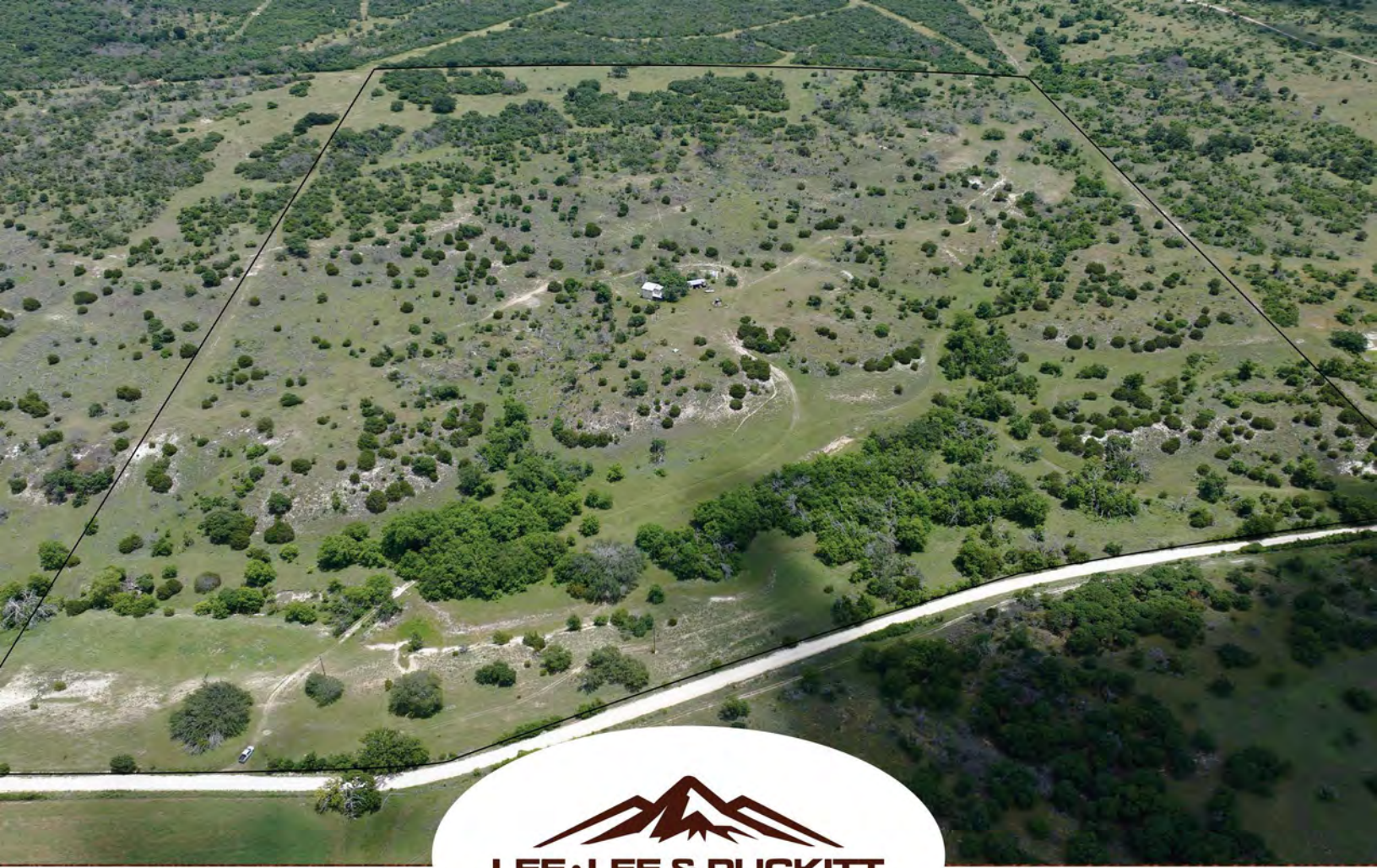




LORD RANCH

Mills County, Texas

83+/- Acres

Lord Ranch

Acres: 83+/-

County: Mills

Price: \$942,012.20



General Overview: This exceptional 83± acre recreational ranch offers a rare opportunity to own a turnkey property in the heart of Central Texas. Family-owned since the early 2000s, the ranch has been meticulously maintained and lightly used exclusively for private recreation. Never leased and thoughtfully cared for, the property provides the perfect combination of privacy, functionality, and outdoor enjoyment. With an existing cabin, utilities, water well, and excellent recreational appeal, the ranch is ready for immediate enjoyment as a weekend retreat, hunting property, or long-term investment.

Location: Located on County Road 132 in Mills County, Texas, miles outside Mullin, Texas. The property offers convenient access while maintaining the privacy and seclusion buyers seek in a recreational ranch. The peaceful setting makes it ideal for weekend escapes, hunting trips, and family gatherings.

Terrain: The ranch features gently rolling Central Texas terrain with a diverse mix of native vegetation, open areas, and wooded cover that create excellent wildlife habitat and recreational opportunities. The property offers ample room for trail riding, hiking, camping, and hunting while providing scenic views and a quiet country atmosphere.

Water: A working water well services the property and provides a dependable water source. Running water is already connected to the cabin, adding convenience for immediate use.

Improvements: Improvements include an approximately 1,000± square-foot cabin equipped with running water and electricity. Existing ductwork is already installed for future central heating and air conditioning. A barn provides excellent storage for equipment, ATVs, tools, and hunting gear. Electric service is on-site, and internet is available, making the property comfortable for extended stays.

