

# 3AM Ranch

45± acres | \$749,000 | Blum, Texas | Hill County



*Chas. S. Middleton*  
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

*Est. 1920*

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# 3AM Ranch

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## Refined Country Living on 45 Acres with Private Lake

Introducing 3AM Ranch, an exceptional 45-acre offering that captures the essence of refined Texas country living. Conveniently located just 25 miles from Hillsboro and 40 miles from Fort Worth, this property delivers a rare combination of privacy, natural beauty, and accessibility.

Anchoring the ranch is a stunning 3-acre private lake, fully stocked and framed by mature trees, creating a serene focal point ideal for fishing, entertaining, or quiet evenings overlooking the water. The land showcases a thoughtful blend of expansive native pastures and towering hardwoods, offering both aesthetic appeal and functional versatility.

Positioned within a well-maintained ranchette community, the property benefits from quality infrastructure already in place, including water, electricity, and septic, along with improved roads ensuring ease of access. Sensible deed restrictions are in place to preserve the integrity and long-term value of the surrounding properties.

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## Improvements

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A well-appointed 1-bedroom, 1-bath cabin provides immediate accommodations, ideal as a weekend retreat, guest quarters, or a comfortable residence while planning and constructing your custom home. With utilities established and multiple potential build sites, the ranch is primed for the creation of a premier private estate.

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## Wildlife

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Wildlife is abundant throughout the area, with whitetail deer, turkey, and migratory birds enhancing the recreational appeal and overall experience of the land.

## Price

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\$749,000

## Remarks

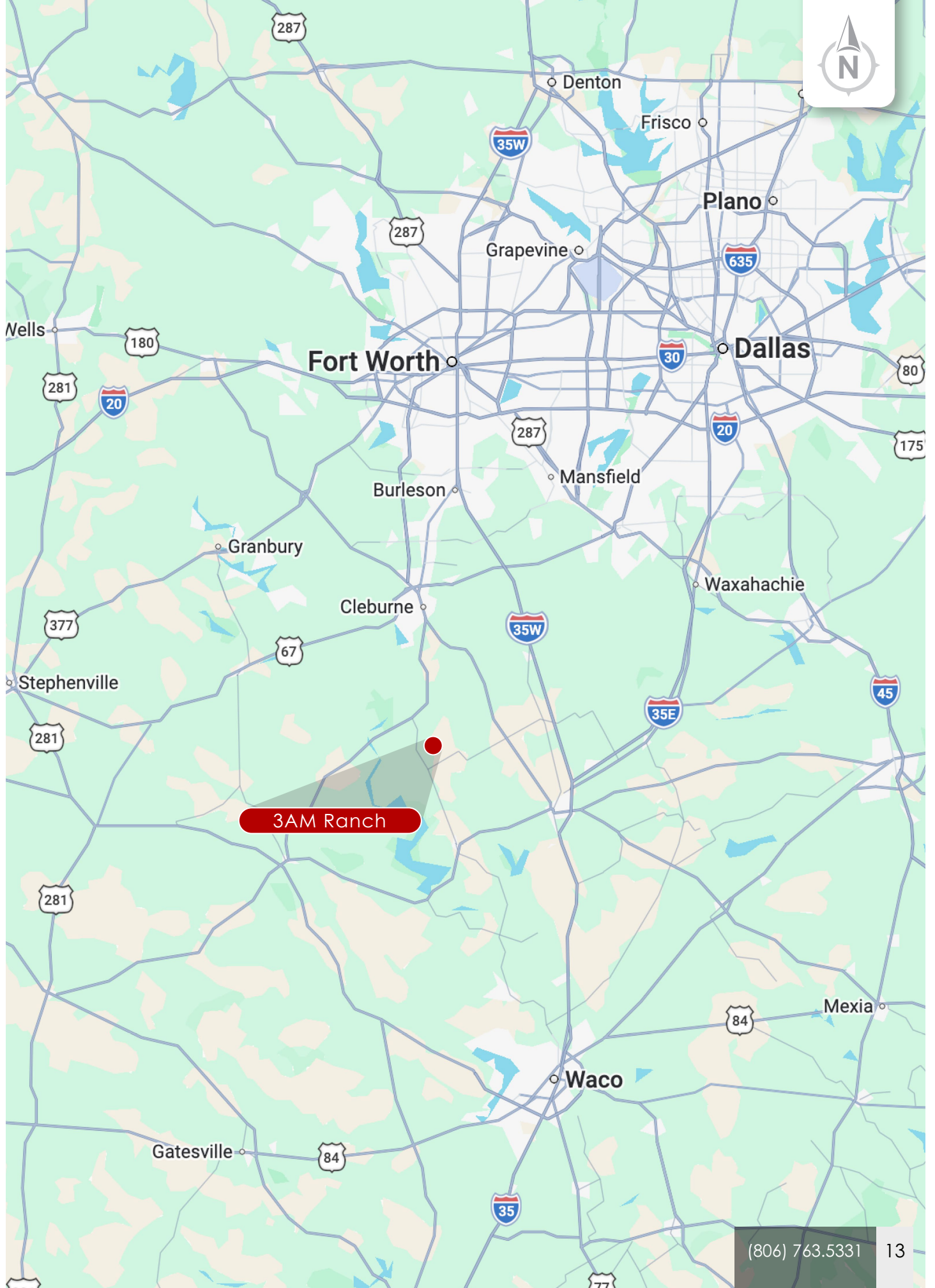
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3AM Ranch represents a compelling opportunity for those seeking a distinguished rural retreat, recreational property, or long-term land investment in a highly desirable North Texas location.

