

VALHALLA RANCH

1,667± ACRES

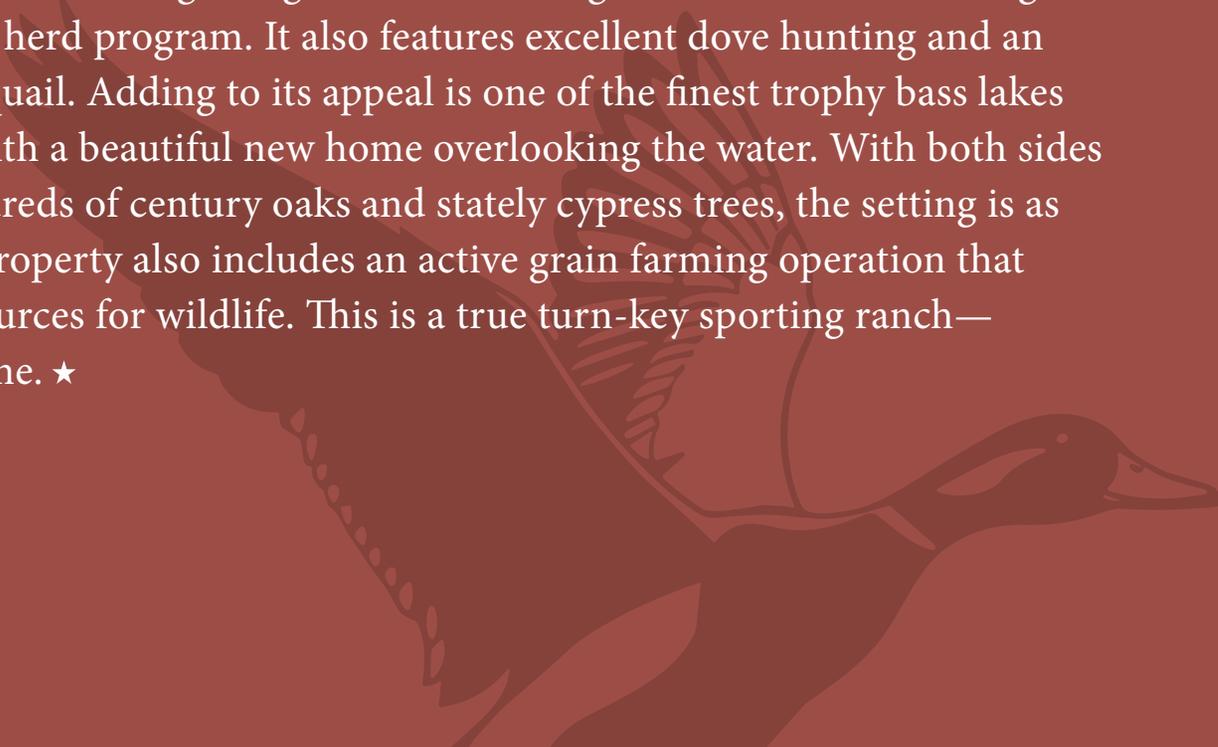
\$17,500,000

WHARTON COUNTY

DANEVANG, TX

REPUBLIC ★ RANCHES

2011 FIFTEEN YEARS 2026



VALHALLA RANCH DESCRIPTION

The Valhalla Ranch is one of the most unique and remarkable properties we've had the pleasure of representing. Located in the heart of duck country south of El Campo, the ranch offers exceptional waterfowl hunting along with outstanding white-tailed deer managed under a high-fenced, improved herd program. It also features excellent dove hunting and an impressive population of wild quail. Adding to its appeal is one of the finest trophy bass lakes we've encountered, complete with a beautiful new home overlooking the water. With both sides of the Tres Palacios River, hundreds of century oaks and stately cypress trees, the setting is as scenic as it is productive. The property also includes an active grain farming operation that enhances the abundant food sources for wildlife. This is a true turn-key sporting ranch—ready to be enjoyed from day one. ★

