

ROUGH CREEK RANCH

2601± ACRES

MILLS COUNTY, TEXAS

\$13,500,000 (\$5190/ACRE)



Office: (214) 361-9191
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PROPERTY OVERVIEW: This impressive and diverse 2601.23 acre ranch has 2+ miles of Colorado River frontage, a 13+/- acre deep bass lake, exquisite improvements, varied terrain, and prime wildlife habitat. Scenic Rough Creek meanders through the heart of the property providing incredible views as well as Bunker Creek which runs below the house and near the entrance. Perimeter and cross fencing are in excellent condition with 3 main pastures and 7 smaller pastures/ fenced fields as well as 4 larger wildlife food plots and several smaller plots. The wildlife is phenomenal with a low-fenced, managed deer herd, abundance of turkey, and plethora of other wildlife species. This is one of the best ranches you will find anywhere!

LOCATION: Located in southwest Mills County due west of Goldthwaite, north of San Saba, and southeast of Brownwood with

2.5+/- miles of County Road 432 frontage and 3 entrances. The ranch is 26 miles to Brownwood, 20 miles to San Saba, and 13.7 miles to Goldthwaite. Dallas/ Fort Worth is 2 ½ - 3 hours drive to the ranch. Austin is easily accessible being 1 ½ hours from North Austin and less than 2 hours to Austin proper.

AIRPORTS: There are airports in Brownwood, Goldthwaite, and San Saba for air travel. Please click on the following link for more detailed information on runway lengths, etc. [Airport Information](#).

DIRECTIONS: From Goldthwaite, go west on FM 574 for 11+/- miles until County Road 432. Turn left on CR 432 and travel 5 miles SW until the entrance. There are big boulders and a mature live oak tree at the entrance which is located on the left or southside of the road.

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AREA ATTRACTION: The Regency Bridge is the last suspension bridge open to automobile traffic in the state of Texas. It is located only 3 miles from the entrance of Rough Creek Ranch. The original bridge collapsed in 1903 under the weight of a herd of cattle killing a boy, his horse, and numerous head of cattle. It was then rebuilt and washed away by a major flood in 1936. In 1997 the one lane, wooden deck bridge was restored with a dedication ceremony attended by then-Governor George Bush. The bridge is high above the Colorado River connecting Mills and San Saba County. It is an impressive sight to see.

TERRAIN: The rough to rolling terrain has 230 feet of elevation change with tremendous views. There are major drainages, riparian areas, wildlife food plots, cultivated fields, and 280+/- acres of improved pastureland. Four (4) tiers of land start at the Colorado River: 1. Riparian area along the river, 2. Cultivated fields with deep soils for farming and coastal Bermuda, 3. Rougher terrain with rocky hillsides, 4. Upland areas with rolling pastureland, native grasses, and good live oak, elm and mesquite country. This is an ecologically diverse ranch.



VEGETATION: Tree cover and wildlife habitat are impressive. The riparian area along the Colorado River consists of mature live oaks, pecan trees, cottonwoods, cedar elm and American elm. The rough hillsides and rolling upland country consists of a good mix of live oak, post oak, blackjack oak mesquite, persimmons, blackhaw, and juniper. Browse species include lotebush, prickly ash, catclaw acacia, agarita, buttonbush, and gum bumelia. Texas winter grass, sideoats grama, Indian grass, and little bluestem are some of the native grasses to be found. Bluebonnets and wildflowers can also be abundant during Spring months.

WATER: Water features are excellent with approximately 2.5 miles of Colorado River frontage and a 4+ acre lake and 13+/- acre lake, both believed to be 25+/- feet deep. Seasonal Bunker Creek and Rough Creek meander through the ranch. There are an additional 12-15 stock tanks providing water to livestock and wildlife. Good clay deposits and lake sites allow for more opportunities to build additional lakes and stock tanks. One stock tank went dry during drought conditions, but all other bodies of water are not believed to go dry.

