

Deep Valley Ranch  
38 County Road 550  
Mullin, TX 76864

**\$1,950,000**  
256± Acres  
Mills County

# DEEP VALLEY RANCH

356+- ACRES | MILLS COUNTY | BIG VIEWS | CABIN | WATER WELL



**MORE INFO ONLINE:**

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

**Deep Valley Ranch**  
**Mullin, TX / Mills County**

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**SUMMARY**

**Address**

38 County Road 550

**City, State Zip**

Mullin, TX 76864

**County**

Mills County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

31.5335307 / -98.7265829

**Acreage**

256

**Price**

\$1,950,000

**Property Website**

<https://www.capitolranch.com/property/deep-valley-ranch>



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## Deep Valley Ranch Mullin, TX / Mills County

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### **PROPERTY DESCRIPTION**

Deep Valley Ranch When you step onto Deep Valley Ranch, you'll immediately sense its private, and peaceful atmosphere. Nestled in the highly sought-after North-Western Mills County, this remarkable hunting property encompasses approximately 256 acres of Hill Country terrain. It features rolling Hill Country hills, surface water, and multiple potential secluded homesites. For those seeking a versatile ranch investment ready for hunting season in the thriving heart of Central Texas, Deep Valley Ranch checks all the right boxes.

**Land & Wildlife:** With century-old Live Oaks, sweeping panoramic views, and abundant surface water, this ranch exudes a distinctive charm that sets it apart from other properties in the area. The diverse landscape is a haven for nature enthusiasts, offering plentiful water sources and extensive road frontage that makes it adaptable for various purposes. Whitetail deer are plentiful, and the ranch's rich biodiversity provides opportunities for a wide range of endeavors to suit any goals. Oak groves dot the landscape, and the rugged terrain is crisscrossed with game trails. Over the past few years, the owner has meticulously developed this property into a premier hunting ranch, with food plots, supplemental feed and water, and a carefully managed habitat.

**Surface Water:** Water features are a standout aspect of the ranch, with seasonal tributaries winding through the property and a substantial pond.

**Improvements:** The property includes several homesites and a new, well-appointed hunting cabin featuring a covered porch. The cabin is equipped with air conditioning, a full bath, a water filtration system, and an instant hot water heater. Additionally, there is an RV hookup. Perfect hunting camp!

**History:** Deep Valley Ranch has a rich heritage, once belonging to a single family for many years in the area known as 'Chesser Valley,' west of Mullin. A Texas State Historical Marker recounts that Chesser Valley was a gathering place for camp meetings, where families would travel from miles around to camp under a grove of Live Oak trees and attend prayer and preaching services near the Chesser home. Many artifacts from this bygone era have been discovered on the ranch, adding a layer of historical intrigue to its natural beauty.

**Utilities:** Modern conveniences include a new water well, a new electric meter, and fiber optic internet access.

**Tax Status:** The property benefits from a wildlife-exemption tax status.

**Summary:** Deep Valley Ranch is an extraordinary property that combines natural beauty, historical significance, and modern amenities. It offers an enticing opportunity for buyers seeking a multipurpose investment in the heart of Central Texas.

**Local Area:** - Goldthwaite, TX 15 minutes away. Known for its music festival, great food, and rich history, Goldthwaite offers a vibrant small-town atmosphere with excellent shopping and dining options. - Brownwood, TX 45 minutes away. This larger town provides all the conveniences, including a hospital center, major grocery chains, and well-known retail stores.