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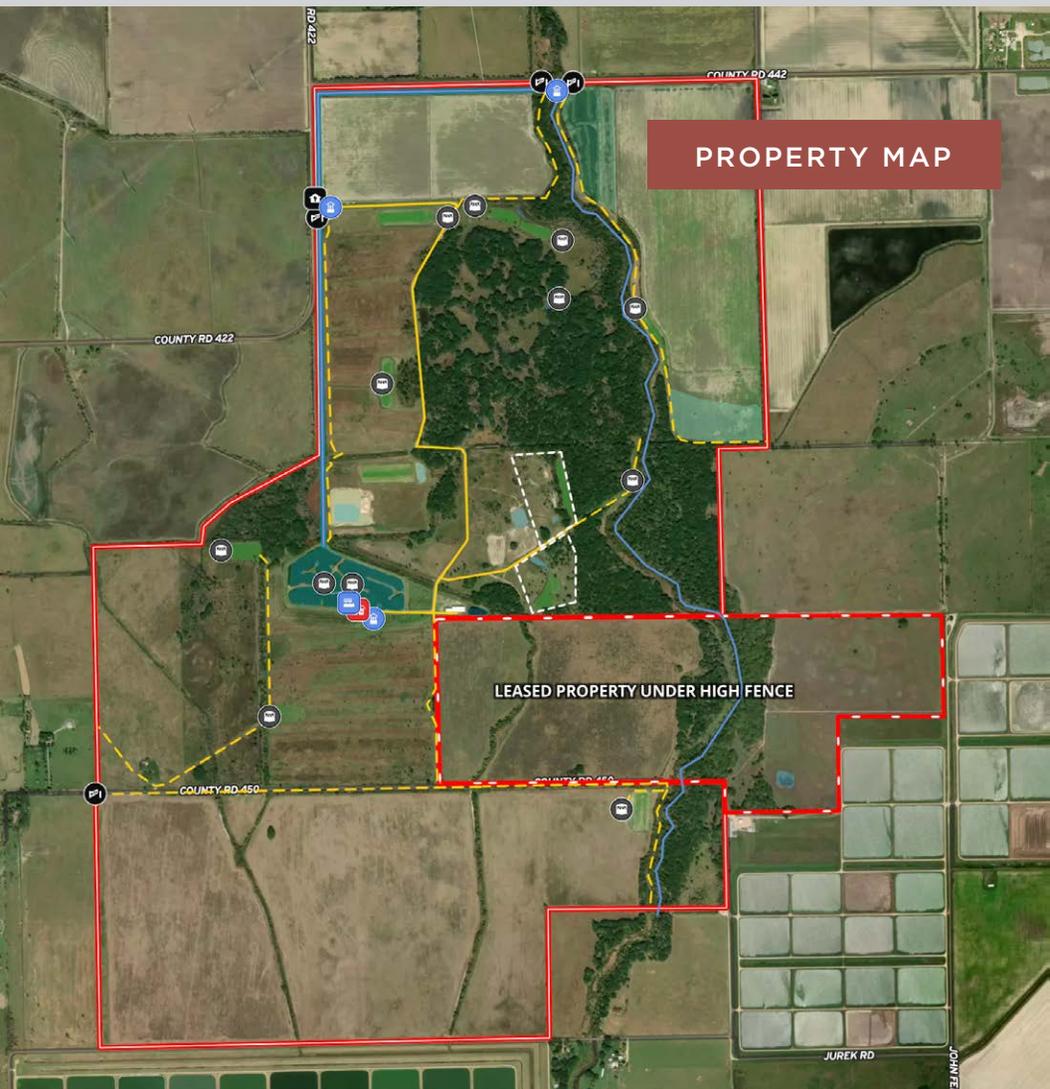
