

Rocky Creek Hill Country Ranch

2,275.00 Acres

Mills County, TX

\$14,105,000



HAYDEN  OUTDOORS.

Rocky Creek Hill Country Ranch

TOTAL ACRES:

2,275.00

PRICE:

\$14,105,000

COUNTY:

Mills County

CLOSEST TOWN:

Goldthwaite, TX

Presented by



Phil Phillips

- 📍 Broker Associate, Licensed in TX, CO & WY
- ✉️ Phil@HaydenOutdoors.com
- 📞 970.209.3006



Karen Phillips

- 📍 Sales Agent, Licensed in TX
- ✉️ Karen@HaydenOutdoors.com
- 📞 830.331.0944





Property Summary

This 2,275 +/- acre property is the ultimate Texas Hill Country hunting ranch. With just under 14 miles of nearly new high fence and multiple blinds and feeders set up and actively feeding, it is home to whitetail deer and multiple exotic species for year-round hunting. Complete with a man-made dam and barndominium, it is centrally located and makes for a reasonable drive to major airports and metropolitan areas including Austin, Dallas and San Antonio.



Activities & Amenities

ATV/Off Road

Hiking/Climbing

House/Cabin

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Waterfowl

Pond/Lake

Waterfront

Fishing

Land Details

Address: 551 S County Road 427, Goldthwaite,
Texas 82009, USA

Total Acres: 2,275.00

Deeded Acres: 2,275.00

Leased Acres: 0.00

Zoning: Ag

Elevation: 1,400 ft.

Source of lot size: Unknown

Building Details

Homes: 1

Style of Home(s): Barndominium

Bedrooms: 2

Full Bathrooms: 2

Basement: None

Parking Types: Attached Garage, Driveway

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

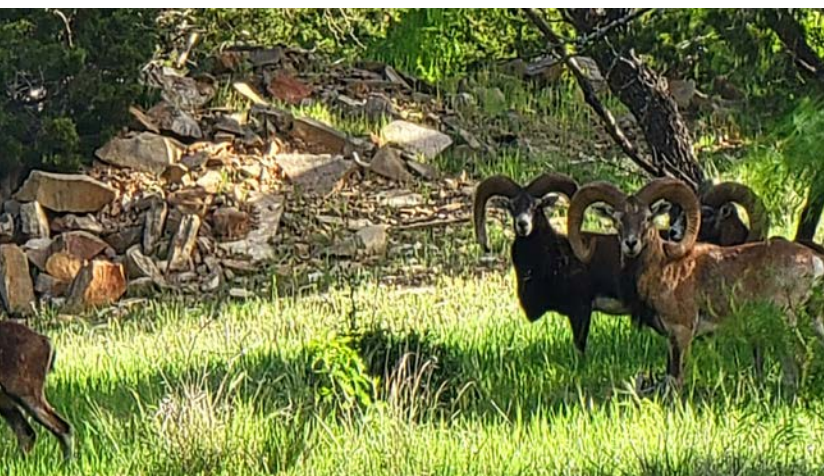


Land

Tap into the benefits of a wildlife haven that boasts open pastures, rolling terrain, abundant native and exotic wildlife, a man-made dam and nearly five miles of the seasonal Blowout and Rocky creeks. This serene Hill Country property borders two county roads and is conveniently located less than 15 minutes from Golthwaite for shopping convenience. For those seeking more urban amenities, it is situated only 1.5 hours from Austin, 2.5 hours from Dallas/Fort Worth and less than 3 hours from San Antonio.

The ranch's concrete dam is a popular watering hole for wildlife and serves as your own private swimming and fishing hole. Head for a nearby blind with your rifle or bow, or relax under one of the many mature live oaks with binoculars and camera in hand and take advantage of the wildlife viewing opportunities. Long-range shooters will appreciate the chance to shoot out to 1,000 yards, thanks to the property's steel gong setup.