PID: R000006998 , R000004351 , R000008806 , R000008804 , R000004326

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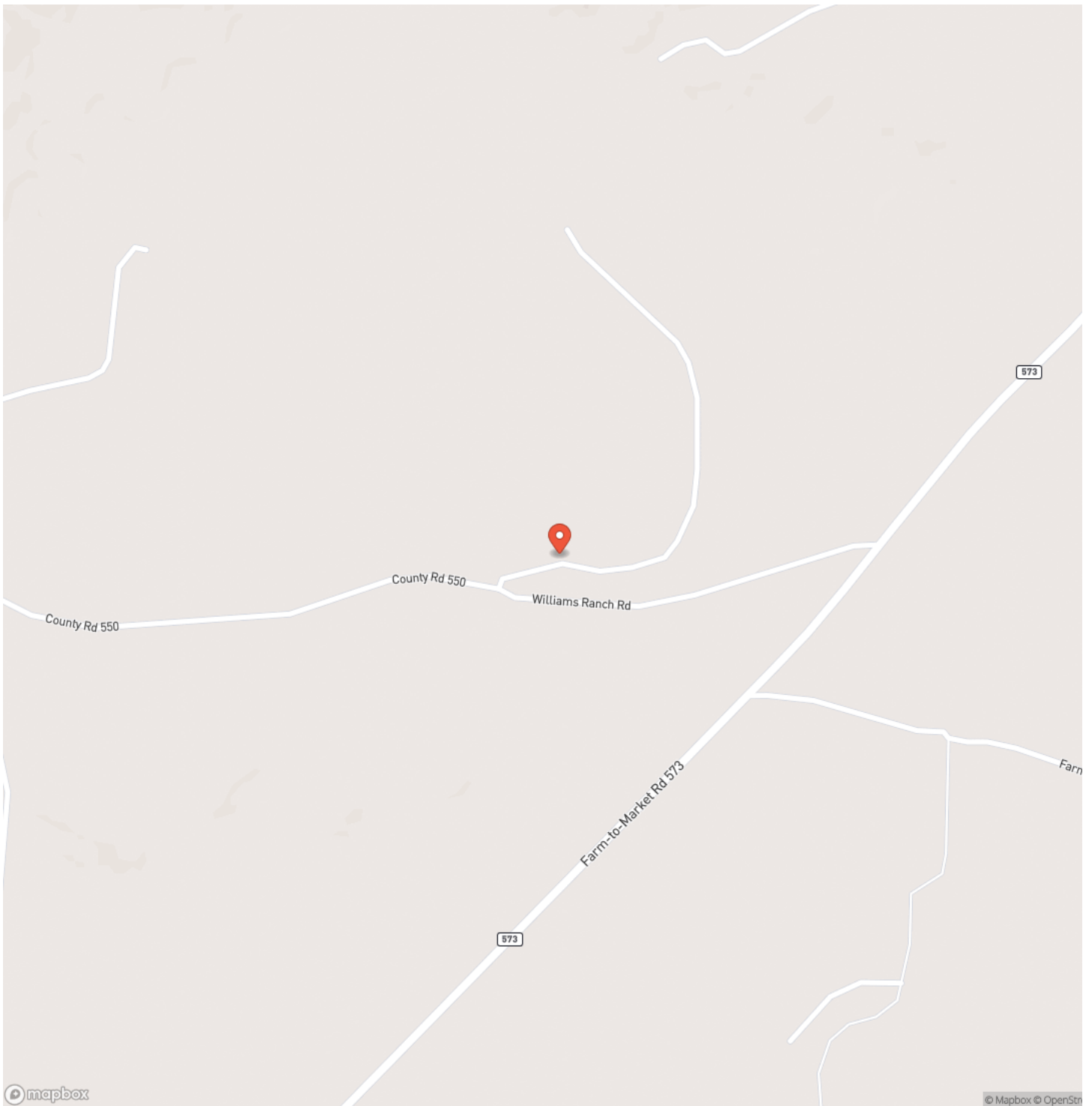
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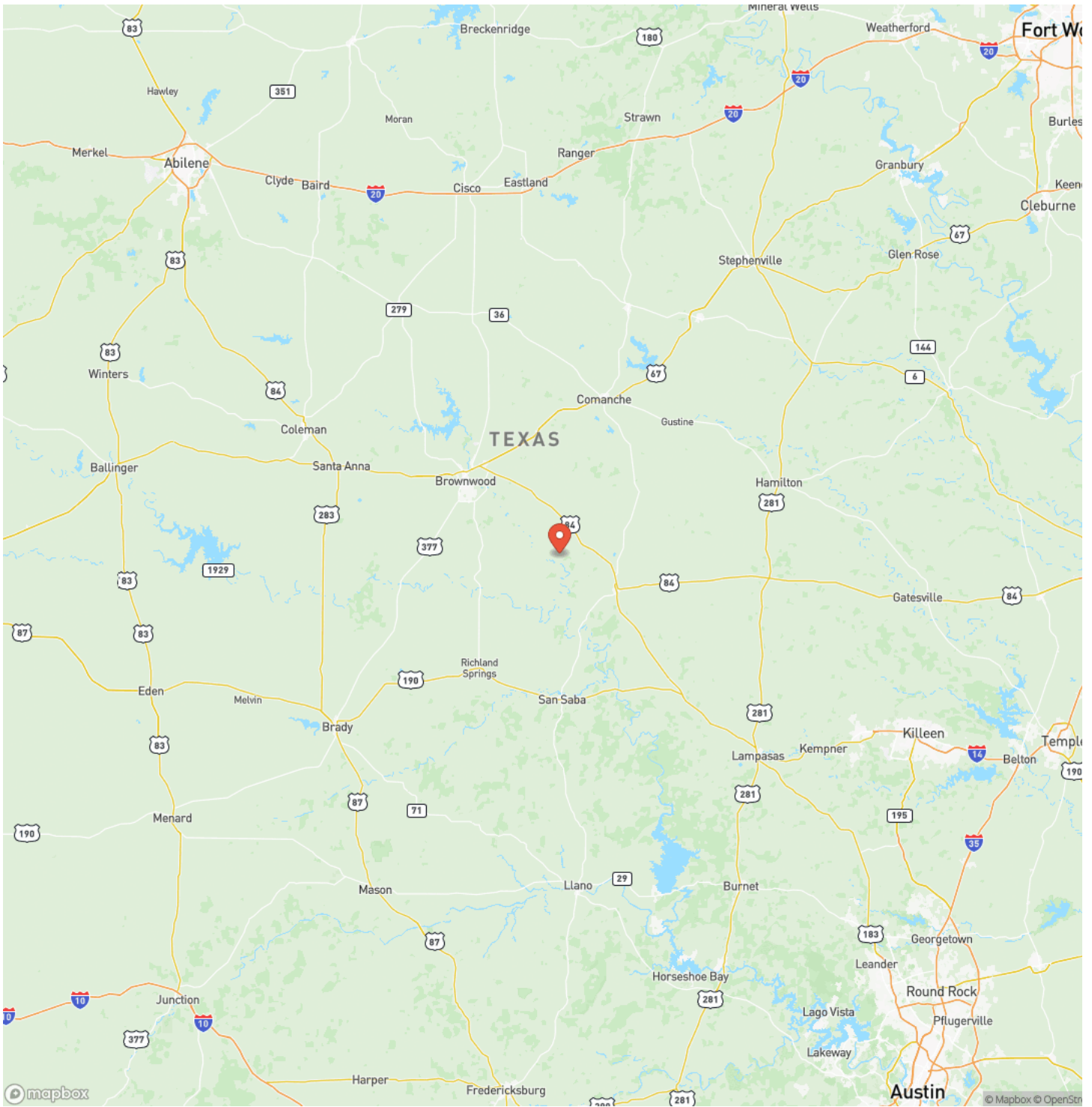
## Locator Map



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# Locator Map



## Satellite Map









## **DISCLAIMERS**

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

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