

\$4,527,000 - 960 Private Rd 763, LOHN

MLS® #1631778

\$4,527,000

5 Bedroom, 2.00 Bathroom,
Farms and Ranches on 1509.00 Acres

N/A, LOHN, TX

Welcome to the Little Rockin' D Ranch, a sprawling +/- 1509 acre oasis nestled in the heart of Lohn, TX. Embraced by the majestic Brady Mountains and conveniently located along FM 504, this remarkable property offers an unparalleled opportunity to own a substantial tract of land in the coveted Northern Hill Country Region. Spanning an impressive 1 mile in width and 2 miles in length, the Little Rockin' D Ranch promises boundless space for outdoor enthusiasts, large families, or groups seeking a haven for hunting, trail riding, and cattle ranching. Here, you can indulge in the true Texas experience without ever feeling confined. Nature lovers and hunting enthusiasts alike will delight in the abundant wildlife that thrives on this ranch. Meticulously designed with the avid hunter in mind, the property boasts +/- 8 food plots, shooting lanes, and access trails thoughtfully placed throughout. With an MLD Extended Season Permit in place, the ranch offers the perfect setting for thrilling hunts and unforgettable adventures. 17 high-quality box stands, strategically positioned, provide ideal vantage points, while 18 ground-level corn feeders, 8 2k lb and 2 1k lb protein feeders, and 4 turkey feeders ensure the wildlife is well-nourished. The Little Rockin' D Ranch is a wildlife haven, featuring exotics like Black Buck, Oryx, and Axis Deer alongside native species such as Whitetail Deer, Turkey, Dove, Hog and more. With a thoughtfully laid out landscape of open food plots and wooded



bedding areas, including picturesque post and live oaks, Mesquite, Hackberry, and minimal Cedar, the ranch offers an ideal environment for diverse wildlife to thrive. Beyond its natural beauty, the ranch comes complete with impressive improvements. At the heart of the property lies a charming 2,130 sqft 5 bed / 3.5 bath main house with a large front porch that offers serene views of the mountains to the south. Multiple build sites, perched atop scenic overlooks, present the perfect canvas for those desiring a personalized ranch house or a rustic yet modern barndominium. The Little Rockin' D Ranch also boasts practical additions, including a workshop/implement shed, a bunkhouse, and an Foremans house with water and electricity in place. Water resources abound on this ranch, with Millerville Doole municipal water supply servicing all dwellings and four concrete water troughs. Two large stock tanks grace the area near the main house, with approximately 10 additional tanks thoughtfully spaced across the ranch, providing ample water for both livestock and wildlife. As an added incentive, all air rights owned by the seller will convey with the property, adding value to this already remarkable investment. Furthermore, this ranch is AG exempt, keeping property taxes at a reduced rate. Discover a world of possibilities at the Little Rockin' D Ranch, where scenic landscapes, abundant wildlife, and modern amenities converge in perfect harmony. This rare gem beckons those in search of an accessible hunting tract, an exclusive retreat, or a visionary investment for future subdivision. Seize this opportunity to make the Little Rockin' D Ranch your very own Texas paradise. Don't miss your chance to experience the unmatched allure of this Northern Hill Country treasure. Act now and claim your stake in this extraordinary slice of Texas heaven! OWNER FINANCING AVAILABLE! - Owner financing available -

Beautiful Live Oaks along the watershed - Ag exempt for great tax breaks - Located just NW of Brady - Double sided road frontage - Black top road frontage - Co-op water at ranch with meter in place - Power available at ranch with meter in place - 5 bedroom 3 bath lodge with porch overlooking pond - 2 large stock tanks over looking the back porch - 10 additional stock tanks thoughtfully placed throughout the ranch - 17 high-quality box stands, 18 ground-level corn feeders, 8 2k lb, 2 1k lb protein feeders and 4 turkey feeders. -AND MUCH MORE

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1631778
List Price	\$4,527,000
Sale Price	\$4,187,475
Sale Date	February 9th, 2024
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Acres	1,509.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	960 Private Rd 763
Subdivision	N/A
City	LOHN
County	Mcculloch
State	TX
Zip Code	76852

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features Additional Structures, Barn, Chicken House, Exotic Game, Fenced, Hunting Cabin, Mobile Home, Tractor Shed, Workshop

Lot Description Ag Exempt, Hunting Permitted, Wooded

School Information

District Not Applicable ISD

Elementary Not Applicable

Middle Not Applicable

High Not Applicable