WATER WELLS: Water wells provide an additional source of water. There are 3 water wells with at least one being 75 feet and pumping approximately 75 gallons per minute. This is the primary well providing water to the improvements via a ½ mile polyline. This well also pumps water into an irrigation pond with a reel system for irrigating and filling up a small waterfowl wetland area. There are several connections in place to move the reel system around. A second well is located on the northern end of the property and hooked up to a solar pump. There is a large circular holding tank with a platform perfect for a hot afternoon swim at this second location. A third water well is located near the game cleaning facility and it is not operational at this time since water is being utilized from the main water well.

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MAIN HOUSE & GROUNDS: The stunning home is located .6 miles from the entrance in a private location. Entry road is lined with live oaks before reaching the fenced grounds and home. The house is 6818 square feet, 7 bedrooms/ 6 ½ baths with 1265 square feet of covered porches. It was built in 2007-2008 and engineered with steel I-beam construction and concrete piers. The home is very structurally sound and tastefully designed with dry stacked rock from the ranch and refurbished wood from an Ohio barn. Everything was constructed and finished out with no expense spared. There are three levels with the main level tying into the paved driveway. Upon entering the front door, you are greeted by an impressive great room with open concept dining and living room perfect for entertaining. Granite countertops and stainless-steel Viking appliances can be found in the kitchen with a large pantry and plenty of storage. A gas fireplace in the dining room and a wood burning fireplace at the opposite end of the great room provide a comfortable ambiance. The main fireplace is surrounded by river rocks and is a perfect place to relax on a cold winter evening. The master bedroom is located on one side of the great room and the other 3 main guest bedrooms are on the other side, all with private baths. There are wide stairs leading upstairs to a guest bedroom/ bath. Stairs also go down to the game room where there is another small bedroom. Just off the great room is an outside covered porch overlooking the pool and 13+/- acre lake below, truly a stunning sight. Below the porch is a covered stone patio that continues around the pool and hot tub. The game room/ bar area inside the house is on the lowest level and leads outside to the pool perfect for entertaining during the hot summer months. The landscaping is irrigated all the way around the house and the yard is fenced and lush. There are 2 cattle guards providing access the house. Landscape lighting is around the house & pool and in the trees. There is also an attached two car garage with garage apartment located above and accessed from inside the garage. This is your 7th bedroom.



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INFINITY POOL: There is an Infinity pool and hot tub with stone patio and extensive landscaping overlooking the lake. The pool and lake merge into one creating a stunning optical illusion from the house. Below the pool are four (4) lengthy retaining walls with massive stacked native stone that stair-step all the way to the dock on the lake.

MAIN LAKE: Just below the house is the 13+/- acre clear-watered, bass lake that is approximately 25 feet deep at the dam with a lot of 12-15' water throughout. A deep creek channel winds through the lake along a steep rocky bank and through submerged trees to the upper end of the lake. This lake has a ton of character and is perfect for swimming, jumping off the dock into the deep water, trophy bass fishing, and other recreational water activities. A partial concrete boat ramp is near the dam for launching boats. The lake was built about 15 years ago by a well-known lake contractor and is in excellent condition.

DOCK ON LAKE: A boat dock with boat lift are located below the house on the deep side of the lake with 20-foot water off the end of the dock. All trees were removed in front of the dock with an excavator so it is a safe area to dive. The covered deck is 25'+

above the water level and is perfect for hanging out or jumping into the lake.

FISHERIES: Fisheries are managed and both lakes were professionally stocked with baitfish and 100% Florida strain black bass from Tyler Fish Farms. The largest black bass caught weighed 10.10 lbs and there are believed to be plenty of fish this size and much larger. Several stock ponds also provide good alternative fishing opportunities.

WILDLIFE & HUNTING: Hunting is excellent. The whitetail deer herd is managed with numerous bucks in the low 160 B&C class being harvested over the years. Other wildlife includes turkey, ducks, dove, feral hogs and a variety of predators. The ranch has been in TPWD's MLD Program for 10+ years. Does are harvested & the buck: doe ratio is believed to be 1 buck: 3- 3.5 does. TPWD issued 25 Buck permits and 40 Doe permits for the 2020-2021 season. Young bucks are passed until reaching maturity. There are 5 protein feed stations with 2000# capacity Outback Protein feeders that are included with the sale. The owner typically feeds about 40,000 lbs. of protein annually to supplement the native vegetation. 25 bred does from south Texas were also released on the property to supplement the native genetics.



