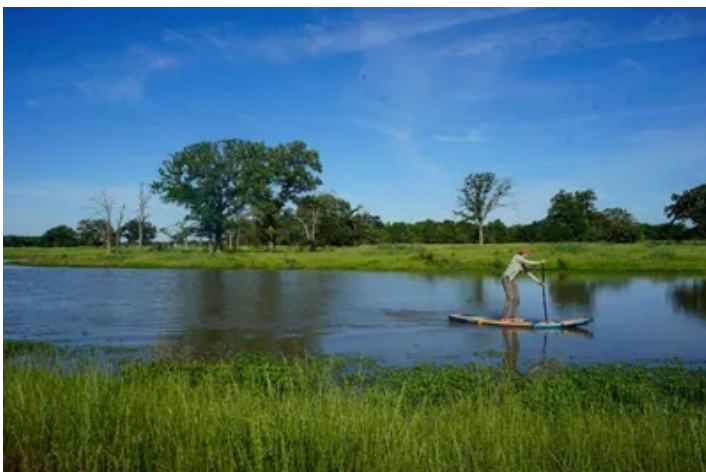


**Mighty Waters Ranch**  
FM979  
Calvert, TX 77837

**\$2,932,580**  
293.260± Acres  
Robertson County



**Mighty Waters Ranch**  
**Calvert, TX / Robertson County**

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**SUMMARY**

**Address**

FM979

**City, State Zip**

Calvert, TX 77837

**County**

Robertson County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

31.004220000000000 / -96.648240000000001

**Acreage**

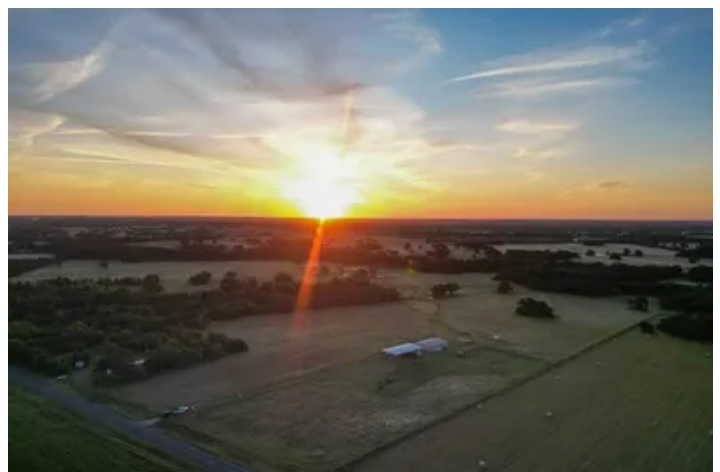
293.260

**Price**

\$2,932,580

**Property Website**

<https://www.capitolranch.com/property/mighty-waters-ranch>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**

## **Mighty Waters Ranch Calvert, TX / Robertson County**

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### **PROPERTY DESCRIPTION**

Introducing Your Ranch Oasis: TBD Elmo Rd / FM 979 Rds, Calvert, Texas

Overview: This expansive 293-acre combo ranch nestled in the heart of the Texas Triangle offers endless potential as a full-time cattle operation, hunting retreat, weekend escape, or prime location for ranch-style development. With meticulous maintenance and unparalleled improvements, this turn-key property promises to exceed your expectations. Excellent surface water on this ranch!

Location: Centrally positioned in Western Robertson County, this ranch enjoys convenient access, just 35 miles from College Station, 100 miles from Austin, and 128 miles from Houston. Boasting road frontage on both FM 979 and Elmo Road, as well as multiple strategically placed gates, this property ensures ease of access and flexibility.

Terrain: The land is gentle rolling, typical for the area. The property has many deep and wide creeks which gives this property character and makes it feel bigger. Extensive selective clearing has been done on this ranch in the past.

Land Management: Currently operated as a thriving cattle and hay enterprise, this ranch is meticulously managed, with the owner cutting coastal round bales and applying fertilizer. Additionally, the property is meticulously maintained to optimize opportunities for whitetail and duck hunting.

Surface Water: Sandy Creek meanders through the landscape, complemented by three well-built ponds, some of which have been recently developed. These water features not only enhance the natural beauty of the property but also provide valuable resources for both livestock and wildlife.

Easements: The property features two gas lines and a transmission line.

Water Wells: A reliable water source is essential, and this property boasts a well with a depth of 432 feet and an 8-inch diameter. Known for its consistent performance, this well ensures peace of mind for all your agricultural and recreational needs.

Cabin: While needing some attention, a small hunting cabin on the property offers a cozy retreat for weekends away, providing a comfortable place to rest and recharge amidst the tranquility of nature.

