

BLANKET CREEK RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Located just outside the quiet community of Mullin in Mills County, Blanket Creek Ranch is a hidden high-fenced cattle and wildlife gem in the heart of Central Texas. With both sides of Blanket Creek meandering through the ranch, the landscape is defined by scenic live oak motts, fertile bottomland, and gently rolling topography that provides sweeping views with elevation changes from 1,250± ft along the creek to 1,400± ft in the southwest portion of the ranch.

IMPROVEMENTS

The home is a 2011 modular in excellent condition with a full wooden porch along the front and north side. It includes 3 bedrooms, 2 bathrooms, and an open-concept living, dining, and kitchen area. Features include vaulted ceilings, a wood-burning fireplace, and 1,545± sq. ft. of living space (per MCAD). Appliances and most furnishings can be conveyed. Nearby is a metal shop with a concrete floor, two roll-up doors, and a large overhang for equipment storage. The property is high-fenced, providing excellent game management and security. The ranch also features a 50-acre high-fenced food plot, along with an additional 10-acre food plot, providing excellent habitat and forage for wildlife.



589± Acres
Mills County



*Also Available: 133 Acres low fence adjacent
acres additional or as a separate purchase*

*589± Acres
Mills County*

WATER

Blanket Creek Ranch offers abundant surface water, including multiple stock tanks, a 2.5± acre Lake, and approximately 3,000± feet of both sides of Blanket Creek—a standout feature that enhances the land's beauty and utility. In addition, two solar-powered water wells provide reliable groundwater, producing approximately 6 GPM and 10 GPM, respectively, supporting livestock and wildlife needs.

UTILITIES

This off-the-grid ranch offers sustainable, independent living with a reliable solar power system and propane backup generator. Located in a private and secluded setting, the property features an existing electrical easement at the rear, allowing for future utility access if desired. A turnkey opportunity for those seeking energy independence without compromising on comfort.



589± Acres
Mills County



WILDLIFE

The ranch supports a thriving wildlife population. Improved Whitetail genetics have been introduced and maintained under high-fence, resulting in a healthy herd with excellent trophy quality. In addition to native species, the property is home to a variety of exotics, including red stag, oryx, blackbuck, fallow, and axis deer, offering year-round hunting opportunities. The diverse habitat, reliable water sources, and well-managed food plots make this an exceptional property for both recreational and trophy hunting.

VEGETATION/TERRAIN

The ranch features a diverse blend of native vegetation and varied terrain, offering both beauty and functionality. Rolling hills transition into sandy loam bottoms, providing excellent forage and cover for wildlife. The landscape is dotted with mature Live oaks, post oaks, and mesquites, along with native brush species that support a healthy habitat. Native grasses and food plots further enhance the land for cattle grazing and game. This mix of open pasture, dense brush, and riparian zones along the creek creates a balanced environment ideal for livestock, wildlife, and recreation alike.



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acres additional or as a separate purchase***

***589± Acres
Mills County***



TAXES

Wildlife Exemption (\$4,235.70) 2024

MINERALS

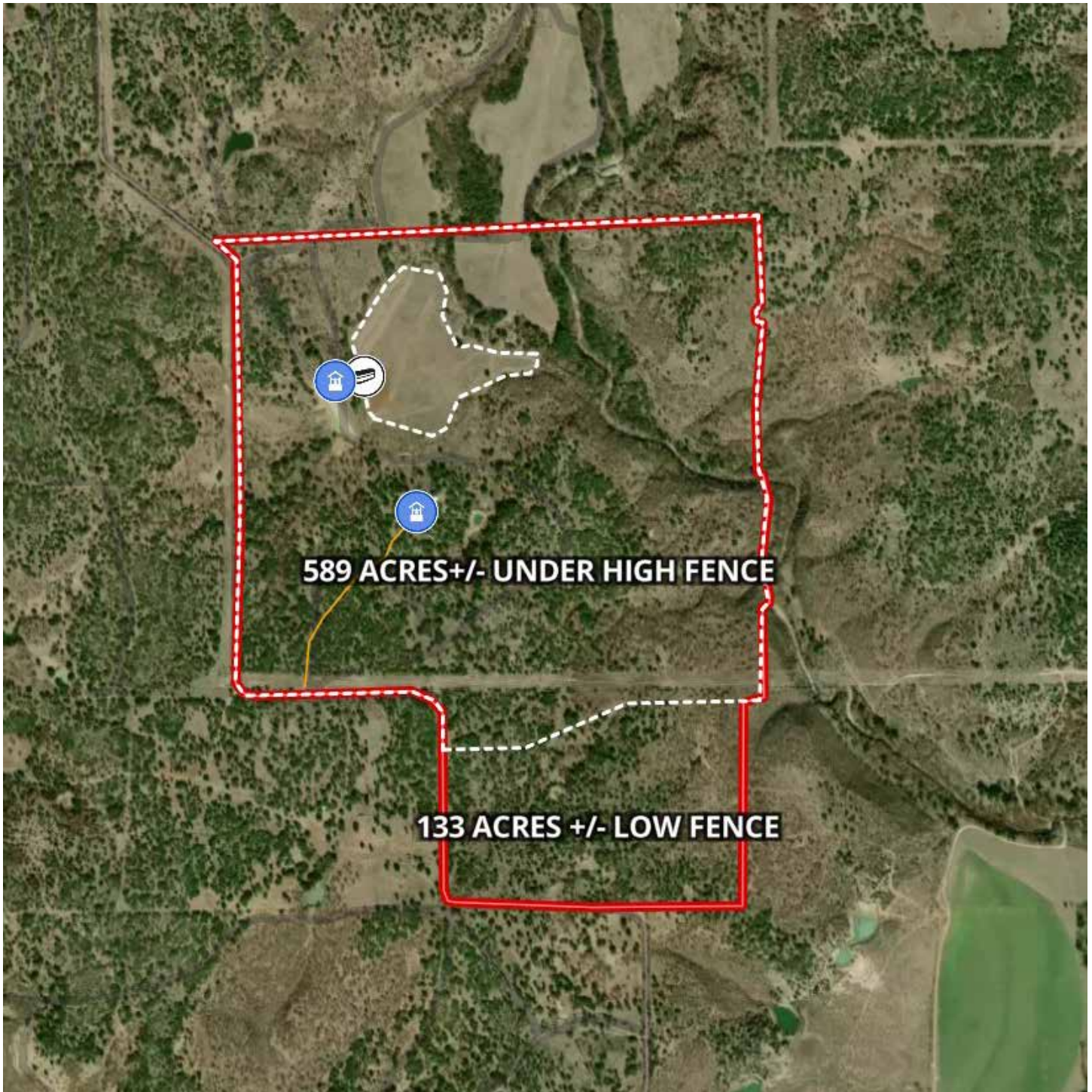
Surface Sale



589± Acres
Mills County

MAP

[Click here to view map](#)



*Also Available: 133 Acres low fence adjacent
acres additional or as a separate purchase*

*589± Acres
Mills County*



**589± ACRES MILLS COUNTY
148-150 COUNTY ROAD 550
MULLIN, TX 76864**

***Also Available: 133 Acres
low fence adjacent acres
additional or as
a separate purchase***

The Blanket Creek Ranch is located 8.2± miles west of Mullin, TX. It features frontage on County Road 550. The property is approximately 23± miles SE of Brownwood, 25± miles NW of Goldthwaite, TX, 110± miles NW of Austin, 130± miles west of Waco, TX, 181± miles SW of Dallas, TX

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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DULLNIG
RANCH SALES

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