



Horsefly Mountain Ranch
GOLDTHWAITE, TEXAS





Horsefly Mountain Ranch

GOLDTHWAITE, TEXAS

\$14,500,000 | 1,610± ACRES



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Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Horsefly Mountain Ranch is a diverse and well-appointed property offering a unique convergence of residential luxury, agricultural functions, and recreational appeal. Situated in Mills County near the town of Goldthwaite, this 1,610± acre ranch features an all-steel framed main residence, equestrian facilities, working pens, barns, and a variety of secondary guest quarters. Notably, the property benefits from a rare and extensive gravity-fed spring water system, making an off-grid lifestyle possible. Sustainability is further supported by income from hay production, cattle, and meat goat operations, as well as passive revenue from a wind energy lease with five turbines that generate approximately \$50,000 annually. The landscape is a fair balance of open grazing areas, areas with dense brush cover, multiple stock ponds, and a crown jewel private fifteen-acre lake with excellent fishing, waterfowl, and recreational uses. Views of Bread Tray Mountain give a scenic backdrop, while proximity to Austin, Dallas, Waco, and resort destinations support convenience and desirability. Wildlife habitat, a portion of high fencing, internal cross fencing for rotational grazing, and the variety of recreational potential round out the property's appeal. From well-considered improvements, a strong balance of ag production, recreational appeal, and income generation, Horsefly Mountain Ranch represents a distinctive opportunity in Central Texas.



Location

Horsefly Mountain Ranch is primarily accessed via County Road 318, with a secondary entrance along a private road on the southern portion of the property. The property is located near Goldthwaite, a classic rural Texas community offering essential services and manageable distances to Waco, Austin, and the Dallas-Fort Worth metroplex. The ranch is most convenient to Goldthwaite, Texas, which maintains a Municipal Airport (T37), a paved, 3,200' lighted runway, suitable for private air service. For commercial air travel, Killeen Regional Airport is 64 miles away, Austin-Bergstrom International Airport is 115 miles to the southeast, and Dallas/Fort Worth International Airport is 134 miles to the north, being the two closest international airports. The property is approximately 22 miles from Bend State Park and 41 miles from Lake Buchanan, with resort areas such as Horseshoe Bay (57 miles), Lakeway Resort on Lake Travis (78 miles), and Canyon Ranch Austin (64 miles, opening in 2026) within practical reach. Bread Tray Mountain, visible from the ranch, enhances the visual setting, while the property's spring-fed water system further underscores its geographic distinction.

Locale

The surrounding region consists primarily of small to medium-sized tracts owned by a mix of generational families, recreational landowners from surrounding metro areas, and agricultural operators. To the west, a Georgetown attorney has established a notable residence, while other nearby landowners include retirees from the Austin area, a ranch investor, and longtime local families. Bread Tray Mountain and adjacent hills frame the landscape and offer seclusion. Goldthwaite serves as the local hub, reflecting traditional Texas Hill Country values. It offers essential services, a municipal golf course, public library, two medical clinics, grocery stores, hardware, tire, and convenience stores, as well as public education with bus routes serving the ranch. Goldthwaite has a classic hill country appeal with a sense of pride in the community that is evident when passing through.