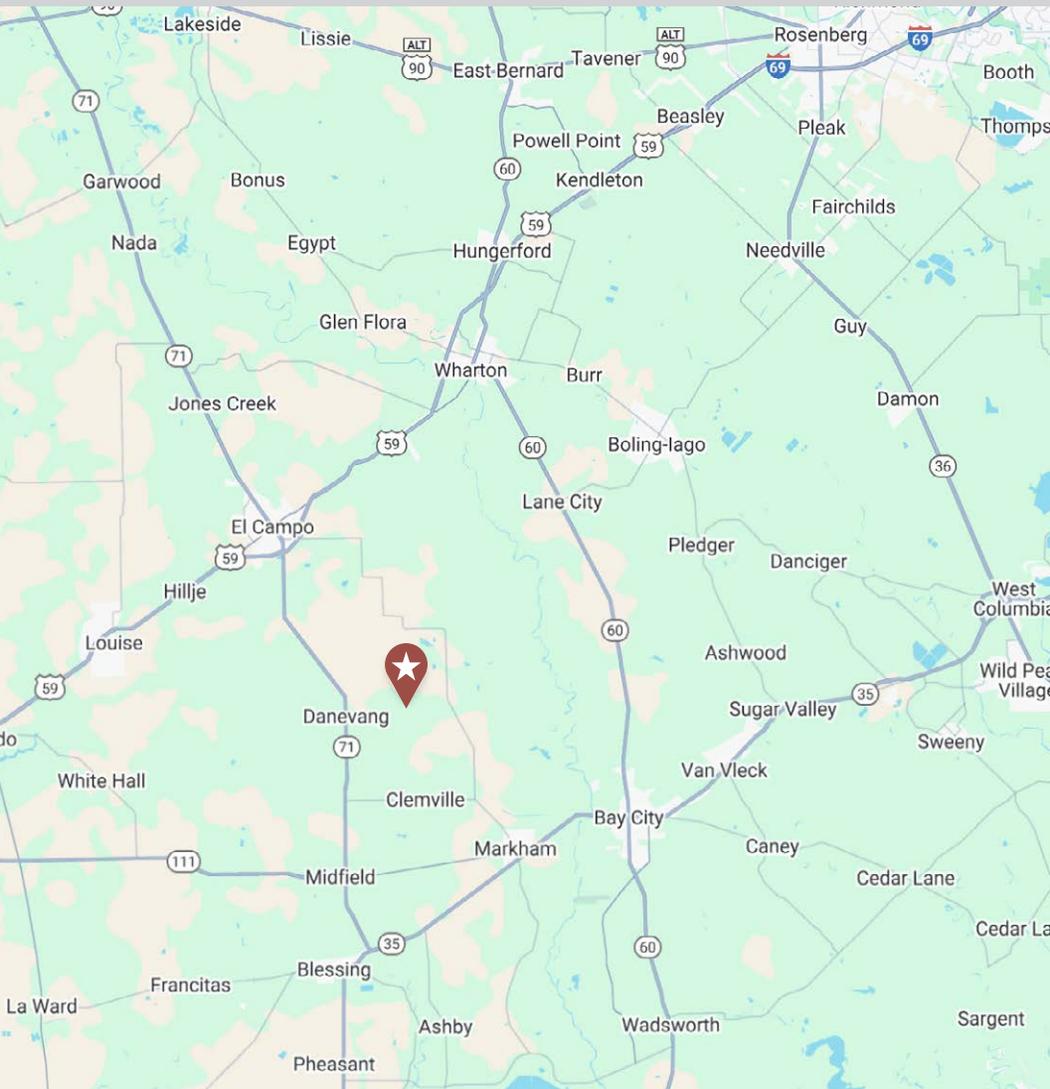
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LOCATION