**\*\*Schedule your private tour today and experience the allure of TBD Elmo Rd / FM 979 Rds, where the promise of adventure meets the serenity of rural living.\*\***

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

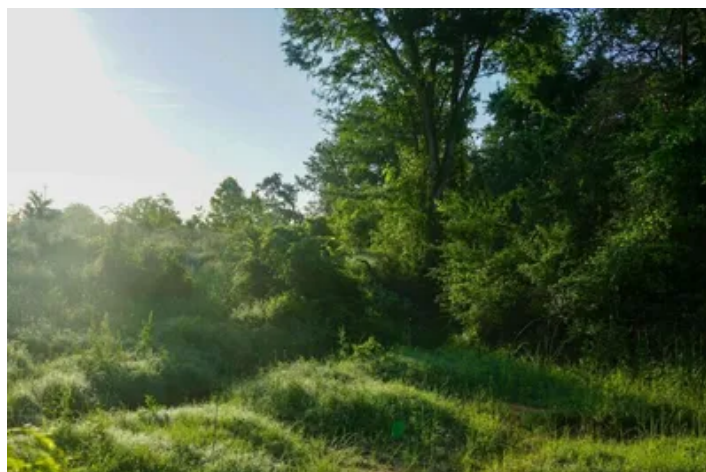
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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**Mighty Waters Ranch**  
Calvert, TX / Robertson County

