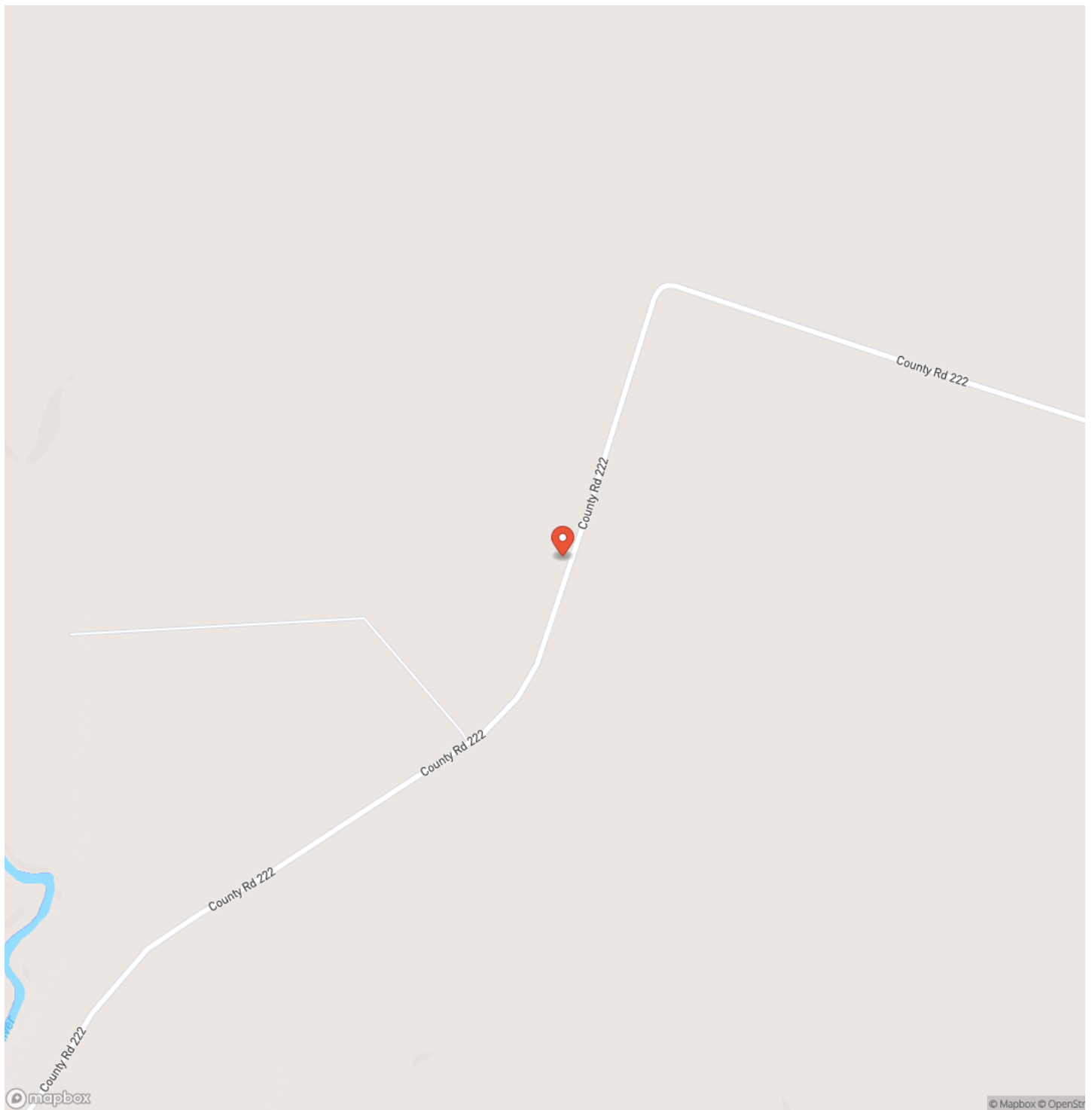
- 1 hr 45 min to Fort Worth
- 2 hrs to Austin/Dallas

Whether you're seeking a secluded **family getaway**, a **recreational hunting ranch**, or a picturesque **full-time Hill Country residence**, **Collins River Ranch** offers a rare and versatile ownership opportunity in one of Texas' most desirable regions.

