

# \$3,760,250 - 21588 Private Road 4525, Millersview

MLS® #8814647

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## \$3,760,250

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 1157.00 Acres

N/A, Millersview, TX

Good all-around turn-key ranch northwest of Millersview in Concho County, TX. Approximately 1157 acres, three plus miles of wet-weather creek, multiple food plots, feeders and stock ponds, great hunting headquarters set up, home, and cabin. The food plots and fields are normally planted with wheat for the wildlife and birds (typically Turkey, Dove, and Quail). The land has a moderate roll to it with nice panoramic views of the ranch and the general area. The character on the creek and the diversity of cover gives this a large ranch feel. A long list of rolling stock and equipment convey.

If you're looking for a good investment that has both hunting, water, and recreational aspects, plus, the ability to enjoy it right away, this ranch is a perfect fit. All improvements, maintenance, and additions make this a complete turnkey ranch. Access - 2.75 miles shared with 3 other property owners that all use and help pay maintenance.

The owner's want potential buyers to understand that this sale is being offered turnkey, with a long list of rolling stock and equipment to convey with the sale of the property. Come see the Ranch and see the magnitude of this ranch and what comes with it.



## Essential Information

ListingFeed          abor\_vow

MLS® #	8814647
List Price	\$3,760,250
Sale Price	\$3,760,250
Sale Date	March 6th, 2024
Bathrooms	0.00
Acres	1,157.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	21588 Private Road 4525
Subdivision	N/A
City	Millersview
County	Concho
State	TX
Zip Code	76862

### **Amenities**

Utilities	Electricity Connected, Water Connected
View	Panoramic, Pasture
Waterfront	Creek, Pond
Has Pool	Yes

### **Exterior**

Lot Description	Agricultural, Bluff, Rolling Slope, Many Trees
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### **School Information**

District	Paint Rock Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District