

**Hidden Hills Ranch**  
12583 County Road 353  
Caldwell, TX 77836

**\$8,900,000**  
426± Acres  
Milam County



**Hidden Hills Ranch**  
**Caldwell, TX / Milam County**

---

**SUMMARY**

**Address**

12583 County Road 353

**City, State Zip**

Caldwell, TX 77836

**County**

Milam County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

30.6938685 / -96.6957654

**Acreage**

426

**Price**

\$8,900,000

**Property Website**

<https://www.capitolranch.com/property/hidden-hills-ranch>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**

## Hidden Hills Ranch Caldwell, TX / Milam County

---

### PROPERTY DESCRIPTION

Remarkable Texas Triangle Ranch

Welcome to the Hidden Hills Ranch, an extraordinary 426-acre property nestled in an ideal location, just a scenic 30 minutes from College Station, Texas, and a little over an hour from the vibrant cities of Houston and Austin. This ranch stands as a premier destination for whitetail and exotic deer breeding, hunting, and recreational pursuits in the heart of Texas. This is a turn-key ranch; all the heavy lifting is done and ready for a new owner to come and enjoy for a full-time residence, weekend retreat, corporate ranch, and more!

- 426 Acres - 30 minutes from College Station - 3BR/3BA barndominium - 2BR/1BA guest cabin - 1 well & electricity - Automatic gated entrance on CR 353 - 5 ponds & several wet-weather creeks - High-fenced with excellent ranch roads - 10 deer breeding pens - Turn-Key Ranch to include some personal property

Improvements: Accessed through a stunning stone gated entrance on County Road 353, a short drive from the charming town of Caldwell, Hidden Hills Ranch boasts a meticulously designed 3-bedroom, 3-bathroom barndominium spanning two levels. The interior exudes rustic elegance with wood-beamed ceilings complementing stained concrete floors. A uniquely crafted game room complete with a pool table, gourmet kitchen, and a full bar, sets the stage for relaxation and entertainment. Two custom glass roll-up doors seamlessly connect the party room to a sprawling concrete-covered patio, enhancing the sense of space and openness. Additionally, a well-appointed 2-bedroom, 1-bathroom guest cabin provides supplementary accommodations. All improvements are done to the highest standard.

Land & Animal Operation: For the discerning outdoor enthusiast, this high-fenced ranch features ten deer breeding pens linked by an alley to an unparalleled deer working facility. Strategically placed blinds, feeders, and food plots grace the landscape, enhancing the hunting experience. The acreage is home to premium whitetail genetics and an array of exotic wildlife species, including Axis, Blackbuck, Fallow, Oryx, Nilgai, Eland, and Sable. Notably, the existing premium whitetail breeding stock, forming a closed herd, and the associated hunting operations marketing are negotiable as a separate business and do not convey with the real estate.

Mature post oak trees blanket the rolling countryside, creating a harmonious 70-30% ratio of brush to pasture. Five ponds and three wet-weather creeks provide a reliable water source for the thriving wildlife, while a dedicated well services the ranch's improvements.

Hidden Hills Ranch represents a rare opportunity to own a turn-key family recreation and hunting haven. Positioned in a prime location with exceptional amenities, rolling landscapes, diverse high-protein brush species, and abundant water features, this property embodies the quintessential Central Texas oasis for your recreational and hunting aspirations. Seize the chance to make Hidden Hills Ranch your slice of Texas paradise.

-----  
Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.



