



Coldwell Banker United

FM 574
Goldthwaite, Texas 76844
\$2,200,000

380 Acres
Mills County



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380 Acres

Mills County

Goldthwaite, Texas Ranch

This is an elite, turnkey hunting ranch located in the Heart of Texas, near historic Goldthwaite, TX. The 380 acres are completely high-fenced, and has wealth of wildlife on it including— Red Stag, Scimitar Oryx, Fallow, Blue Wildebeest, Addax, Blackbuck, and more. All wildlife on the ranch conveys with sale. The terrain is diverse, with great areas of cover and several intermittent creeks crossing the ranch. A constant level pond is fed from an 18 GPM solar powered well, and there is a 2,000 ft grass east-west runway.

3 structures reside on the property – a 2400 sq ft 3Br/2Bath main residence with wood floors and rustic feel, a 2000 sq ft structure with 650 sq ft guest apt and barn equipment area with up to 12 ft high roll up doors, & a 1200 sq ft equip. barn. The main home is high-end finish with rough cedar & douglas fir vaulted ceilings, hand-scraped wood floors, and master suite with coffered ceiling. The kitchen opens to main living, featuring stainless appliances and granite counters. A wide porch wraps around the home, with built-in outdoor kitchen, leading to a flagstone patio with outdoor fireplace. The standalone guest quarters features 2 bedrooms and full bath.

This ranch is ready to go on day one with all of the hunting improvements in place for a stellar hunting ranch.





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Main Home



Guest Home



Barn/Storage Interior

- **Water Features**

There is a pond, northeast of the main home, and there are several intermittent creeks that criss-cross the property.

- **Land**

There is predominantly level terrain, with areas of elevation on the northwest side of the property.

- **Soil**

Soil is predominantly Doudle-real, with areas of Hext Loam soil around the homes.

- **Access**

There is gated access off of country road FM 574. The land has approx. 1,650 ft of frontage on FM 574.

- **Wildlife**

The ranch is completely high-fenced, and has a wealth of native wildlife and exotics, including Red Stag, Scimitar Oryx, Fallow, Blue Wildebeest, Addax, Blackbuck, White-tail, and more.

- **Utilities**

2 Wells are on the property. Septic.

- **Taxes**

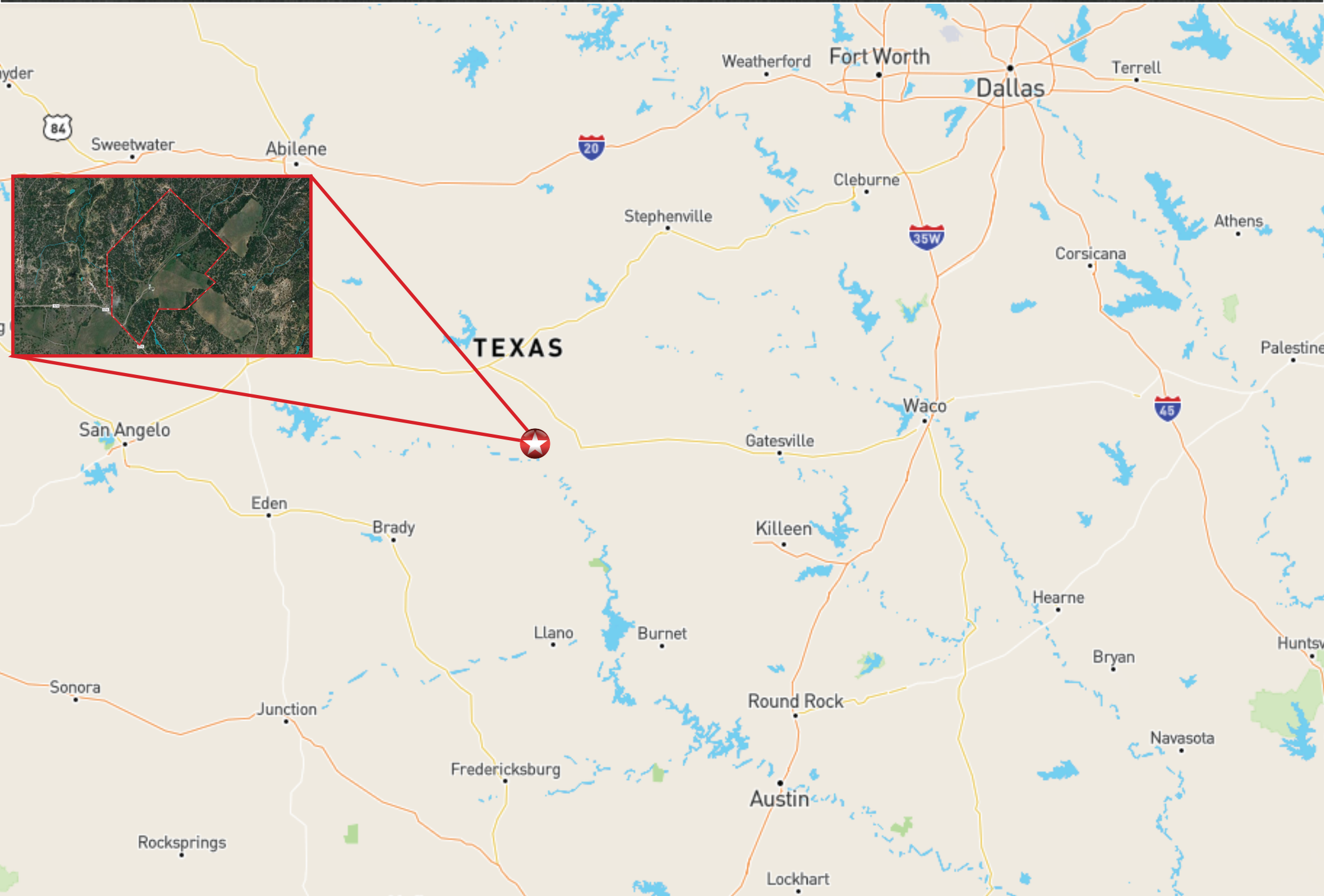
There is a Wildlife Exemption in place. Taxes are approx. \$6,500 a year.