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Call today Layne Walker today at (214) 244.6484  
for more information or to schedule a tour.





Fort Worth

Plano

Dallas

Denton

Frisco

Grapevine

Burleson

Mansfield

Granbury

Cleburne

Waxahachie

Stephenville

Mexia

Waco

Gatesville

3AM Ranch



32.1098, -97.3776



△ Blum

700

720

700

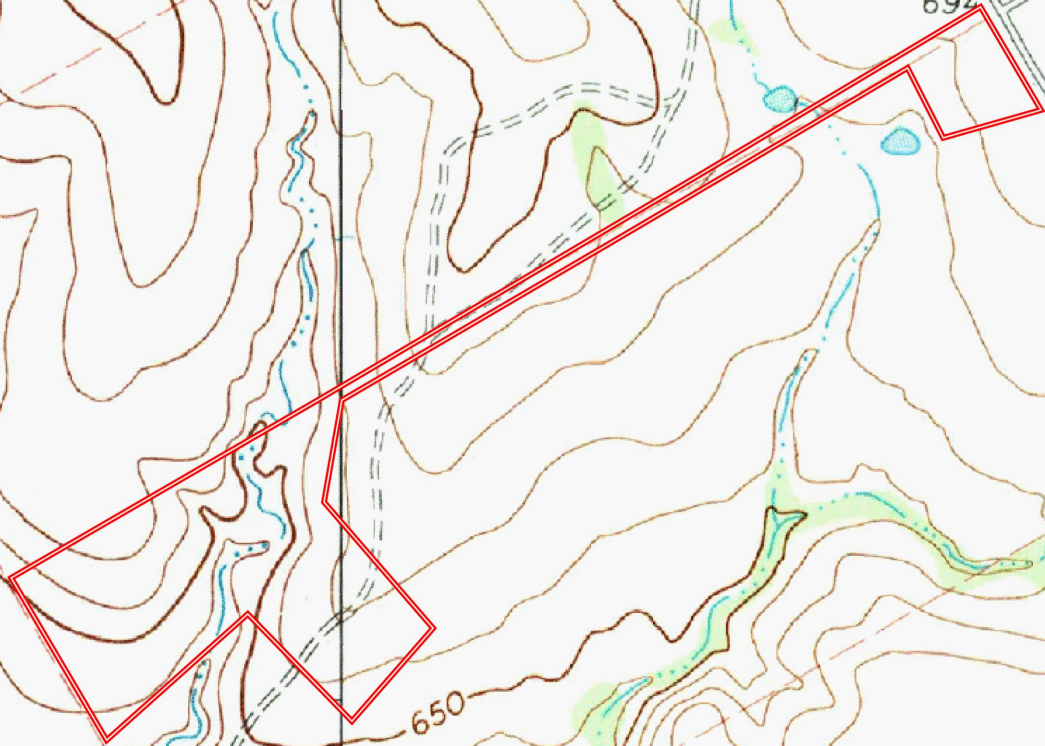
700

694

650

700

Creek



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