General Description

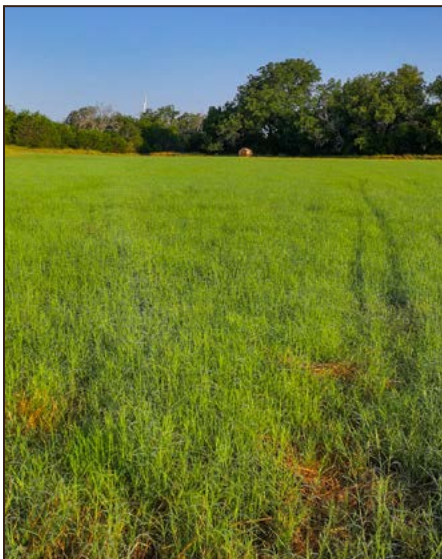
The terrain of Horsefly Mountain Ranch has aesthetically desirable character, with a classic hill country charm over dense brush-covered hills, productive pastures in the low-lying areas, and limestone plateaus. Entering the ranch, you wind through live oak motts and cedar breaks, crossing over a trickling limestone bottom creek before emerging through a small valley of pecan trees into a native pasture where the home, improvements, and private lake remain hidden behind the hills from the outside world. The vegetation includes trees such as oak, walnut, pecan, elm, willow, mesquite, and cedar. A fifteen-acre lake sits adjacent to the barns and pens, a short distance from the house, and serves as a highly desirable primary water feature, complete with a steel gazebo/fishing pier. Six additional ponds are located throughout the property in addition to the large lake. A gravity-fed natural spring water system distributes water to the infrastructure and livestock from a system of underground pipes that percolate water to an 80,000-gallon holding tank and a series of livestock troughs around the ranch. The primary residence, built of steel and concrete, is positioned for panoramic views of several pastures between the hills with total seclusion from neighboring properties or the roadways. The southern portion of the ranch has more frequent and drastic elevation changes, providing the elevation necessary for wind production, and prime areas for hunting and recreational aspects, while the northern areas include more sheltered and productive pastures and valleys utilized for grazing and hay production. Improvements are tasteful, functional, and logically placed in relation to the terrain and supporting infrastructure. Complete privacy, function, and seclusion were goals achieved with the thoughtful design and placement of the improvements without sacrificing aesthetics.





Acreage Breakdown

The ranch encompasses 1,610± deeded acres. The property is configured for a combined use of grazing and livestock production, with areas of brushy elevation for hunting and recreation, and improved pastureland for hay production. There are currently between 200 and 300 acres of improved pasture and cultivation with the capability to expand further. Approximately 45 acres of the improved pastureland is coastal Bermuda that's currently being utilized for hay production, which more than supports the ranch's carrying capacity.



Improvements

Horsefly Mountain Ranch is exceptionally improved and reflects careful planning and quality in construction throughout. The primary residence, totaling approximately 12,231± square feet under roof with 7,215± square feet heated and cooled space, featuring five to eight bedrooms depending on desired use of spaces (some rooms are currently being used for a library and office/study). There are four full bathrooms and three half-bathrooms. Constructed entirely of steel framing with stucco exterior, a concrete slab foundation, and wood only being used in architectural accents. The home includes a four-bay garage, covered porches totaling 3,254± square feet, a custom inground pool, an interior storm shelter/vault, and underground fiber internet.



The house floor plan is divided into two wings. The main portion of the home has the master suite, kitchen, offices, and living area. The guest wing is accessed through a vestibule and contains five bedrooms, two bathrooms, a full kitchen, and a living area with vaulted ceilings.



Near the corrals and barn are two 400± square-foot galvanized cabins with full kitchens and bathrooms for guests or ranch hands. Additional structures include a 2,000± square-foot barn with enclosed feed storage and second-level storage space, two 1,000± square-foot covered equipment wings, and a 100'x40' equipment shed. Working facilities include roofed steel-pipe cattle pens, a 60-foot round pen under a 70'x70' cover, covered horse stalls, goat shelters, and various storage and utility buildings. The condition of these improvements is fully functional, supporting an active and efficient ranching operation.



Climate

The ranch lies in a Central Texas climatic zone with hot summers and mild winters. Average annual rainfall ranges from 28 to 35 inches, and snowfall is infrequent. The region supports a long growing season and relatively stable weather conditions, which are favorable for livestock, hay consumption, and winter forage production. While droughts do occur in this region, they are typically seasonal and manageable.



General Operations

The property currently operates as a working cow-calf and meat goat ranch with full-time staff and infrastructure to support a self-sufficient livestock enterprise. A portion of the perimeter has high fencing. The additional paddocks and rotational grazing pastures allow for efficient grass management. In addition to agricultural use, the ranch includes a wind lease and a hunting lease, both of which are confined to the southernmost (626±) acres and generate passive income (details regarding income and expenses for the ranch will be provided to pre-qualified buyers).



