

**46± Acres | Columbus, TX | Colorado County**  
1080 Muddy Creek Road  
Columbus, TX 78934

**\$825,000**  
46.220± Acres  
Colorado County



**46± Acres | Columbus, TX | Colorado County**  
**Columbus, TX / Colorado County**

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**SUMMARY**

**Address**

1080 Muddy Creek Road

**City, State Zip**

Columbus, TX 78934

**County**

Colorado County

**Type**

Hunting Land, Ranches, Recreational Land, Residential Property, Farms

**Latitude / Longitude**

29.590963 / -96.644405

**Dwelling Square Feet**

560

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

46.220

**Price**

\$825,000

**Property Website**

<https://tricountyrealestate.com/property/46-acres-columbus-tx-colorado-county-colorado-texas/113224/>

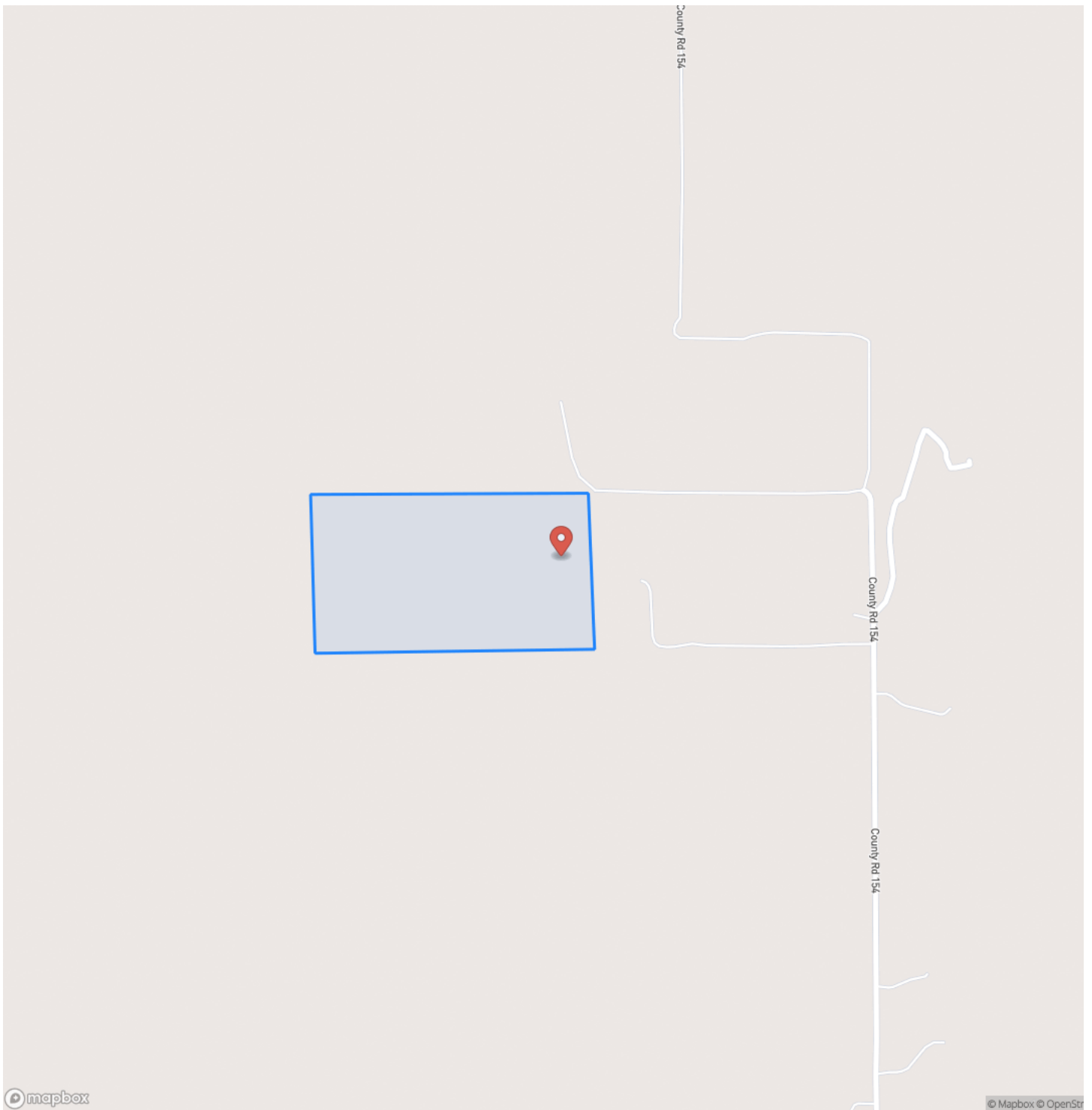


**PROPERTY DESCRIPTION**

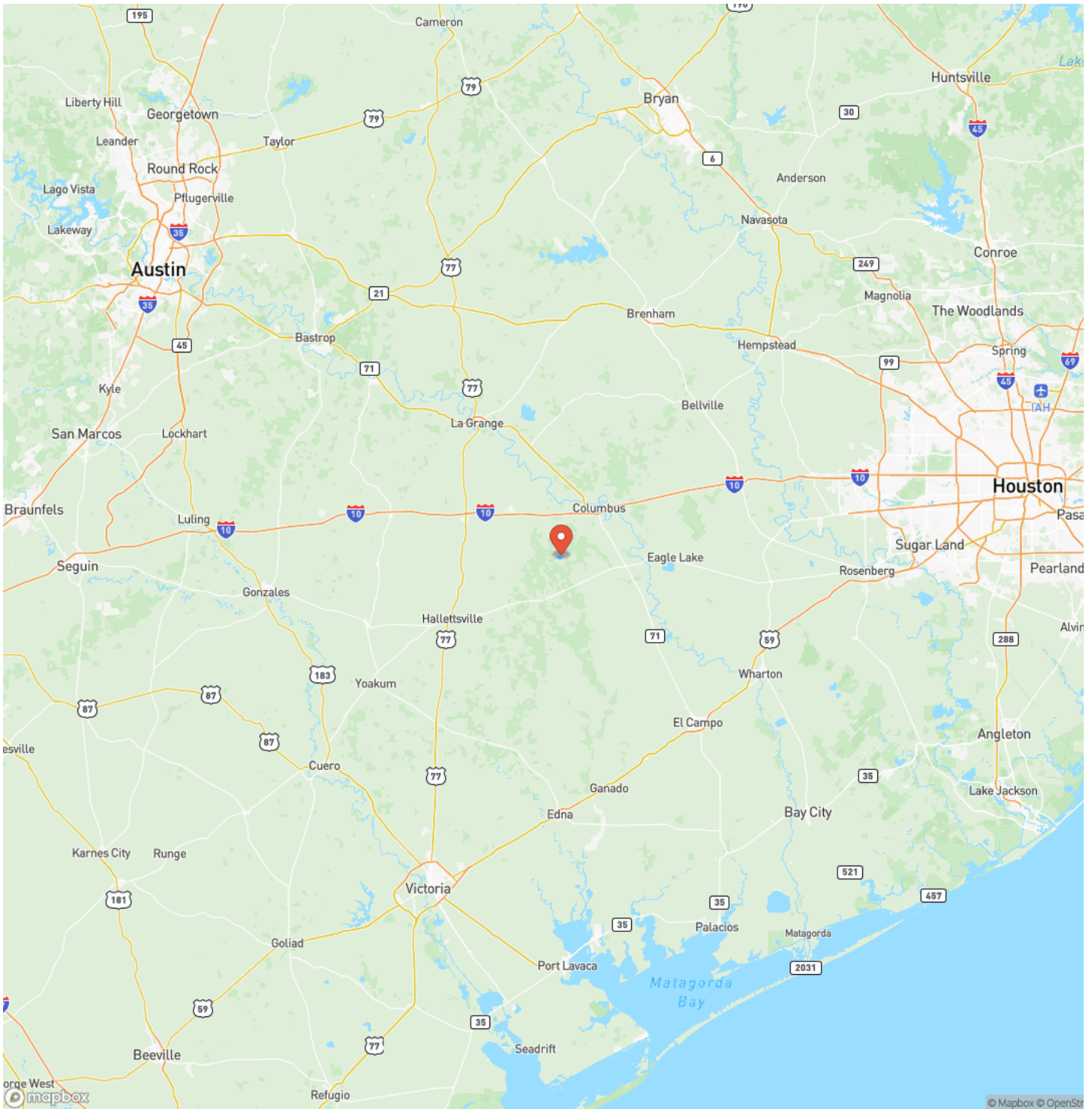
Escape to your own private hunting/recreational retreat on this secluded 46 acre property in Colorado County. Located 15 miles south of Columbus, the property is accessed from a dead-end county road via a deeded easement with an automatic gated entrance. Owned & enjoyed by the same family for 20+ years, "Box M Ranch" features a simple but functional 1BR/1BA cabin, a 20'x30' shop, utilities, and a pond. The property offers a desirable rectangular shape with large neighboring ranches to the north & south, enhancing privacy & creating an ideal habitat for wildlife. The wooded landscape features selective clearings & trails, loamy fine sand soils, 310'-330' elevation, and no floodplain. Wildlife-exempt, unrestricted, and a member of the Central Colorado County WMA. Hunting blinds/feeders convey. Minerals, furnishings, and equipment are negotiable. Whether you're looking for a weekend escape, hunting camp, or recreational retreat, this property is ready for its next chapter & new memories.



## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Helmcamp

## Mobile

(979) 732-7774

## Office

(979) 725-6006

## Email

dustin@tricountyrealestate.com

**Address**

707 S. Eagle

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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