The high-fenced ranch offers multiple game species, including whitetail deer, turkeys, pigs, jackrabbits and popular Texas hill country exotics such as axis, blackbuck, fallow, red deer, aoudad and white-bearded gnu. Enjoy terrain that features elevation changes of more than 200 feet, providing varying views of the ranch's 2,275 acres and multiple sites for an additional home or cabin amid the live oak, post oak, walnut, pecan, elm, mesquite and cedar trees. Native vegetation includes yucca, prickly pear cactus, desert spoon and, in spring, renowned Texas Hill Country wildflowers, including iconic bluebonnets.







Improvements

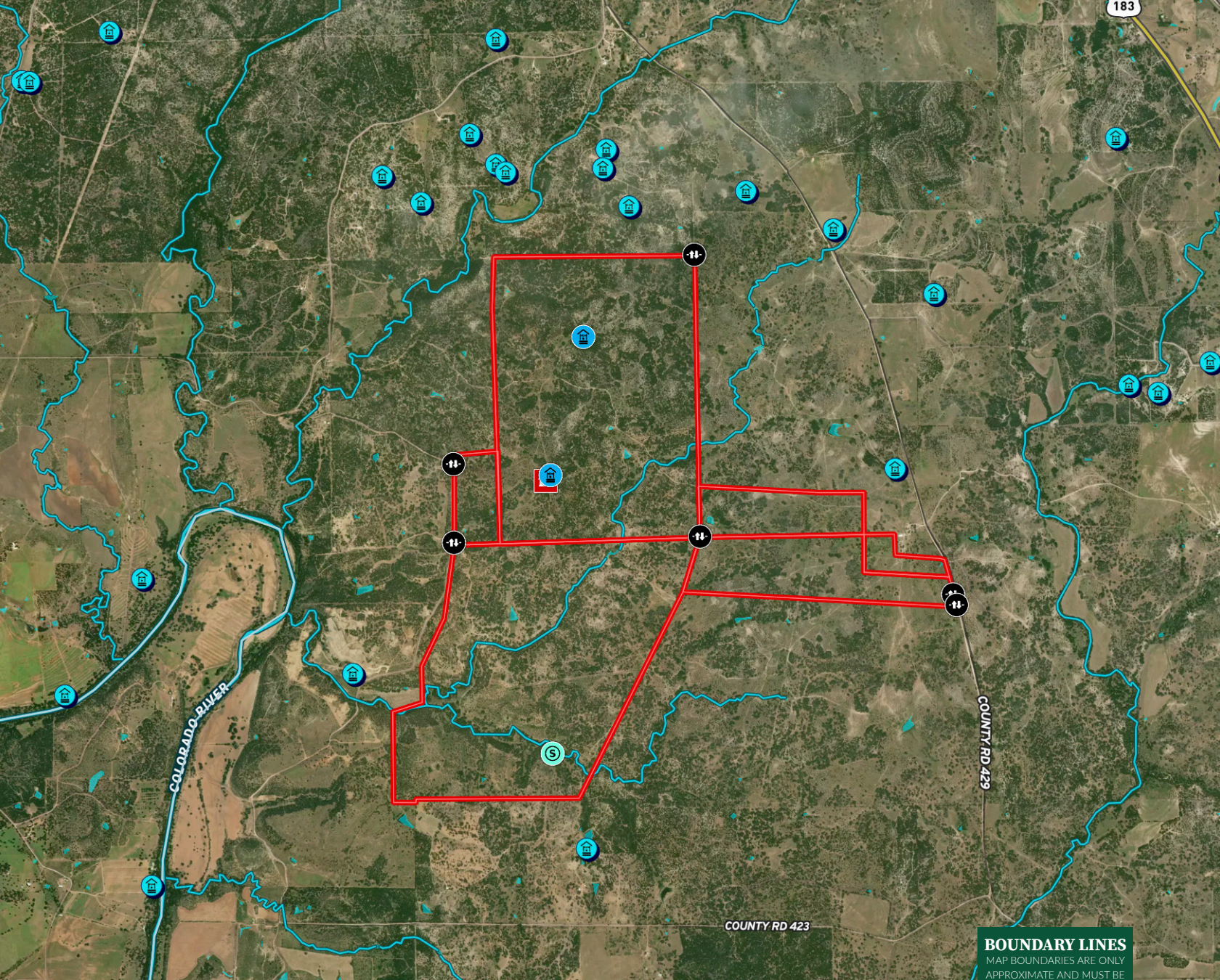
A brand new two-bedroom, two-bathroom barndominium with a 40'X40' shop makes an excellent hunting camp or ranch manager's quarters. The shop's sectional overhead door opens easily to store your largest equipment or RV. Move in and start hunting, or build a new lodge to meet your specific needs, whether you seek a private or corporate hunting retreat, want to launch your own hunting business or breed and raise exotics.

