

\$1,700,000 - Clear Lake Rd, Bryan

MLS® #25009872

\$1,700,000

Bedroom, Bathroom,
Land on 132.40 Acres

Other, Bryan, TX

Rusky Dusk Ranch is a premier weekend retreat, offering exceptional seclusion and privacy with deeded access from Democrat Road and newly improved all-weather roads that provide reliable access throughout the property. Spanning 132.40 acres, the ranch is well-appointed with a variety of improvements designed for comfort and functionality, conveniently located just 20 minutes from Bryan/College Station. The fully renovated 876 SF residence offers 2 bedrooms and 2 bathrooms with an open living area and updated finishes throughout. A spacious elevated porch overlooks the property, while the finished lower-level patio includes an additional full bath, storage, and a dog kennel. Rusky Duck Ranch is designed as a true recreational ranch, though fully capable of also being utilized for cattle or other agricultural uses. The property features a large 1.25 acre pond with a finished dock, several duck sloughs and an artesian well, providing abundant water resources. Additional improvements include a 15â€™ x 50â€™ RV carport with 16â€™ eaves and a 2,625 SF equipment barn. Wildlife is plentiful, with excellent hunting opportunities for deer, hogs, dove and ducks.



Essential Information

MLS® #	25009872
Price	\$1,700,000

Acres	132.40
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	Clear Lake Rd
Area	Other
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Utilities	Electricity Available, Sewer Available, Septic Available, Water Available
Waterfront	Lake

Interior

Appliances	Electric Water Heater
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School Information

District	Bryan
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Additional Information

Days on Market	30
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Listing Details

Listing Agent	Jay Tjoelker
Listing Office	Oldham Goodwin Group, LLC

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