

109 +/- Acres Mills County

- FM 575, Goldthwaite, Texas 76844



Property Description

109 +/- acres Great combination ranch with elevation changes, heavy cover and Spanish Oak Grove for hunting. A grass pasture for livestock and a recently planted oat field. A nice three bedroom, two bathroom home with a screened-in porch is nestled around numerous shade trees. Two seasonal tanks, large barn, two smaller barns, a nice set of pipe cattle pens, and a grain bin for all of your livestock needs. There is also a large storage building with electricity and covered parking. Great views of the hill country. Deer blind and feeder convey. This property located on a paved highway frontage is a must see! \$447,000.

Improvements include:

Manufactured Home with Hardie Board siding — 3 bedrooms, 2 baths, a fireplace, front porch and screened-in side porch. This 2,440 sq.ft. home is 2004 model. Furniture is negotiable.

Storage building — 640 sq. ft. with attached covered 2 car parking.

Cattle Pens — A nice set of pipe cattle pens is work cattle.

Barn — A 5,280 sq.ft metal barn is located next to the cattle pens.

Smaller Barn — 800 sq. ft. barn for sheep and goats.

Hay Barn — 192 sq. ft.

Elevated Grain Bin — Will store 20,000 lbs of grain.

Basic Details

Property Type: **Farm/Ranch**

Listing ID: **1068**

Price: **\$447,000**

Acreage (plus/minus): **109 Acre**

Fences: Good to very good perimeter and cross-fenced fences

Land consists of:

Grass Pastures — Four fenced pastured with native grasses to accommodate horses, cattle, other livestock and wildlife.

Crops — Seller recently sowed 20 acres of oats.

Tree Cover — Ranch has good cover consisting of mostly of Spanish Oak, Live Oak and Shin Oak.

Topography — Rolling hills leading to significant elevation changes. Part of this ranch is located on Huckabee Hill. The varied topography creates a perfect place to hunt and ride ATVs. Huckabee Hill is in the Summits category for Mills County in the state of Texas. Huckabee Hill is displayed on the Caradan USGS quad topo map.

Wildlife — White-tail deer, dove, and turkey are found in the area.

Water — There are 2 seasonal tanks for livestock and wildlife and a water well.

Additional Information:

Taxes — The property has agricultural valuation.

Price — \$447,000 for approximately 109+/- acres.

Showing — Please contact Peggy York, Broker at 325-938-6434 to schedule a showing.

This write-up may contain errors and omissions and is for information only. The square footage and age of structures are per the Mills County Appraisal District. The above information is subject to changes, corrections, and or withdraws from the market with no prior notice. Buyers broker needs to make initial contact and be present at first showing to receive a commission.

Ranch House Realty

1113 Parker - Goldthwaite, Tx 76844

Features

<input checked="" type="checkbox"/> Heating System	<input checked="" type="checkbox"/> Cooling System
<input checked="" type="checkbox"/> View	<input checked="" type="checkbox"/> Fireplace
<input checked="" type="checkbox"/> Storage	<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	<input checked="" type="checkbox"/> Breath-taking Panoramas

Address [Map](#)

Country:	US
State:	TX
County:	Mills
City:	Goldthwaite
Zipcode:	76844

Rural Electric: **Yes**

Street: **FM 575**

Water Well: **Yes**

Longitude: **W99° 31' 2"**

Latitude: **N31° 32' 17.7"**

Agent Info



Peggy York

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