

Rocky Creek Hill Country Ranch North

1,005.00 Acres

Mills County, TX

\$6,281,250

Activities & Amenities

ATV/Off Road
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Pond/Lake

Land Details

Address: 551 S County Road 427,
Goldthwaite, Texas 82009, USA
Closest Town: Goldthwaite
Total Acres: 1,005.00
Deeded Acres: 1,005.00
Zoning: AG
Elevation: 1,400
Topography: Rolling
Estimated Taxes: \$2,800 - 2023
Source of lot size: Unknown

Building Details

Bedrooms: 2
Three-Quarter Bathrooms: 2
Basement: None
Parking Types: Attached Garage, Driveway
Fence Type: High
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



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.





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 1,005 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.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





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.

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- RICK STEINER, SELLER/BUYER

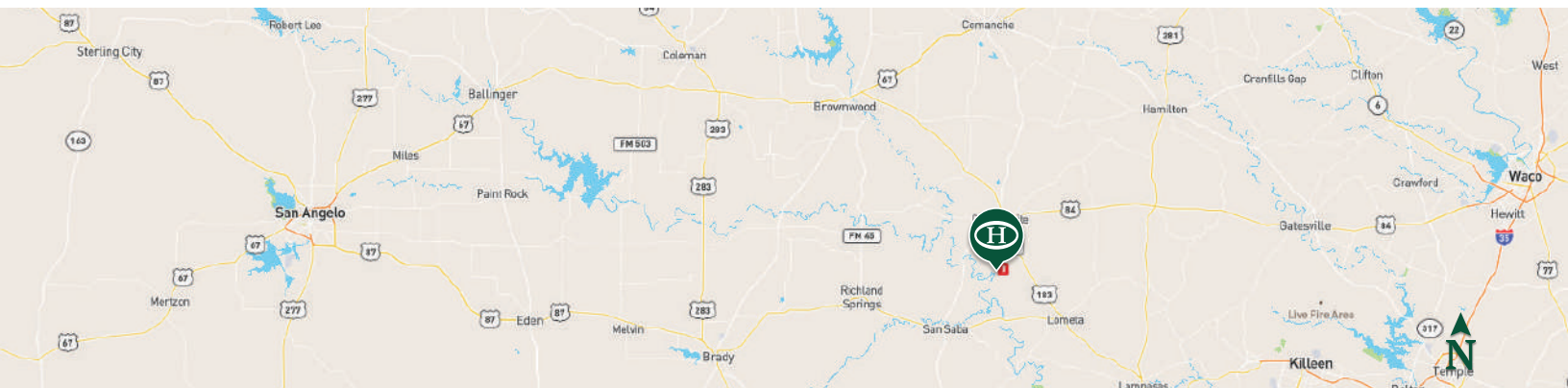
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 Boundary

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






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FARM, RANCH & RECREATIONAL REAL ESTATE





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