

273 +/- Acres Mills County

- CR 306, Goldthwaite, Texas 76844



Property Description

273+/- acre livestock and recreational ranch is situated approximately 4 miles east of Goldthwaite on Country Road 306 and is ideal for cattle, horses, fishing and hunting.

The topography of the ranch is typical of the hill country with a good mix of flat areas along with gentle, rolling hills and scenic views of the hill country. The numerous draws create wet weather creeks and empty rainwater into the numerous tanks.

Vegetation on the ranch includes good grasses for cattle, sheep and horses. The many oak trees scattered throughout provide excellent habitat for the native wildlife. Water is abundant with four tanks for watering livestock and wildlife.

Improvements include crossed-fenced pastures with gates to easily rotate livestock. There are two barns, pipe pens and a riding arena.

Other improvements include a 1,372 sq. ft. home (According to MCAD) The brick and frame home has been remodeled throughout to include new plumbing and electrical, windows and flooring. This home also features a room with a wall of windows. This room could serve many purposes such as an extra bedroom, a sun room or office.

This ranch is priced at \$2,995 an acre. For more information or to schedule a showing, please contact Peggy York at 325-938-6434.

This write-up may contain errors and omissions and is for information only. The above information is subject to changes, corrections, and or withdraws from the market with no prior notice.

Basic Details

Property Type: **Farm/Ranch**

Listing ID: **1065**

Price: **\$817,635**

Acreage (plus/minus): **273 Acre**

Buyers broker needs to be present at first showing to receive commission.

Agent Contact: Peggy York at 325/938-6434

Peggy York - Broker

1113 Parker - Goldthwaite, Tx 76844

Features

| | | |
|-------------------------------------|-------------------|--|
| <input checked="" type="checkbox"/> | Ponds/Stock Tanks | |
| Private Lake: | | 0 Acre |
| <input checked="" type="checkbox"/> | Cattle Pen(s) | <input checked="" type="checkbox"/> Cross Fenced |
| <input checked="" type="checkbox"/> | Fence | |
| Rural Electric: | | Yes |
| Water Well: | | Yes |
| Ag Exempt: | | Yes |

Address [Map](#)

| | |
|------------|-----------------------|
| Country: | US |
| State: | TX |
| County: | Mills |
| City: | Goldthwaite |
| Zipcode: | 76844 |
| Street: | CR 306 |
| Longitude: | W99° 26' 48.2" |
| Latitude: | N31° 26' 43.8" |

Agent [Info](#)



Peggy York

www.ranchhouerealty.com

325-938-6434

325-938-6434

325-938-5768

peggy@ranchhouerealty.com

peggy@centex.net