

Rocky Creek Hill Country Ranch South

1,270.00 Acres

Mills County, TX

\$7,874,000



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Activities & Amenities

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

Land Details

Address: 368 County Road 429,
Goldthwaite, Texas 76844, USA

Closest Town: Goldthwaite

Total Acres: 1,270.00

Deeded Acres: 1,270.00

Zoning: Ag

Elevation: 1,400

Topography: Rolling

Estimated Taxes: \$4,150 - 2023



Property Summary

Your private Texas Hill Country hunting ranch awaits, spanning 1,270 +/- acres with over 9 miles of nearly new high fence, 1.2 of which will be completed upon sale. Multiple blinds and active feeders draw whitetail deer, turkey, hogs and multiple exotic species for year-round hunting. Complete with a man-made dam and fishing ponds, it is centrally located and is 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 three 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 1,270 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.

This 1,270-acre property is part of the Rocky Creek Hill Country Ranch, which spans 2,275 acres and is also available in its entirety, as is the ranch's North parcel by itself—the Rocky Creek Hill Country Ranch North—which spans 1,005 acres and features a 2 bedroom, 2 bath barndominium.





Region & Climate

Enjoy year-round recreational opportunities in the Hill Country 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.*





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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."

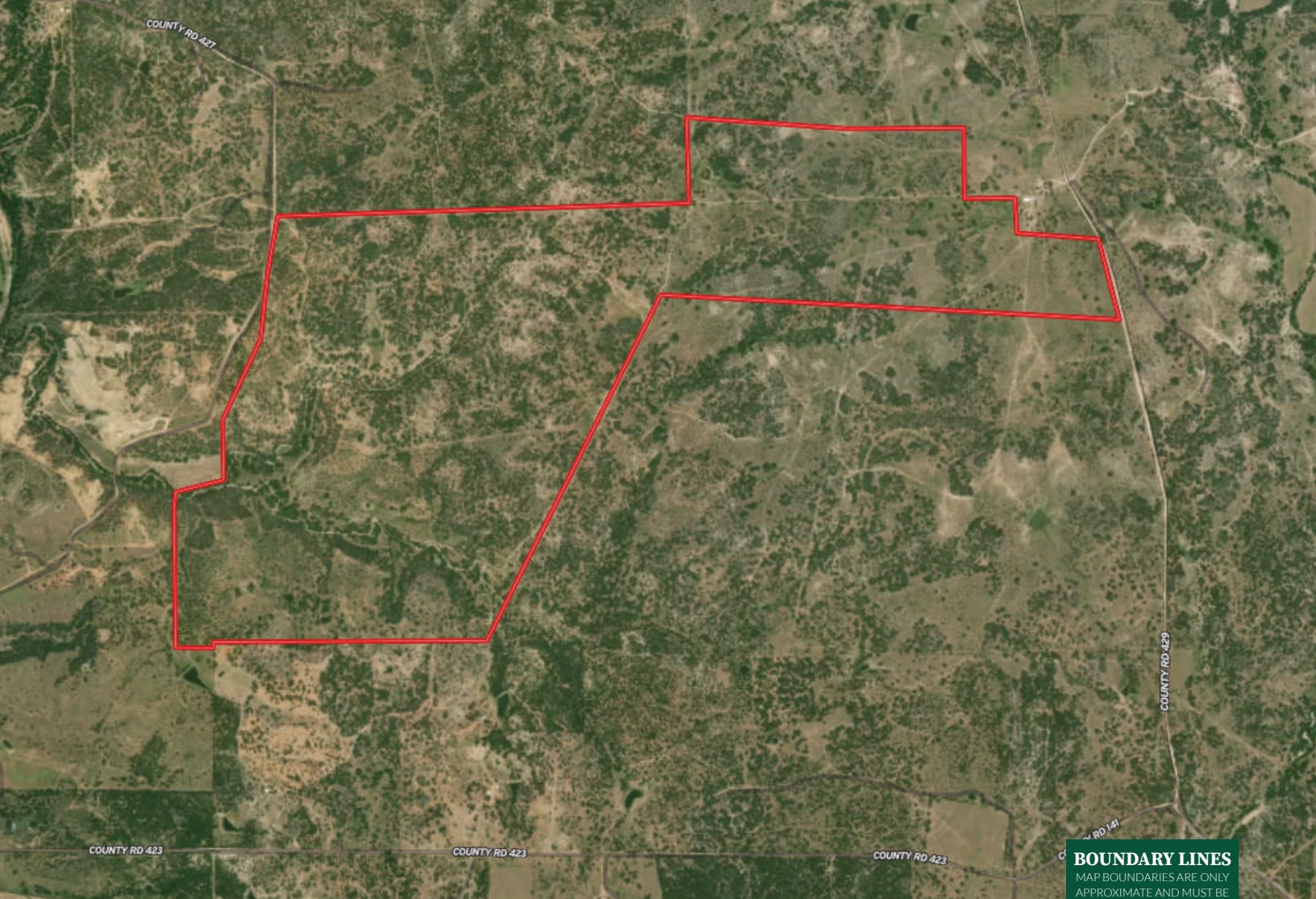


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

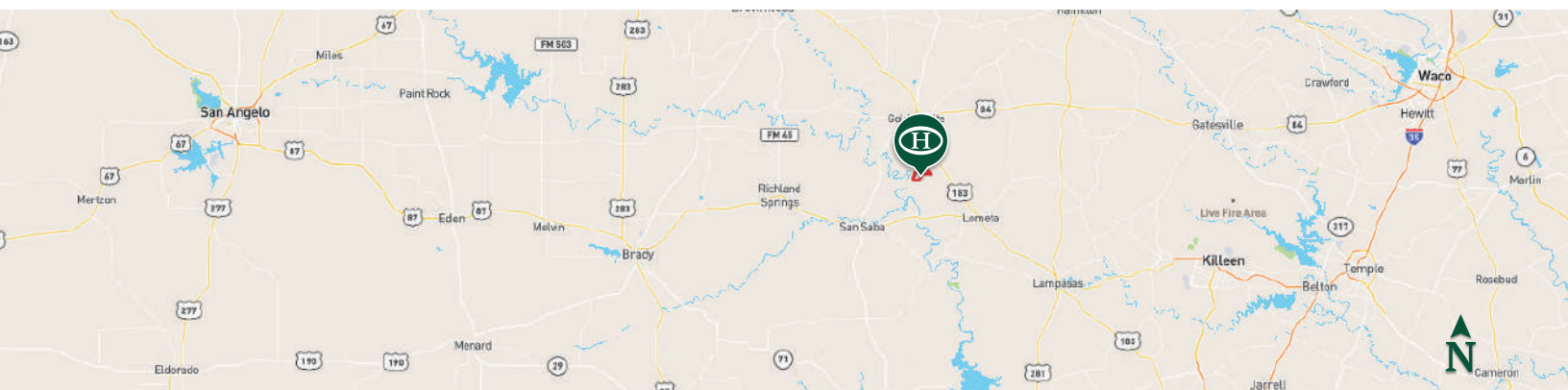
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 Boundary

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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