The ranch is located just several miles east of Danevang, Texas with 1.7 miles of frontage on County Road 422. The ranch is less than an hour and a half from Houston.



PROPERTY MAP

LEASED PROPERTY UNDER HIGH FENCE

TOPOGRAPHY, RANGELAND & HABITAT

This diverse property lies within the Texas Gulf Coastal Prairie and features a remarkable mix of habitat types, including riparian bottomlands, sandy loam grasslands, productive farmland, and scattered oak pastures. The ranch boasts approximately 1.6 miles of the Tres Palacios River, with both sides controlled. The river corridor is lined with mature live oaks, along with elm, hackberry, and other native hardwoods, forming dense riparian woodlands that provide excellent bedding cover and abundant forage for white-tailed deer and other wildlife. These heavily timbered bottomlands comprise roughly 350 acres.

An additional ± 600 acres consists of oak and cypress woodlands interspersed with native grasslands and brush, offering exceptional habitat diversity and a strong forage base for wildlife species throughout the year. The balance of the ranch is composed of productive farmland and natural wetland areas, contributing significantly to the property's overall wildlife value and agricultural potential.



WILDLIFE

Waterfowl hunting on the ranch is exceptional. Situated in one of Texas' most renowned migratory flyways, the property includes several enhanced wetland habitats that offer outstanding duck shooting opportunities. With abundant water resources available, there is significant potential to expand wetland acreage if desired. During winter, hunters also enjoy frequent flights of migrating geese and sandhill cranes.

Dove hunting is equally impressive. Surrounded by agricultural country and supported by the ranch's own milo and corn production, the property consistently attracts strong numbers of mourning and white-winged doves. The ranch also supports a thriving population of bobwhite quail. Extensive stands of prostrate bundleflower—specifically developed for Texas—combined with abundant edge habitat along farmland and native grasslands, create ideal conditions for sustaining and growing the quail population.

The 17-acre bass lake is the crown jewel of the property. Intensely managed for years to produce premium trophy Florida-strain bass, the lake produces huge bass. The lake has 13 protein feeders for the forage fish (bluegill) and has several water wells to maintain the water levels. It also has multiple fishing docks along the banks and a 1,500 SF floating boat dock with a peaceful lounging area to enjoy being on the water along with a 18' bass boat.



AGRICULTURE

Currently, several row crop fields are leased for farming grains. In addition to providing income to the property, it enhances the wildlife feeds available and greatly improves the duck, dove, and quail populations.



IMPROVEMENTS

The primary residence was completed in 2025 and encompasses approximately 4,600± square feet. This modern and thoughtfully designed home is positioned on the trophy bass lake near the heart of the property. The residence features four bedrooms and four-and-a-half baths, including two upstairs suites offering exceptional views of the lake and surrounding ranchland. The expansive kitchen, dining area, and great room are framed by large plate-glass windows and soaring ceilings, capturing sweeping vistas of the water.

A spacious game and media room at the rear of the home provides an ideal gathering space after a day afield, complete with a pool table and large-screen television. Additional conveniences include a well-designed mudroom and ample storage throughout. Built to exacting standards, the home incorporates heavy-duty plywood behind the walls to support the display of large game trophies and was engineered to withstand high winds. A well-kept mobile home located near the main entrance serves as guest accommodations or a ranch manager's residence.

Just a short drive from the main home is a substantial equipment barn measuring approximately 160' x 50', capable of housing the ranch's tractors, implements, skid steer, and other large equipment. Adjacent to the equipment barn is an 80' x 40' storage barn with a concrete floor, designed for smaller rolling stock, UTVs/ATVs, tool storage, and a small living area.



WATER

The ranch is exceptionally well watered, as expected in a property of this caliber. A large irrigation well serves as the primary water source, supplying multiple ponds and wetland units across the ranch. Uncommon for the region, the water delivery system is fully piped underground. This well is powered by a diesel engine and also maintains consistent water levels in the trophy bass lake.

In addition, four electric water wells serve the property, providing water to the residence and ranch facilities. Several of these wells are capable of supplementing the lake and supporting irrigation needs around the main home.

The ranch also holds riparian rights on the Tres Palacios River, offering the ability to draw water for expanded wetland development or habitat enhancement if desired.

ELECTRICITY

On-site in multiple areas.

MINERALS

This sale is a surface estate sale only. There is no production on the ranch.

OTHER

Approximately 308 additional acres adjacent to the ranch are high-fenced and currently leased by the owner of Valhalla Ranch, providing expanded acreage and additional river frontage. This lease may be continued by a new owner, offering the opportunity to enjoy the extra land and, in all likelihood, incorporate it into the ranch in the future.





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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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