



Tres Mesas Ranch
GOLDTHWAITE, TEXAS





Tres Mesas Ranch

GOLDTHWAITE, TEXAS

\$1,100,000 | 114± ACRES



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Executive Summary

Tres Mesas is a definitive name, referring to the three prominent mesas that protrude into the property, towering over a quaint and well-equipped cabin in central Texas. This recreational ranch getaway or hobby farm offers views of the surrounding Hill Country with hunting and recreational opportunities in close relation to Waco, Austin, Goldthwaite, and Lampasas. This hill country retreat stands out with its scenic terrain, modest improvements, and passive income from a single wind turbine on one of the mesas. The two-story log cabin and screened porch offer a nostalgic charm, overlooking a small pond perfect for fishing, complete with a water well, fiber internet, and a small, covered shed for storing equipment. The land features abrupt elevation changes to the tops of the mesas, a small pasture for cultivation, a mix of hardwood and cedar, and a tank for wildlife or to stock fish. The property is suitable for grazing a small number of cattle, sheep, goats, or exotic animals and enjoys good access and proximity to both Goldthwaite and Lampasas, with a manageable distance from other major Texas cities like Waco, Austin, and Killeen. With its proximity to these towns, further income potential could be expanded by utilizing it as a short-term rental or developing a retreat for rental income. A peaceful retreat for hunting and recreation, this is an investment with value for its income, proximity, and location to major Texas towns.



Location

Tres Mesas has a gated entrance off County Road 315 with a caliche road leading to the house. The nearest town is Goldthwaite, which is easily accessible by vehicle and offers essential amenities. The ranch is approximately 22 miles from Bend State Park and 41 miles from Lake Buchanan. It is also within 57 miles of Horseshoe Bay Resort, 64 miles from the upcoming Canyon Ranch Austin, and 78 miles from Lakeway Resort on Lake Travis. Goldthwaite Municipal Airport (T37) lies nearby and features a paved and lighted runway but no commercial flights. The closest commercial air service is located at Killeen Regional Airport, 64 miles away, followed by Austin-Bergstrom International Airport at 115 miles, and DFW International Airport at 134 miles. The physical setting includes scenic views and a peaceful rural atmosphere, typical of the Hill Country landscape.



Locale

Neighboring properties include working ranches and private residences. To the south and east lies property owned by Bill Bishop, a long-time area rancher with deep local ties. To the north, the current neighbor is a retired couple who maintain a residential and recreational property that's approximately 50 acres and have longstanding connections with the owner of Tres Mesas. A county road defines the western boundary. Goldthwaite's nearest community has a rural, community-driven culture with basic services, mostly local retailers, a few chain stores, and Goldthwaite public schools. The area is defined by recreational, agricultural, energy production, and residential land uses and is rich in ranching heritage.



General Description

The approach to Tres Mesas is through a pipe gate entrance into a private setting with native terrain. The ranch consists of three prominent hills and a small open native grass field that could be utilized for a large garden or small food plot for wildlife. The balance of the property is interspersed with oak, mesquite, and cedar trees. The vegetation can support a variety of livestock and wildlife. A single tank on the property provides seasonal water and was historically stocked for fishing. The centerpiece of the property is a two-bedroom, one-and-a-half-bath log home built onsite in 1987, situated with views of the pond and surrounding pastures, enclosed within a chain-link fenced area. Outbuildings include a three-bay metal shed and utility buildings. The landscape is both an attractive and peaceful setting, offering possible homesites with panoramic views.





Acreage Breakdown

The total acreage of Tres Mesas is 114± acres, all deeded. The land is primarily composed of native brush and some pasture, with no irrigated or cultivated crop areas currently in use. The property also includes one pond, and the land is classified for agricultural use for appraisal purposes and reduced property taxes. There are no known surface leases beyond a month-to-month use agreement in exchange for property upkeep.



Leases and Permits

A wind energy lease governs the turbine located on top of one of the mesas. The lease and its income are intended to transfer with the sale of the property. The wind turbine produces between \$9,000 and \$10,000 annually. A pre-qualified buyer will receive more details about the lease and income.





