

\$2,800,000 - 000 County Road 408, Thorndale

MLS® #9366962

\$2,800,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 423.00 Acres

NONE, Thorndale, TX

Astonishing ranch with multi-use potential. At approximately 423 acres, this ranch can do it all. It features rolling terrain, multiple ponds and winding creeks. Whether you're seeking a place to getaway, hunt, or settle down this is it.

This property has thick woods filled with game from hogs, to deer and varmints. Great areas for stands and blinds as well. Flora is mostly made up of post oaks and elm trees with some areas of mesquite and brush making for ample cover for wildlife. Numerous trails are in place for trucks, ATVs, or horses.

There is plenty of pasture and row crop areas to utilize as well. The property is fenced currently.

There are 5 ponds on the ranch, each great for game and livestock alike. Migratory ducks frequent each pond leading to even more recreational uses. In addition to the ponds, two wet weather creeks traverse the property as well making a highway for wildlife to utilize and travel.

Ample room to build a home, shop, barn and more. This would make a great place to high fence as well. There are several areas with panoramic, towering views!

Currently used for cattle and hunting operations with some row crop leasing as well



in the open areas. Over .7 miles of county road frontage along CR 408. Ag exemption in place leading to lower property taxes.

Property will be restricted lightly against trash, junk, commercial ag farms (pig, chicken etc) as well as mining and quarries.

Essential Information

ListingFeed	abor_vow
MLS® #	9366962
List Price	\$2,800,000
Sale Price	\$2,737,709
Sale Date	October 2nd, 2023
Bathrooms	0.00
Acres	423.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	000 County Road 408
Subdivision	NONE
City	Thorndale
County	Milam
State	TX
Zip Code	76577

Amenities

Utilities	None
View	Panoramic
Waterfront	Seasonal

Exterior

Lot Description	Agricultural, Many Trees
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School Information

District	Rockdale ISD
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Elementary
Middle
High

Rockdale
Rockdale
Rockdale