Wildlife Resources

Wildlife habitat on the ranch is strong and includes populations of whitetail deer, turkey, dove, waterfowl, and other native species. Dense cover, surface water, and native browse availability make for sustainable wildlife management. There are roughly 626± acres on the far south end of the property that are historically leased for hunting and supplement a small portion of the ranch income. The current tenants have been leasing for an extended period of time and manage the place well.

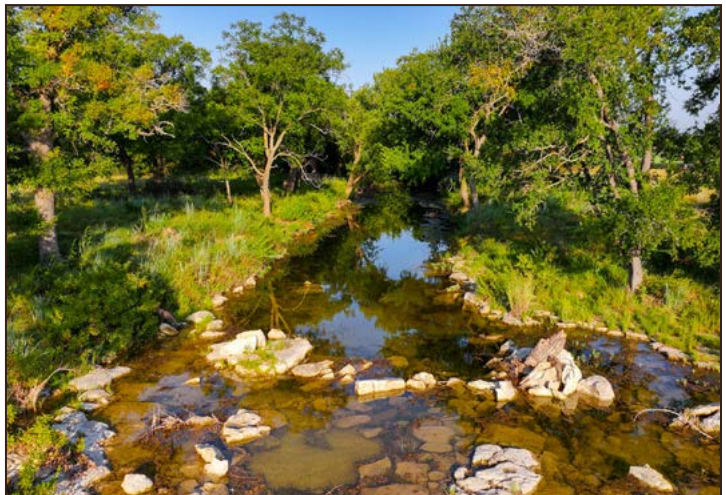


Water Resources

A distinguishing feature of the ranch is its gravity-fed underground spring water system, sourced from the “Mann Tract” and stored in an open-topped steel tank estimated to hold around 80,000 gallons. Water is distributed via underground pipelines to buildings, pens, troughs, and the main house. Six water wells are located on the property, with two to three used intermittently and mainly as backup. The fifteen-acre lake, constructed in 1998, reaches depths of up to forty feet and includes a steel pier and gazebo. The water infrastructure supports domestic use, livestock, and recreation.

Fishery Resources

The centerpiece for fishing on the ranch is the 15± acre lake, which is stocked with perch, bluegill, hybrid bass, channel catfish, and minnows, a stocked and managed fishery since 1999. The lake supports recreational fishing opportunities and is located in a great watershed, helping maintain water levels. Several smaller ponds supplement surface water, equally distributed around the ranch. If desired, there is potential for further expansion and more locations for large watershed lakes.





Recreational Opportunities

Recreational uses extend beyond hunting and fishing, with opportunities for horseback riding, hiking, and ATV trails throughout the ranch. The proximity to Lake Buchanan, Bend State Park, and resort destinations like Horseshoe Bay and Canyon Ranch Austin enhances the ranch's appeal.

History

The ranch was assembled over many years by the current owners. Purchasing neighboring tracts that were homesteads and secluded properties left untouched, piece by piece, put together, creating the diverse tract it exists as now. While not formally registered as a historic property, Horsefly Mountain Ranch reflects longstanding regional heritage, with some parcels held in family ownership for over a century and several remnants of the homesteaders that attempted to tame the land in generations past.





Taxes

The property is classified as agricultural by the Mills and Lampasas County Appraisal Districts, resulting in reduced property taxes. One two-acre residential tract is taxed under standard valuation as follows:

Ranch ~ \$6,329.78

Two-acre main house compound ~ \$11,219.78

Total ~ \$17,549.56



Water Rights

All applicable water rights, including those related to the gravity-fed spring system and existing wells, will convey to the buyer. There are no known municipal dependencies or commercial water permits. The water system is privately managed and operationally independent, transferring with the ownership of the property.