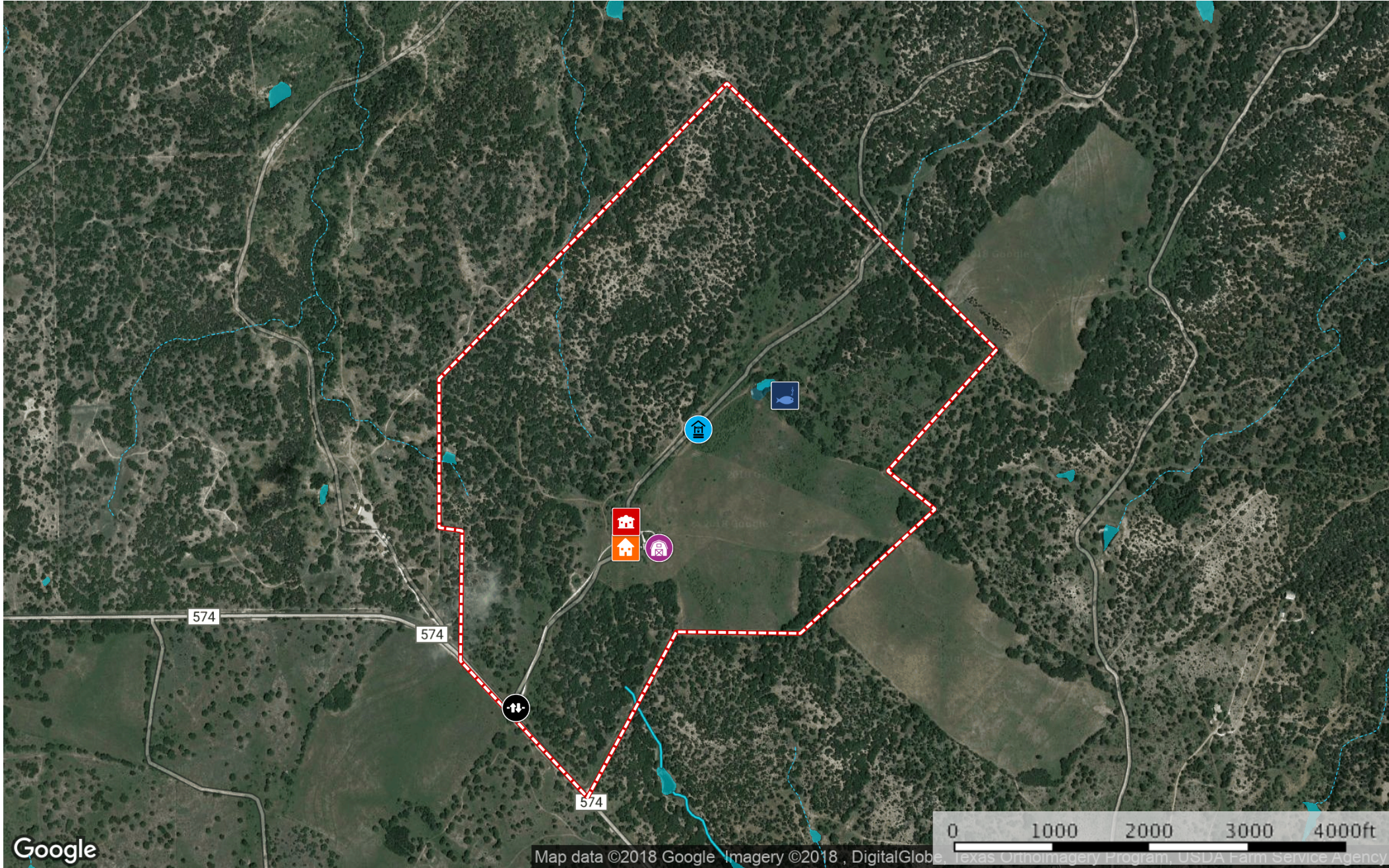
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