

\$1,178,580 - 1121 E Fm 572, Goldthwaite

MLS® #7730150

\$1,178,580

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 157.14 Acres

NONE, Goldthwaite, TX

Proudly presenting one of Goldthwaite, Texas Ranches. This 157.144+/- acre Mills County Ranch, located in Mills County with FM 572 frontage. This ranch offers incredible investment value through both its agricultural and a recreational quality. The perimeter is low fenced with barbed wire and offers multiple cross fencing sections ideal for rotational grazing. Several stock tanks providing convenient water access for cattle and wildlife. The ranch has an abundance of trees and is ready for a new owner to leave their creative impression on the landscape. Unrestricted and ag exempt, Minerals do convey.

Land Features:

- â€“ 3 stock tanks
- â€“ Trees consist mainly of large, Live and old growth Mesquite trees.
- â€“ Gradual rolling topo with build sites for a future home
- â€“ Numerous food plots and water features lending to exceptional hunting for whitetail, dove, duck, hogs, and turkey.

Improvements:

- â€“ Residence built in 1950, 2 bed 1 bath, 888 sq ft
- Several sheds and barns
- â€“ Fully fenced with multiple cross fencing sections.

Wildlife:

- â€“ Whitetail deer, turkey and hogs are very abundant in this area of Mills County. There are exceptional habitat features on this ranch



provided by tree coverage and water access.

Utilities:

â€“ 2 Wells

â€“ Electricity

Minerals:

â€“ Minerals will convey

Access:

â€“ Over 3462 ft. of frontage along CR 572

Taxes:

â€“ Agricultural tax valuation in place for reduced tax carrying costs

Location:

â€“ The property is ideally located in the heart of the Texas Hill Country. It is 15 minutes from downtown Goldthwaite and is a short drive to multiple major Texas cities â€“ approximately 2 hours from Austin, 1hrs 17 minutes from Waco, and 2 hrs. and 6 min from Ft. Worth

Essential Information

ListingFeed	abor_vow
MLS® #	7730150
List Price	\$1,178,580
Sale Price	\$1,046,361
Sale Date	May 19th, 2023
Bathrooms	0.00
Acres	157.14
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	1121 E Fm 572
Subdivision	NONE
City	Goldthwaite
County	Mills
State	TX
Zip Code	76844

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Available, See Remarks
View	Hills, Pasture, Pond, Trees/Woods
Waterfront	Pond

Interior

Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Lot Description	Trees Large Size, Private, Rolling Slope, Views
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School Information

District	Goldthwaite ISD
Elementary	Goldthwaite
Middle	Goldthwaite
High	Goldthwaite