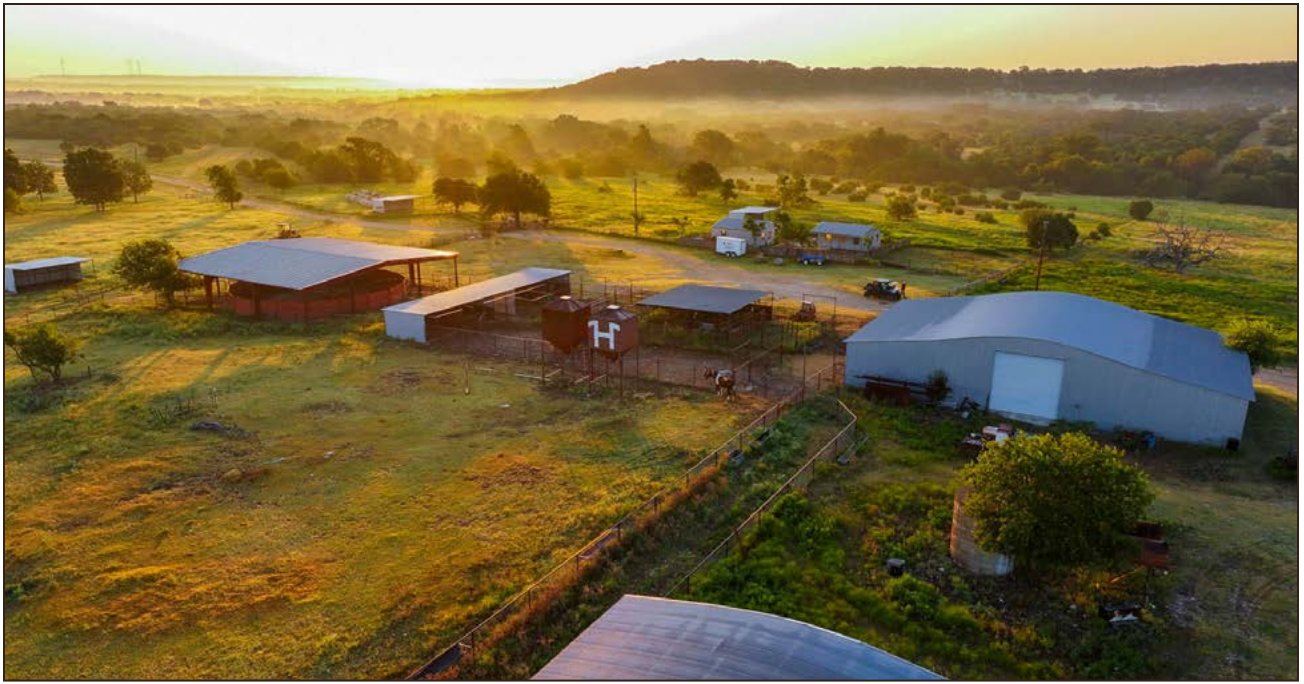
Mineral Rights

Although the exact mineral interest percentage is unknown, any mineral rights owned by the seller will transfer to the buyer at closing and funding, offering potential future value.

Additional Information

The sale includes select personal property such as a portable building, pool, some livestock equipment, and various tools, as well as the rights and income relating to the wind production on the property. Heavy equipment onsite includes a Case tractor, bulldozer, backhoe, road maintainer, and dump truck, which are negotiable with an acceptable offer to the seller. No conservation easements are in place.

