



Hugging Oaks Ranch

91 S CR 418, Goldthwaite, TX 76844

73.96 Acres

\$599,950



IMPROVED PASTURES

CABIN & BARN

PONDS & CREEK

A unique recreational property with majestic Live Oaks, great hunting, a wet-weather creek, pond, cabin, and easy access. Less than 2 hours from downtown Austin, this convenient location along with all the other features makes this property a great buy. The property is comprised of multiple agricultural fields and Oak/Mesquite woodlands with a riparian corridor. The ag fields including two 7-acre Coastal Bermuda fields and a 24-acre tract that has been planted in oats the last 3 years with plans to continue this fall. The hay fields were recently cut and produced 30 round bales with a second cut in the forecast. The remaining 35 acres is Oak/Mesquite woodland with many majestic Live Oaks that line Crabtree Creek. The creek feeds into the Colorado River, which is less than ½ mile away, this makes the creek a tremendous travel corridor for wildlife in the area. The property has produced some great bucks over the years for the current owner. There is a half-acre pond on the eastern side of the property which supplies year-round water and is stocked with bass and bluegill. There is another smaller pond on the north end that is currently holding water but has been known to dry out. Crabtree Creek traverses the property in a general north to south fashion and is best described as a wet-weather creek. The 1,100 sq. ft. house with 2 bedrooms and 1 bath could serve as weekend home/permanent residence after some improvements. The 1,700 sq. ft. barn in good condition would be perfect for storing a UTV and other equipment. A hand-dug water well behind the house needs a new pump. Electricity is provided by Hamilton Electric Co-Op. There is great perimeter and internal fencing comprised of both net wire and traditional barb wire. All of the fields are fenced for livestock. With an acceptable offer, the seller will also convey two 5x6 MB Ranch King Blinds, a 4x6 MB Ranch King Blind, all of which are on 5 ft. towers, two 600lb MB Ranch King Mighty Buck Corn feeders, and 2 Hang'Em High corn feeders. The MB Ranch King products are top of the line and are in great shape. The seller believes to own all of the mineral estate and may convey a portion with an acceptable offer. 2021 taxes are \$800 with an agricultural valuation.

Copyright 2021 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Broker / Owner

john@grandlandco.com

(512) 497-8284



Hugging Oaks Ranch

91 S CR 418, Goldthwaite, TX 76844

73.96 Acres

\$599,950



TREES

Live Oak, Post Oak
Mesquite, Pecan
Hackberry, Cedar Elm
Ashe Juniper
Sweet Gum
Texas Persimmon

GRASSES

Little Bluestem, Silver Bluestem,
Texas Wintergrass, Switchgrass,
Kleingrass, Side Oats Grama,
Old Field Threawn, Bristlecone
Grass, Western Ragweed, Frost
Weed, Texas Croton

SHRUBS

Whitebrush
Tickle Tongue
Green Briar
Allthorn
Southwest Bernardia
Agarita

WATER

Half-acre pond
Small pond
Seasonal Crabtree Creek

WILDLIFE

Whitetail deer
Hogs
Dove
Turkey
Songbirds
Small mammals

UTILITIES

Electricity
Water well
Septic

Copyright 2021 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

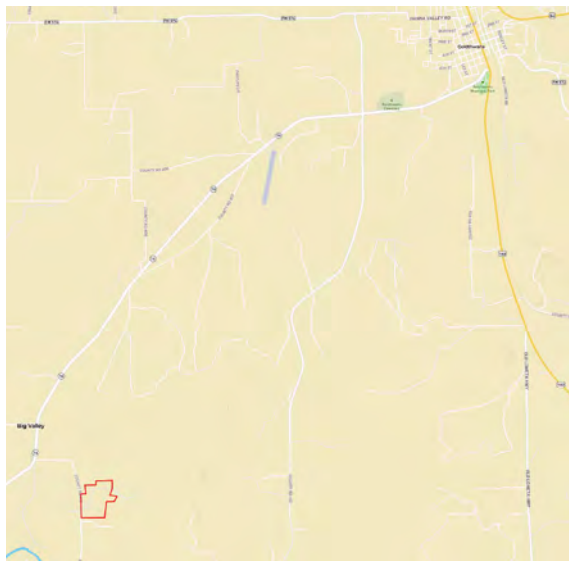


John Melnar

Broker / Owner

john@grandlandco.com

(512) 497-8284



LOCATION

Mills County. 8 miles to Goldthwaite, 15 miles to San Saba, 95 miles to Waco, 115 miles to downtown Austin.

DIRECTIONS

From Goldthwaite, head south on Hwy 16 for 7 miles, turn left on CR 418, go 1 mile, property will be on the left.

Copyright 2021 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Broker / Owner

john@grandlandco.com

(512) 497-8284

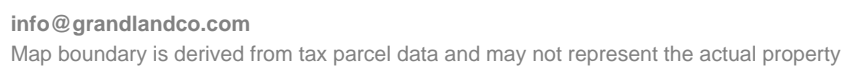


 Boundary



**Grand
LAND
COMPANY**

This map shows the area around Big Valley, Texas. A red outline highlights the city of Big Valley, and a blue rectangle marks a specific location within the area. The map includes major roads such as FM 574, FM 572, and US 183. Landmarks like Goldthwaite Cemetery and Goldthwaite Municipal Park are also visible. A scale bar at the bottom right indicates distances up to 4000 yards.



The information contained herein was obtained from sources deemed to be reliable.

MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.