Improvements

The Tres Mesas property includes a two-story log cabin-style main house constructed in 1987 on a concrete slab foundation. The home was built using a kit from Arkansas Log Homes and features interior finish work completed by a local builder. The house contains approximately 1,250 square feet of heated and cooled living space, with two bedrooms and one and a half bathrooms. It also includes a screened rear porch of approximately 250 square feet and a covered front porch of about 225 square feet. The home has two window-unit HVAC systems, a propane-powered water heater, and a mix of electric and gas appliances. Additional structures include a 30'x20' galvanized three-bay garage/shed with electrical connections, a 10'x8' storage building, and a 10'x8' pump house/utility room where the water well is located. The area immediately surrounding the cabin is fully enclosed with a chain-link fence, while the northern end of the property is the only boundary that remains unfenced. Overall, the improvements are modest, functional, and well-maintained, providing comfort and utility for residential and light ranch use.



Climate

The climate at Tres Mesas is typical of central Texas, featuring warm to hot summers, mild winters, and moderate annual rainfall with occasional snow or ice storms. Average annual precipitation ranges from 28 to 35 inches, primarily falling between late spring and early fall. Snowfall is rare and usually less than one to three inches. The area benefits from a long growing season, making it suitable for grazing and native grasslands. Weather patterns are generally stable, although occasional droughts are not uncommon.



General Operations

The property is currently used for recreational and light agricultural purposes. A month-to-month use agreement is in place with a neighbor who helps maintain the property in exchange for access and occasional hunting. However, no formal rent is charged beyond utility reimbursement.

Water Resources

Tres Mesas has a private water well drilled to a depth of 225 feet and cased to 210 feet. The well has supplied potable household water since 1986. Originally powered by a windmill, it was later converted to an electric pump, which fills an above-ground storage tank equipped with a float valve. Water flows by gravity to the home's pressure system located in a utility room. Historically, one stock tank on the property held water to a depth of about 10 feet when full and was once stocked with fish.



Wildlife Resources

The habitat on the property supports a typical variety of central Texas wildlife. Game species such as whitetail deer, turkey, dove, and other small game are likely to be found on or around the property, especially given its wooded areas and seasonal water source. While no formal hunting operations are conducted, the land provides opportunities for personal or guest hunting in a quiet, private setting.



Fishery Resources

One stock tank on the property was previously stocked with fish, including perch and catfish. When full, the tank reached a depth of approximately 10 feet. There are no creeks or live water streams on the property.



Recreational Considerations

In addition to the potential for hunting and fishing, the property is well-suited for other recreational activities such as hiking, nature watching, and ATV riding. The gently rolling landscape and scenic Hill Country views provide an ideal backdrop for outdoor enjoyment. Tres Mesas is also within easy driving distance to regional attractions such as Bend State Park, Lake Buchanan, Horseshoe Bay, Canyon Ranch Austin, and Lake Travis, all of which offer additional recreational opportunities, including boating, swimming, and luxury amenities.

History

Tres Mesas has been privately held since at least 1985, when it was surveyed as part of a larger acquisition. The log cabin, constructed in 1987, reflects the rustic ranch lifestyle of the central Texas region.

Taxes

The property is assessed under an agricultural valuation by both Mills and Lampasas County Appraisal Districts, except for the one-acre homestead site. This results in a relatively low annual property tax burden. The taxes are as follows:

- Acreage ~ \$304.80
- One-Acre House Compound ~ \$1,285.83
- Tres Mesas Total ~ \$1,590.63



Water Rights

All water rights associated with the property, including rights to the existing well, will be conveyed to the buyer. The well is privately maintained and has supported household water use for decades without issue.

Mineral Rights

Although the exact percentage of mineral ownership is unknown, the seller will convey all mineral rights held by the seller at the time of sale to the buyer. There are no current oil or gas leases or active production on the property.

Additional Information

The sale includes personal property such as furniture, appliances, and a 250-gallon propane tank. No conservation easements are currently in place, and no other encumbrances or agreements affecting saleability have been disclosed.

