

Rusky Duck Ranch

132.4 Acres | Bryan, Brazos County, Texas



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Price: \$1,600,000



Land Size: 132.40 AC

“Aggieland Retreat”

Just 20 minutes from town, Rusky Duck Ranch is a rare Aggieland retreat offering exceptional privacy, quality improvements, and remarkably low maintenance. With deeded access from Democrat Road and improved roads, the ranch provides year-round access for hunting, fishing, trail riding, and agricultural use. Truly, you can spend the morning hunting deer and ducks...and still make kickoff in College Station.





HOME FEATURES

The ranch features a beautifully renovated 876-square-foot, 2-bed/2-bath home with an open-concept and updated finishes throughout. An elevated porch overlooks the pond and surrounding landscape, creating an ideal setting for morning coffee, evening sunsets, and complete seclusion. From the home, neighboring properties are neither seen nor felt.

Outdoor entertaining is equally impressive. The ground-level patio includes an additional full bath, television, storage space, dog kennel, fire pit, and waterside seating area, making the property truly move-in ready from day one.

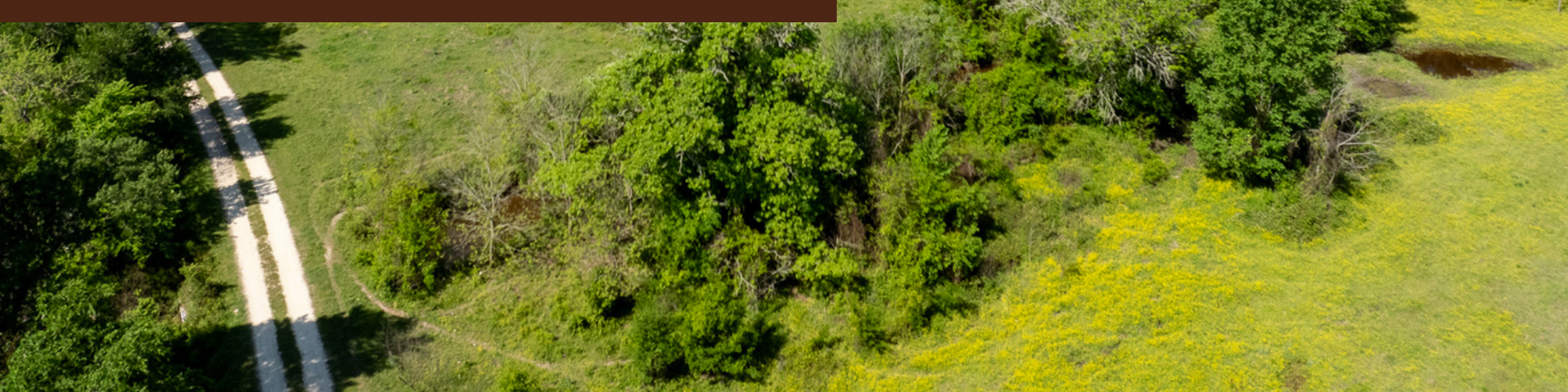
PROPERTY FEATURES

Adjacent to the home is a 15' x 50' RV barn with a 16-foot eave height, providing flexible accommodation and storage options. Whether used for a guest RV, a future bunkhouse suite, or year-round storage for your game-day motorhome, the possibilities are numerous.

A 2,625-square-foot equipment barn with roll-up doors provides ample room for tractors, implements, ATVs, hunting equipment, and ranch storage. An oversized bay accommodates larger equipment, including a tractor and batwing mower.

While designed primarily as a recreational property, the ranch easily supports its current agricultural exemption. A long-standing cattle grazing arrangement with the neighboring landowner provides an easy and effective path to maintaining the exemption with minimal owner involvement.