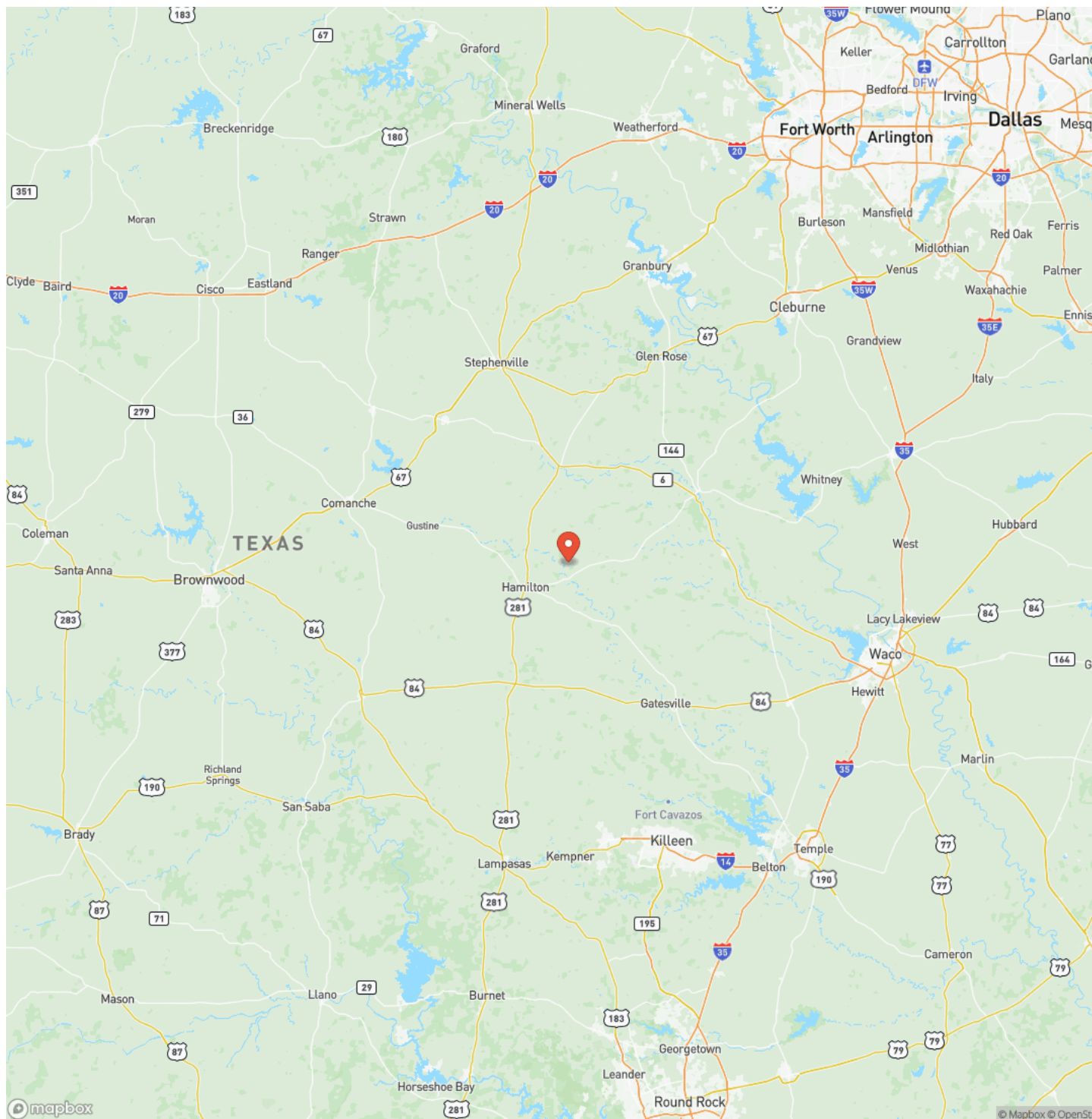
Collins River Ranch
Hamilton, TX / Hamilton County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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