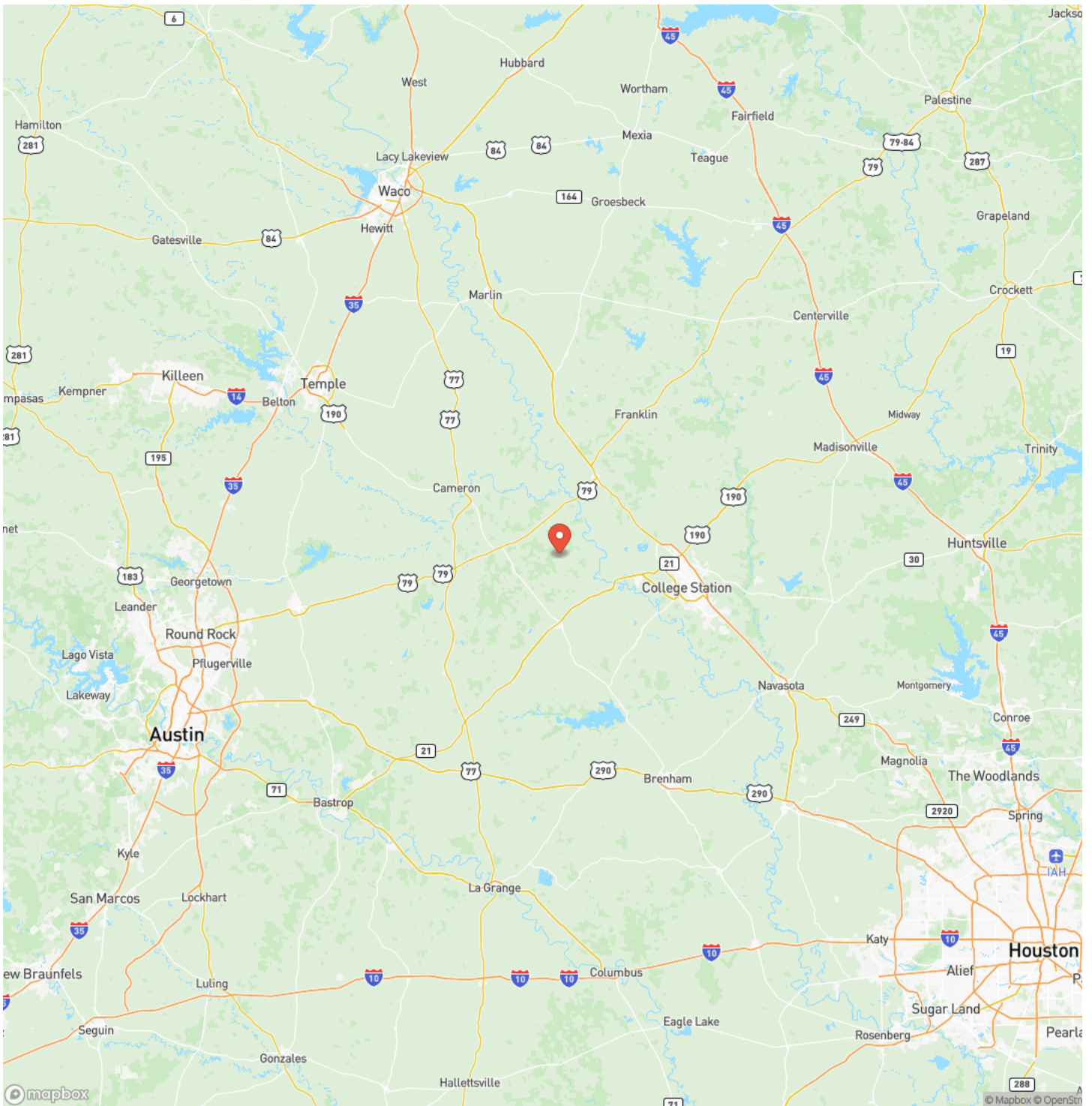
**Hidden Hills Ranch**  
Caldwell, TX / Milam County