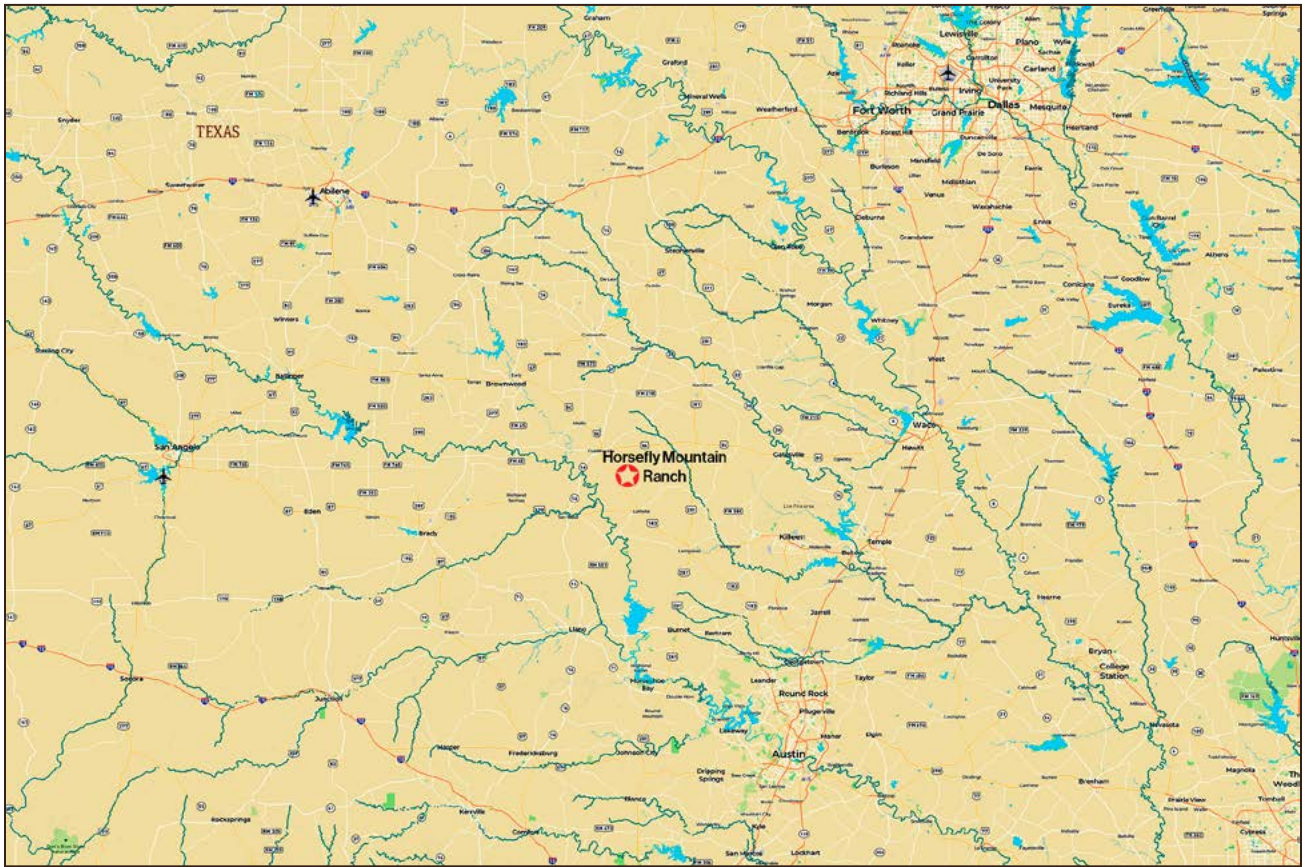




Broker's Comments

Horsefly Mountain Ranch represents a unique opportunity to acquire a self-sustaining and comprehensively developed ranch in Central Texas. Its strategic layout of internal fencing, improvements, and resource independence sets it apart in today's market. Whether as a working ranch, recreational holding, or residential estate, the property offers an opportunity to build upon existing high-quality improvements and provide a buyer with the capability to enjoy the property from the start while implementing their vision. From the spring water system and steel-framed main residence to the impressive lake, improved pasture, and passive income, Horsefly Mountain Ranch is an exceptional offering for those in the market for this caliber of ranch.

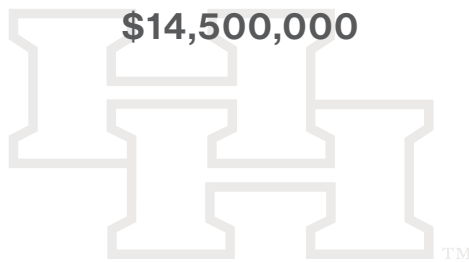




Click on map above for link to Land id™ map of property.