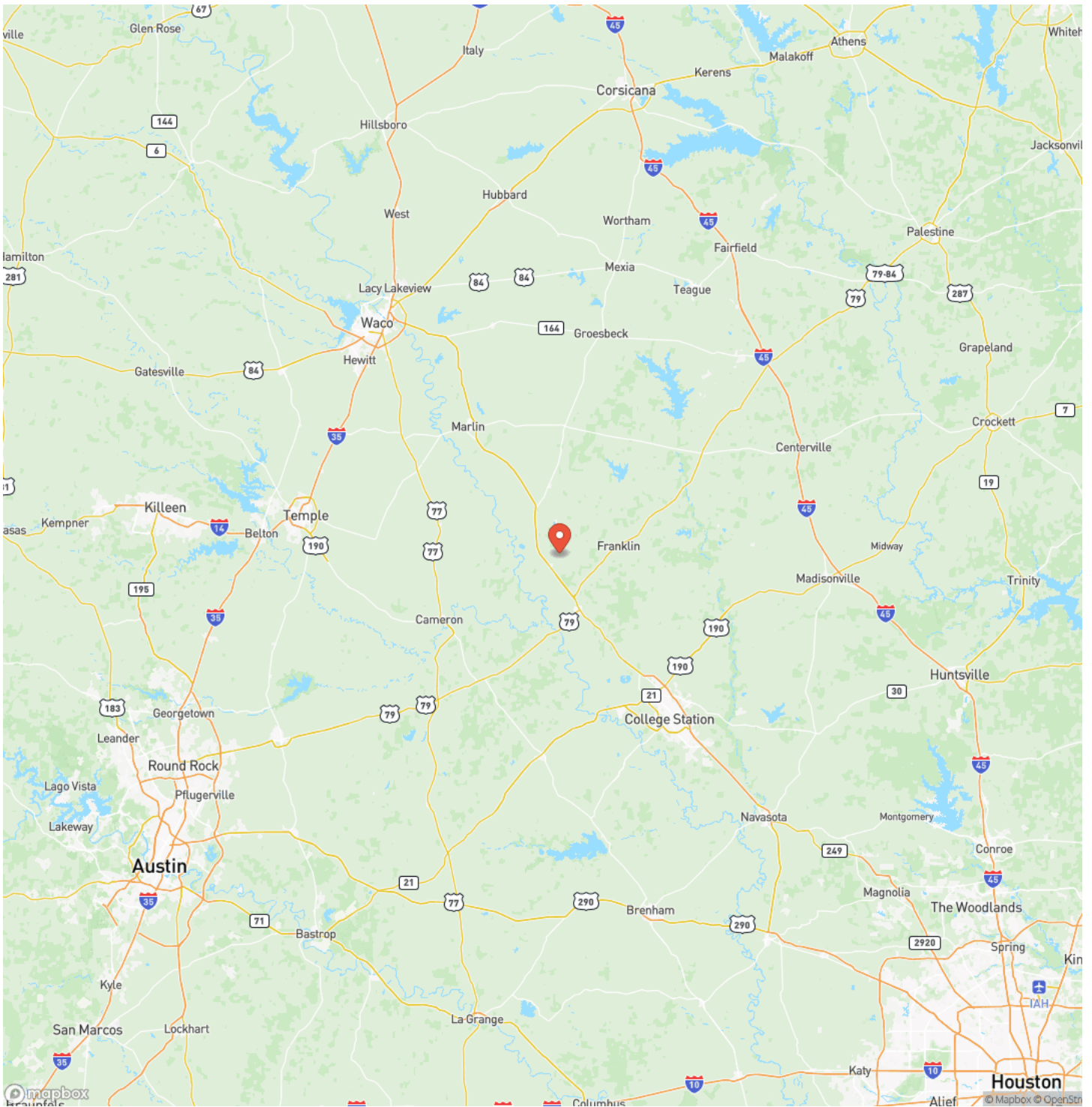
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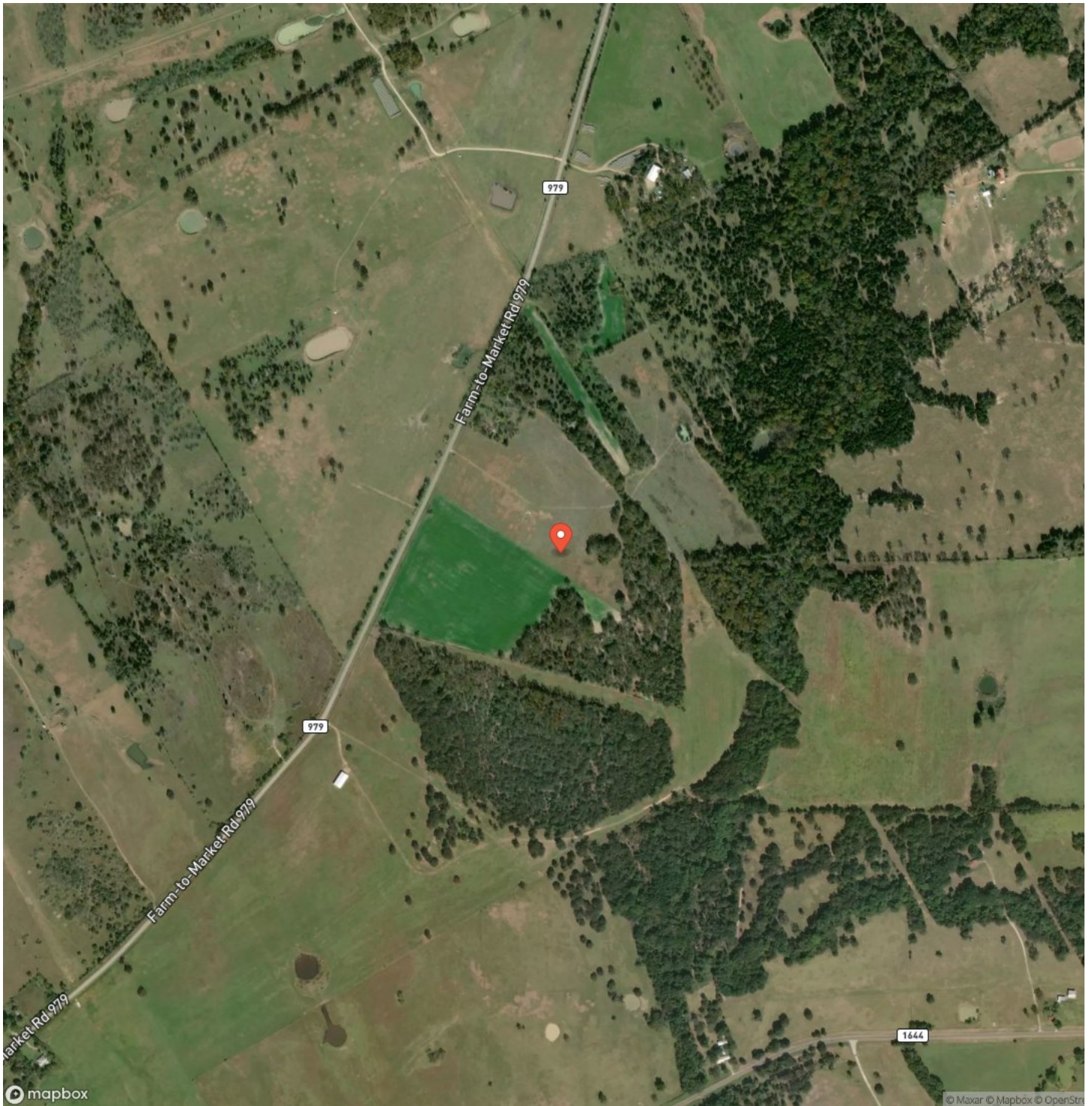
## Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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