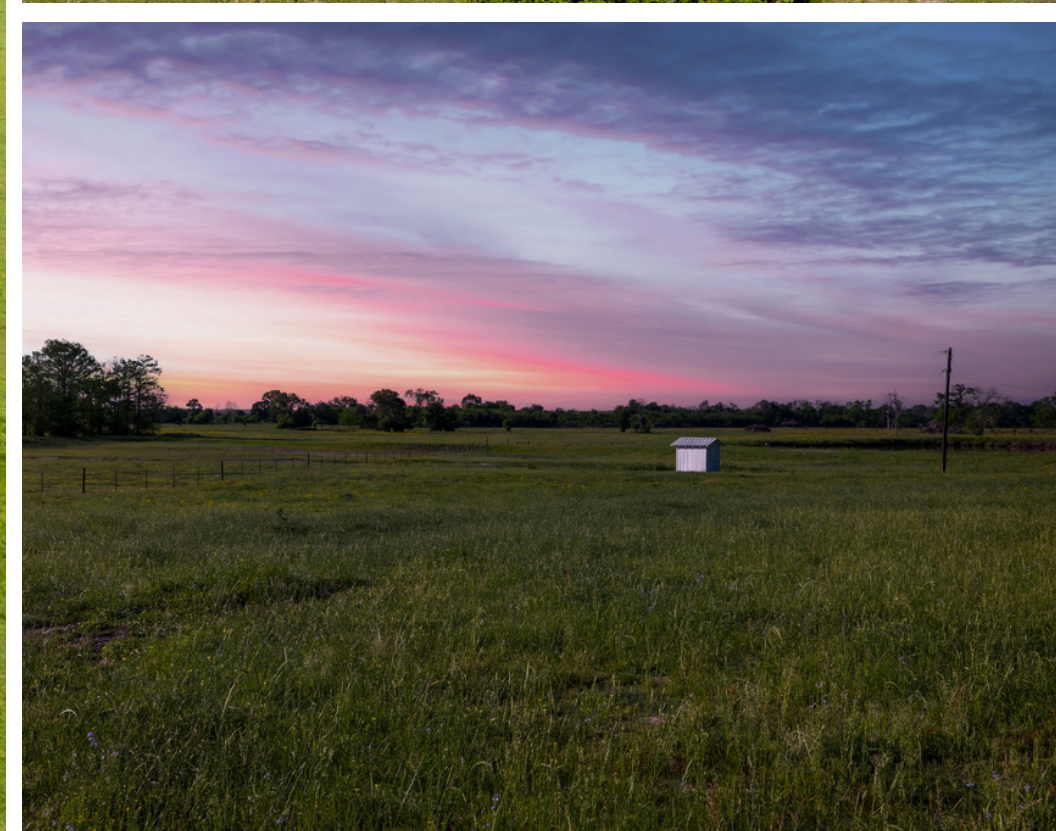
Water is one of the ranch's defining features. The property includes a 1.25-acre pond with a finished dock, multiple duck sloughs, and a water well, creating outstanding wildlife habitat and dependable year-round water resources.





RANCH OVERVIEW

Situated within the Brazos River basin, a large part of the ranch is within the floodplain. Yes, it does get wet occasionally, but that comes with a silver lining. The wildness preserves the property's natural beauty and abundant wildlife habitat. The result is a landscape that remains wild, productive, and remarkably diverse. Deer roam the river corridor in significant numbers, providing excellent hunting opportunities and frequent sightings of mature bucks throughout the season. Hog hunting is consistently productive, and the duck habitat is exceptional. One of the property's standout features is a year-round pond surrounded by towering cypress trees. The setting feels more like East Texas or Louisiana than Brazos County and provides a truly unique waterfowl hunting and recreational experience. It's cool to watch the ducks falling into that thing!





RUSKY DUCK RANCH PROPERTY VIDEO

Whether you're seeking a weekend getaway, hunting ranch, family retreat, or long-term land investment, Rusky Duck Ranch offers an outstanding combination of comfort, recreation, wildlife habitat, and privacy. Properties with this level of hunting opportunity, water features, and usability, all within minutes of College Station, are increasingly difficult to find.

Rusky Duck Ranch is the perfect blend of convenience, recreation, and authentic Texas ranch ownership.

INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

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