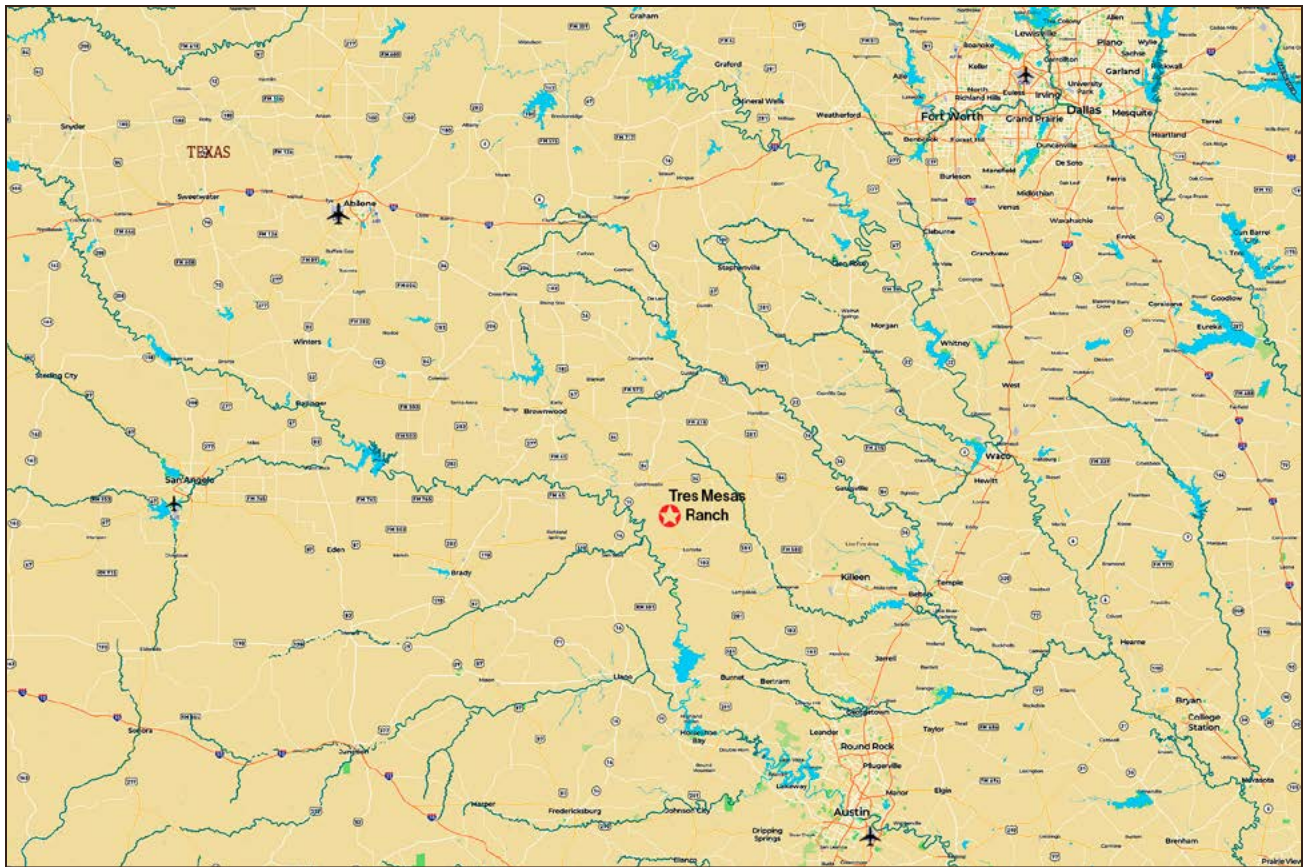




Broker's Comments

Tres Mesas offers an appealing mix of privacy, charm, and function in the heart of the Texas Hill Country. The log cabin provides a rustic retreat, while the land supports grazing, recreation, and light agricultural use. The presence of a wind turbine with a lease agreement adds to a unique financial benefit, making this property a rare opportunity for those seeking rural peace with added income potential. Its proximity to regional attractions and major cities enhances its accessibility. At the same time, the quiet, scenic environment and established infrastructure make it well-suited for full-time living, weekend getaways, or legacy ownership.