Price

\$14,500,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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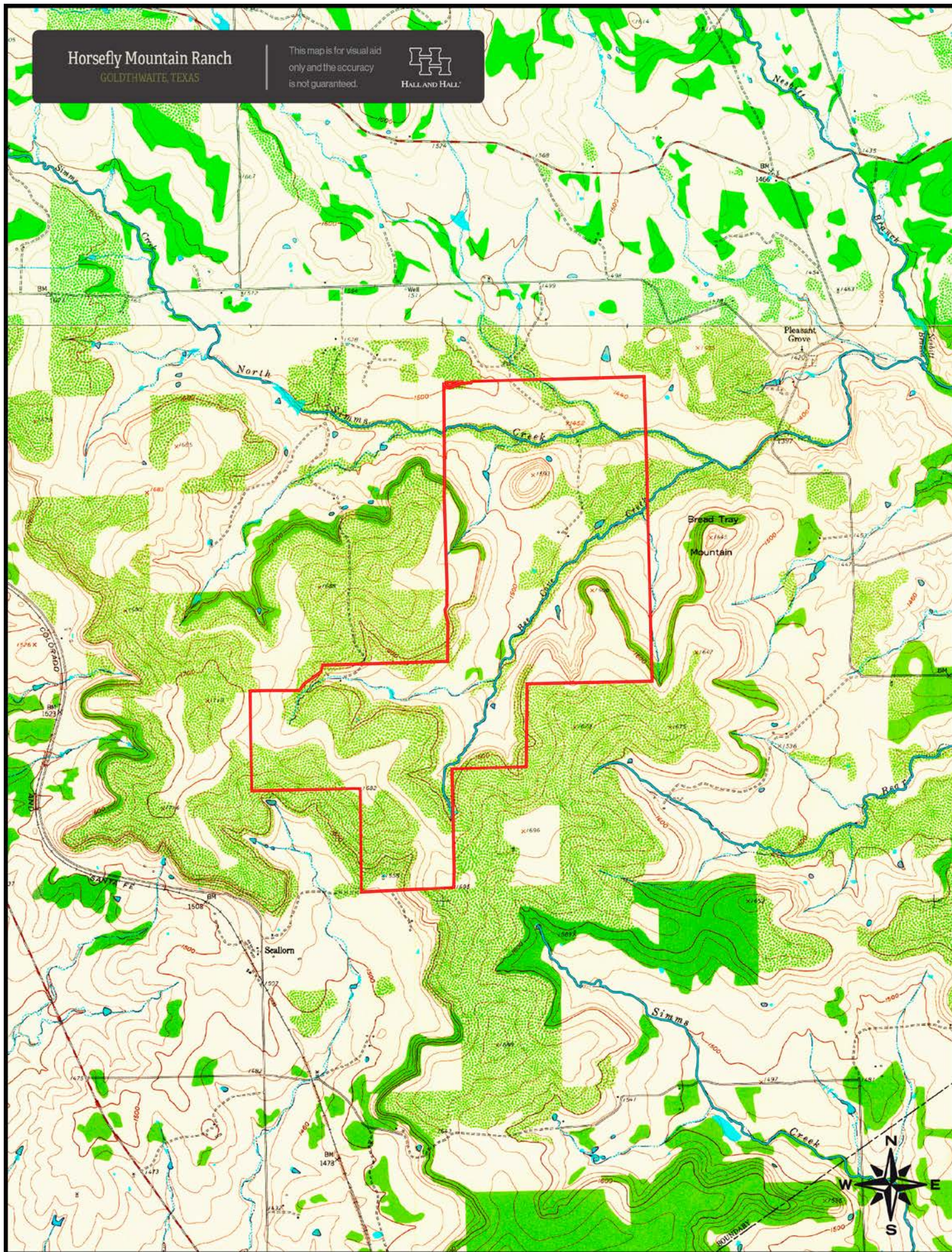
Buyer/Tenant/Seller/Landlord Initials

Date

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GOLDTHWAITE, TEXAS

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