Recreation: This ranch is designed for year-round enjoyment and offers excellent opportunities for hunting, wildlife observation, ATV riding, camping, hiking, and target shooting. Having never been leased and only lightly used by its owners, the property has retained its natural character and recreational appeal, making it an outstanding weekend getaway or family hunting retreat.

Minerals: None

Comments: Quality recreational ranches with existing improvements, utilities, privacy, and immediate usability continue to be in high demand throughout Central Texas. This 83± acre property offers an outstanding combination of comfortable accommodations, dependable infrastructure, and exceptional recreational potential. Whether you're searching for a hunting retreat, a family legacy property, or a long-term land investment, this turnkey ranch is ready to enjoy from the day you close.

Disclaimer:

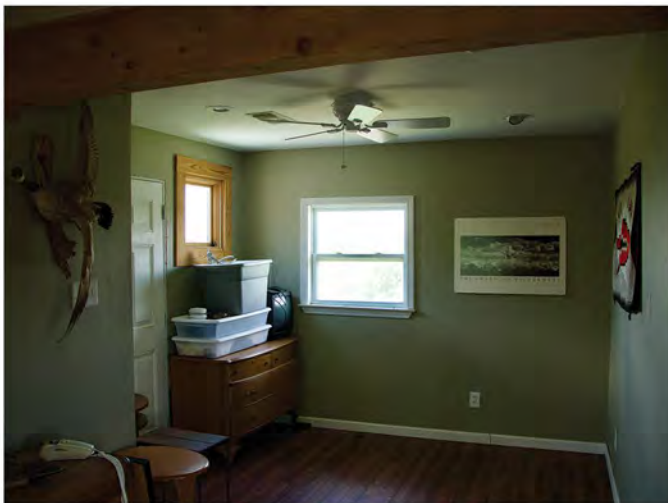
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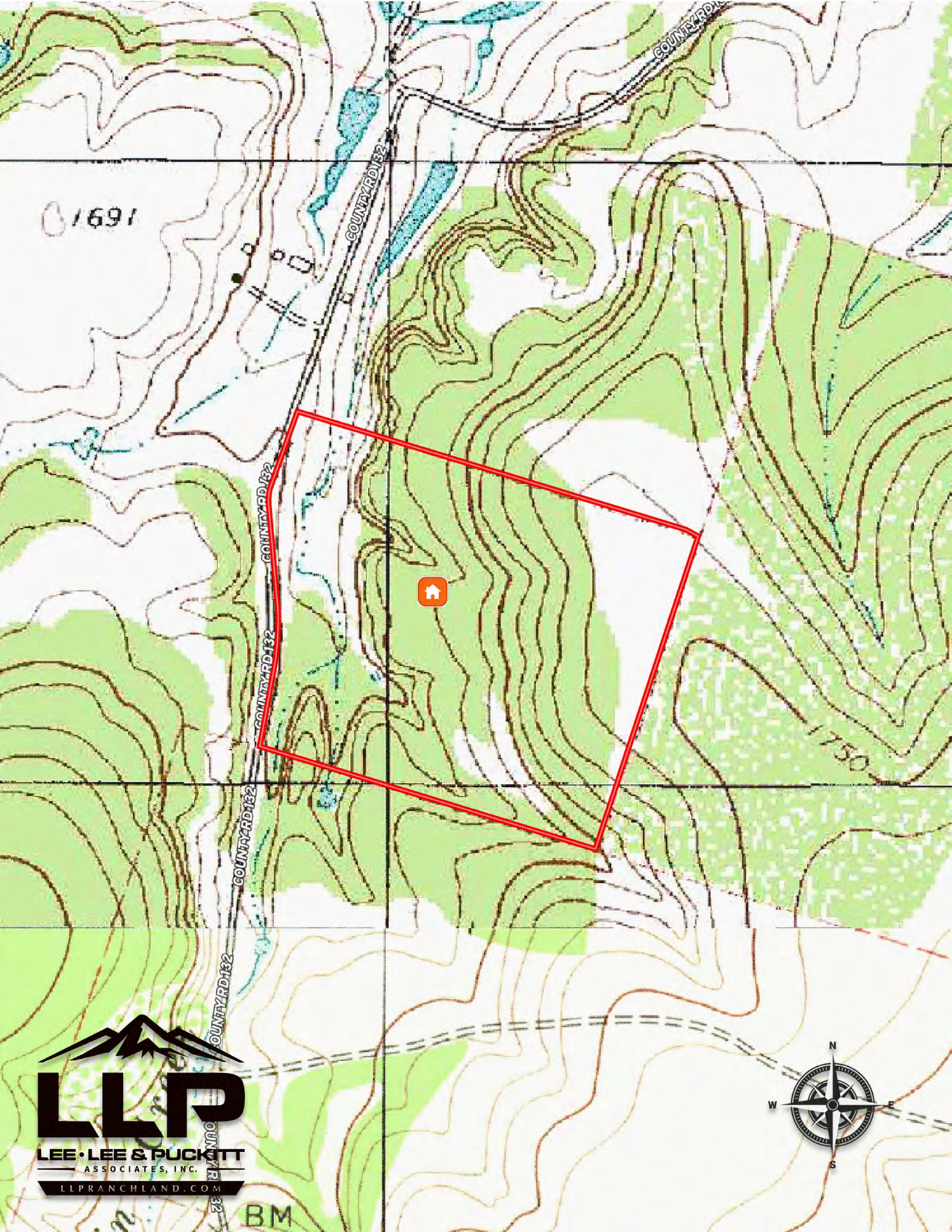


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