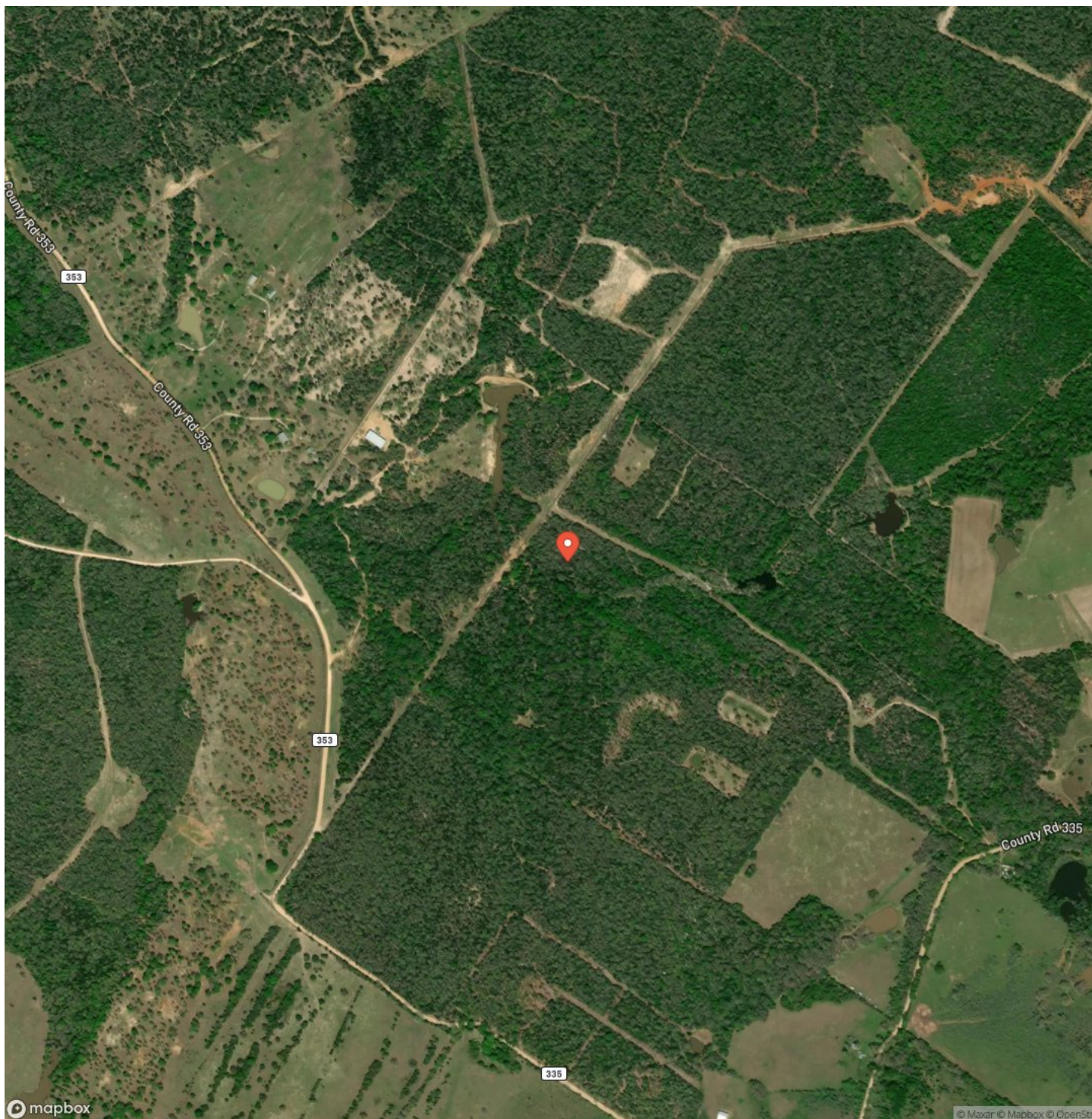
## Locator Map



# Locator Map



## Satellite Map



**Hidden Hills Ranch  
Caldwell, TX / Milam County**

---

**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Colton Harbert

**Mobile**  
(806) 335-5867

**Email**  
Colton@CapitolRanch.com

**Address**  
**City / State / Zip**  
Bastrop, TX 78602

---

**NOTES**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Capitol Ranch Real Estate, LLC**  
12405 Schwartz Road  
Brenham, TX 77833  
(979) 530-8866  
[www.RanchRealEstate.com](http://www.RanchRealEstate.com)

---