Buy it today, start hunting it tomorrow!





Region & Climate

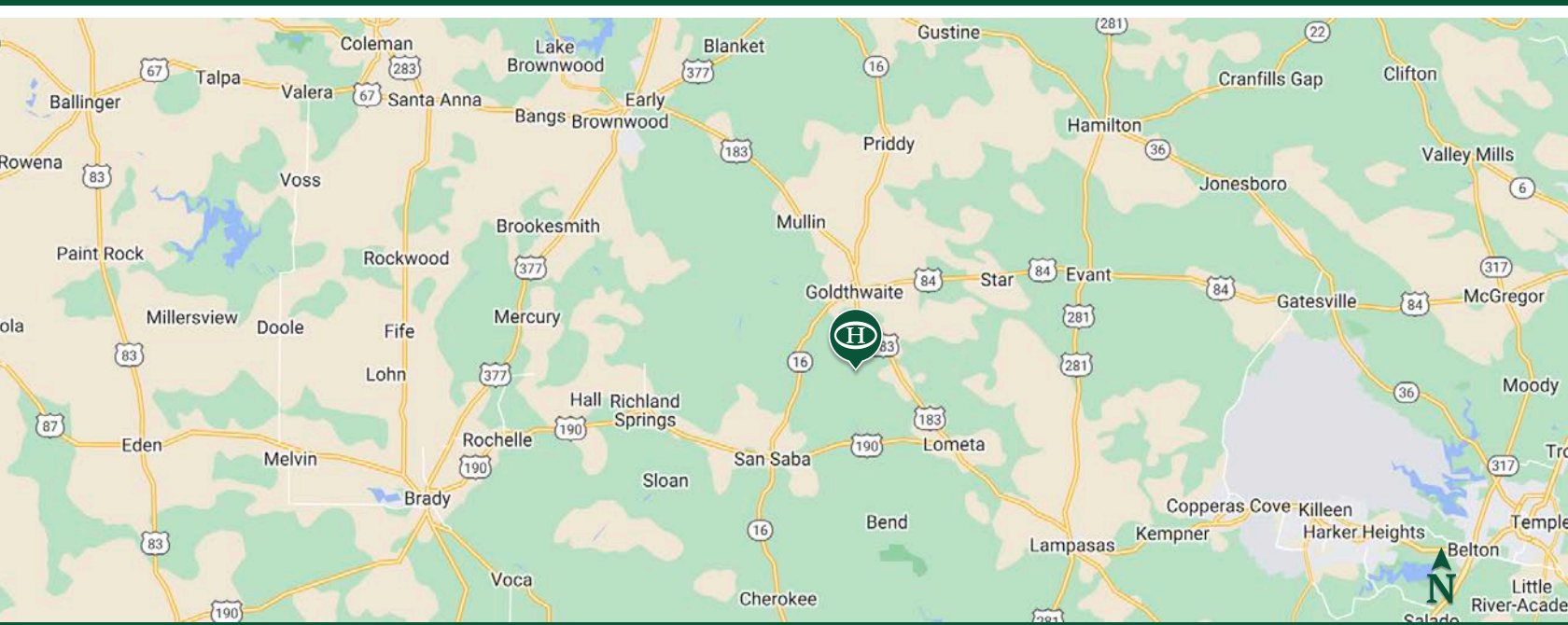
Enjoy year-round recreation in the Hill Country a region of Texas known for its serene beauty, rustic elegance and mild climate.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

-  Boundary
-  Main House
-  Gate
-  Water Well





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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