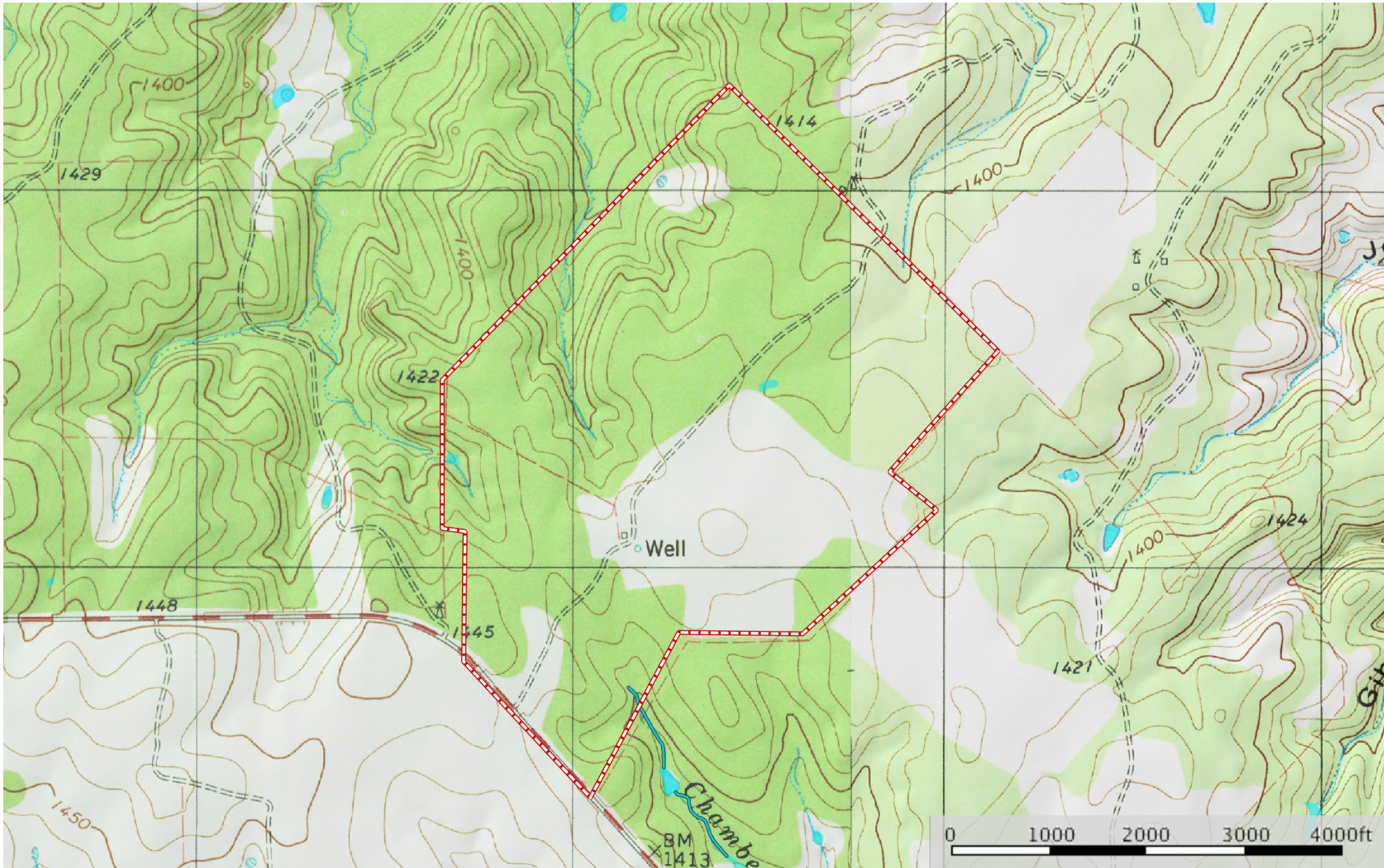