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BARN: A 4600 square foot barn sits on a concrete slab with 1000 square feet in living quarters. There are 2 bedrooms/ 1 bath, a living area with kitchen, covered patio, and big yard with a 3-rail wood fence surrounding it. Large roll-up doors provide access to the barn/ shop area on either end of the drive thru. There is also a fully enclosed 3 bay storage area off the main barn area with outside access via 3 smaller roll-up doors. There is plenty of room for storing vehicles, tools, equipment, and supplies. The barn is a short .25 miles from the house.

IMPLEMENT SHED: There is a 3-sided implement barn for equipment storage with a concrete floor. This is where the water treatment system and primary holding tanks are located. Water is piped to the holding tanks and then distributed to the main house and nearby barn.

CLEANING AREA: Game cleaning area is a short distance from the barn with an ARI walk-in cooler. This area is on a concrete slab with 3 sides, a roof, drain, water storage tank and deer hanger. There is another water well in this area currently not producing. This well needs a new pump, but was believed to produce 3 gallons per minute. Trailers and firewood are also stored and stacked in this tree covered area.



ROADS: Entry road is an all-weather road topped with crushed granite. There are an additional 6-8 miles of all-weather primary ranch roads with many miles of secondary roads providing good internal access throughout the ranch.

FENCING: Fencing is high game fenced for 3 miles on the east side of the property with internal cross-fencing (5-strand with steel post). Other perimeter fencing is low-fenced with 6-strands of barbed wire and steel posts. Most of the fencing is in excellent condition. There are 10+/- gates providing access to the Colorado River, this stretch of fence is not high fenced. The majority of the fencing on along the County Road 432 is also low-fenced with a 1500+/- acre neighbor across the road and little hunting pressure. There are several cattle guards, 2 sets of cattle pens, traps, and facilities to easily rotate and work cattle.

LAND MANAGEMENT: Purchased in 2000, Rough Creek has been intensively managed and improved over the last 20+ years. There was a USDA Government Program for spraying prickly pear cactus previously in place. The area sprayed for prickly pear cactus is located between the main lake and County Road 432 which was sprayed in 2020. The landowner built the 2 lakes, wildlife food plots, miles of fence, all-weather road making a big loop around the Rough Creek area, and much more.

LAKE POTENTIAL: Clay is plentiful on the ranch and there are numerous draws and drainages perfect for the construction of additional lakes or stock tanks.

SURFACE LEASES: Owner, family, and friends intensively manage the deer herd. The owner is in partnership with the grazing tenant on the cattle. There are no other surface leases impacting the property and existing leases can be terminated with reasonable notice.

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GRAZING: Grazing is good in the native pastureland. There is also a 120-acre coastal field. Owner currently grazes approximately 1 animal unit per 30 acres without supplemental feeding. Owner has baled up to 180 bales of hay in one cutting and typically gets two cuttings per year.

MINERALS & WIND: Owner is believed to own a percentage of the minerals and executive leasing rights, but cannot warrant mineral ownership. No wind rights are being reserved and no wind farm activity is currently in the area.

DEED RESTRICTION: Property will be deed restricted so it cannot be subdivided until 5 years after the property sells to a new owner. Minimum tract size will be no less than 200 acres. This restriction will remain in place for this sale and all future sales.

UTILITIES: There is central heat and air to the home with 6 Trane HVAC units. There is septic at the main house and septic at the barn for the barn apartment. The barn apartment also has central heat and air and there are 5 electric meters on the property. Oncor owns the transmission and distribution lines, but owner can choose whatever electric provider they prefer. Owner is currently with Reliant Energy.

SCHOOL DISTRICTS: Mullin ISD, Goldwaite ISD, and Priddy ISD depending on which part of the ranch you are on.

PROPERTY TAXES: Approximately \$21,500 annually. Property is agriculturally exempt.

PRICE: **\$5190 per acre (\$13,500,000)**

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

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