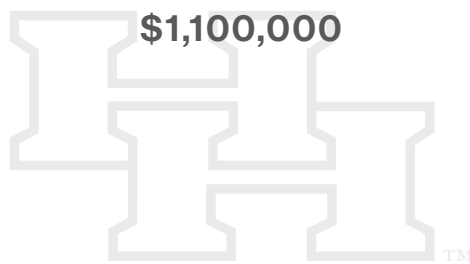




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Price

\$1,100,000



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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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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

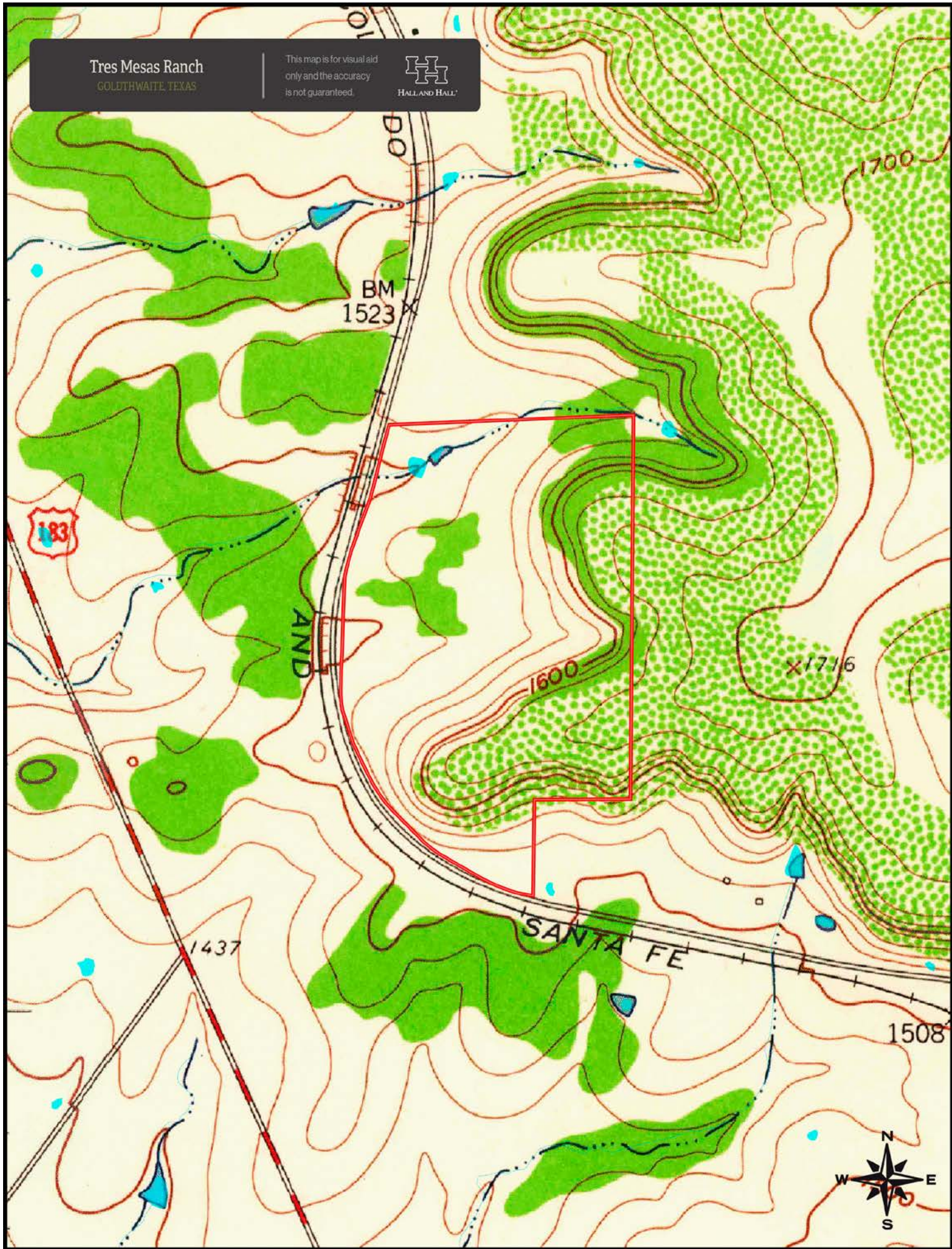
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Buyer/Tenant/Seller/Landlord Initials

Date

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