FM 574 Goldthwaite, TX Ranch
Mills County, Texas, 380 AC +/-



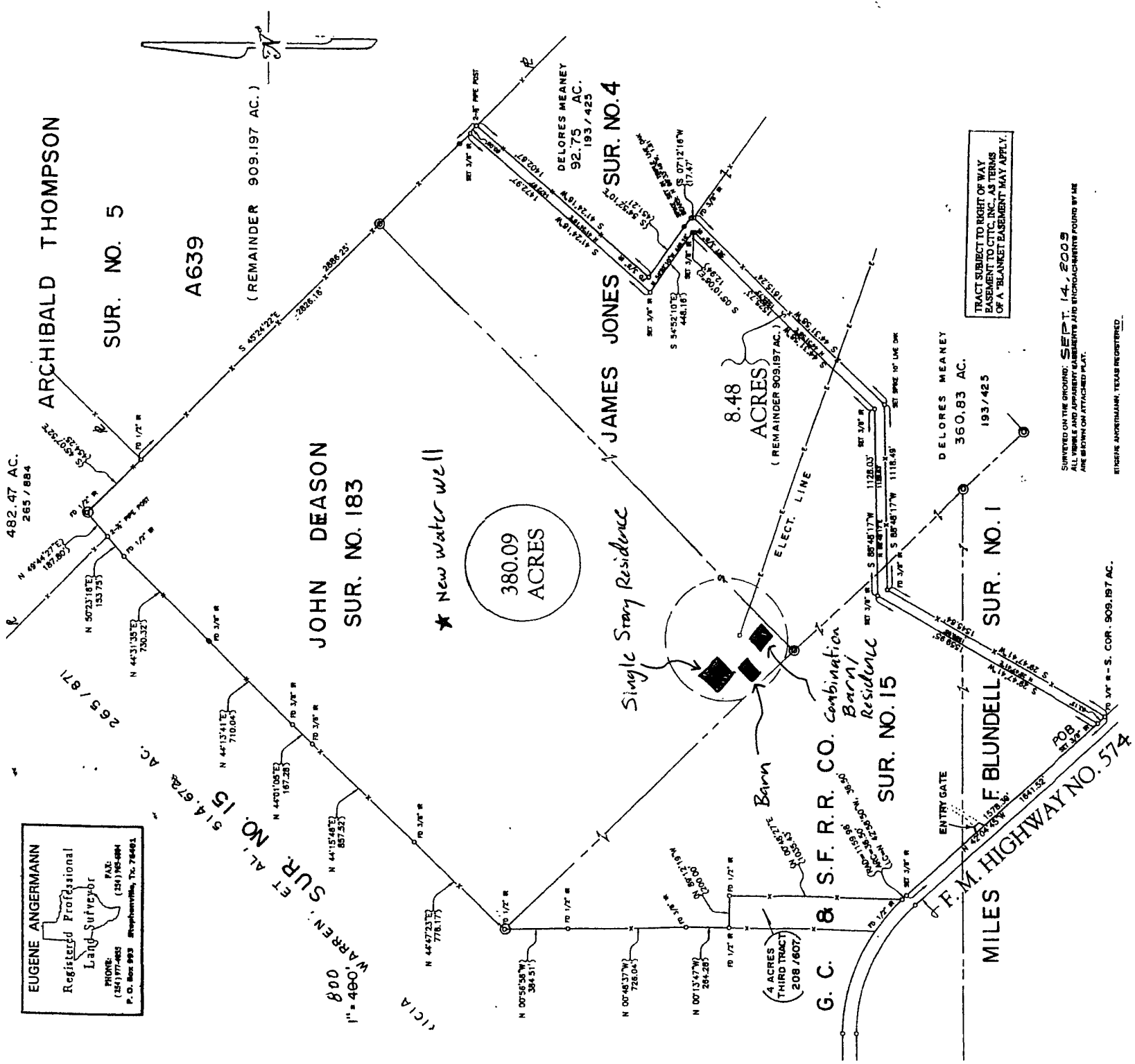
- Gate
- Main House
- Well
- Pond
- Guest House
- Garage / Workshop
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

FM 574 Goldthwaite, TX Ranch
Mills County, Texas, 380 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

EUGENE ANGERMANN
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Land Surveyor
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P. O. Box 993 Stephenville, TX 76461



TRACT SUBJECT TO RIGHT OF WAY
BASEMENT TO CITY, INC. AS TERMS
OF A "BLANKET BASEMENT" MAY APPLY.

SURVEYED ON THE GROUND, **SEPT. 14, 2005**
ALL VISIBLE AND APPARENT EASEMENTS AND ENCROACHMENTS FOUND BY ME
ARE SHOWN ON ATTACHED PLAT.

EUGENE ANGERMANN, TEXAS REGISTERED

PRELIMINARY
(Not for Filing)