

# MORGAN MILL RANCH

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325± Acres | \$1,686,750 | Bluff Dale, Texas | Erath County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# MORGAN MILL RANCH

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**A great recreation and coastal farming ranch with plenty of room to run cattle, ride horses or grow coastal hay.**

We are proud to have obtained an exclusive listing for the Morgan Mill Ranch located in Erath county. This property is an estate that contains approximately 325 acres, all located near one another and can all be purchased as one large unit, or as individual tracts.

CONTINUED ON PG 5







### 101.31 Tract

Not only is it the center point of all the properties its also the largest, being 101.31 ± acres. This tract is located south of Morgan Mill and is very easily accessible by CR 152 that runs north and south.

Coastal bermuda hay production and a residence makes this a great opportunity for the buyer. Livestock is another option, with two stock tanks, one located on the north end and the other on the south end of the property. Two hay fields are split down the middle by an old irrigation ditch. The ditch is lined with oak, mesquite and pecan trees.

Approximately 78.4 acres of this property is in coastal bermuda grass. This grass stand appears to be in overall decent condition. The east side has one stock tank as well as a playa/low lying tank on the northeast corner.

Hunting for whitetail deer, turkey and dove is considered to be good.

The improvements on this place consist of a house with carport, hay barn and a small set of cattle pens. Fences are in good shape.

This property would be a great

**CONTINUED ON PG 6**





addition to a nearby horse/cattle ranch or would be a beautiful location to build. The wooded perimeter offers great whitetail deer hunting. The southwest corner is bordered by very dense cover (hardwoods). Deer and turkey must use this cover during the day.

Two stock tanks will bring in the birds as well. House with carport on the west side is easily accessible via CR 152. Just north of the house is a barn and set of cattle pens.

Asking price of \$388,200 or \$3,831 acre will make someone's dream become reality.









### 80.81 Tract

This 80.81 ± acre tract is located south of Morgan Mill. This property is accessible by county roads. The northern portion of the property fronts CR 153, and the western portion of the property fronts CR 152 that runs north and south.

Three sides of the property are surrounded by Pecan and several varieties of oak trees. The property fronts the beautiful flowing Paluxy River for approximately .73 miles, offering live water along much of the northern and eastern

boundary.

Approximately 60 acres of this property is in coastal bermuda grass. This grass stand appears to be in very good condition. The east side has one stock tank as well as a playa/low lying tank on the northeast corner.

Hunting for whitetail deer, turkey and dove is considered to be good.

No improvements on this property. Outside fences are in good condition.

This property would be a great

**CONTINUED ON PG 13**











addition to a nearby horse/cattle ranch or would be a beautiful location to build. The wooded perimeter offers great whitetail deer hunting. The southwest corner is bordered by very dense cover (hardwoods). Deer and turkey must use this cover during the day.

This heart shaped tract is one for the ages. With live water, an abundance of wildlife and coastal hay production you can't go wrong buying this property. At \$620,000 or \$7,750 per acre you are getting a great place for a competitive asking price.



## 76.80 TRACT

This is the southernmost tracts of land in this offering. This 76.8 ± acre property is located south of Morgan Mill and is very easily accessible by CR 152 that runs north and south.

This is two tracts of land combined by the owner, being a 21.20 ± acre tract on north added to 55.60 ± acres on south side. Both places must stay together for sale. Property consists of coastal hay farming along with hunting opportunities on eastern most boundary. East side is

bordered by the North Paluxy River which is live water. Along the river bottom are huge stands of hardwood trees.

Approximately 61.55 acres of this property is in coastal bermuda grass. This grass stand appears to be in very good condition. The east side has one stock tank as well as a playa/low lying tank on the northeast corner.

Hunting for whitetail deer, turkey and dove is considered to be good. Fences are in good shape.

**CONTINUED ON PG 17**









This property would be a great addition to a nearby horse/cattle ranch or would be a beautiful location to build. The wooded perimeter offers great whitetail deer hunting. The southwest corner is bordered by very dense cover (hardwoods). Deer and turkey must use this cover during the day.

For 76.80 acres this place really seems much bigger. This is a great recreation and coastal farming opportunity. Can't miss this for \$460,800 or \$6,000/acre.



### 68.83 TRACT

This 68.83 ± acre tract is located south of Morgan Mill.

Approximately 52 acres of this property is in coastal bermuda grass. This grass stand appears to be in good condition.

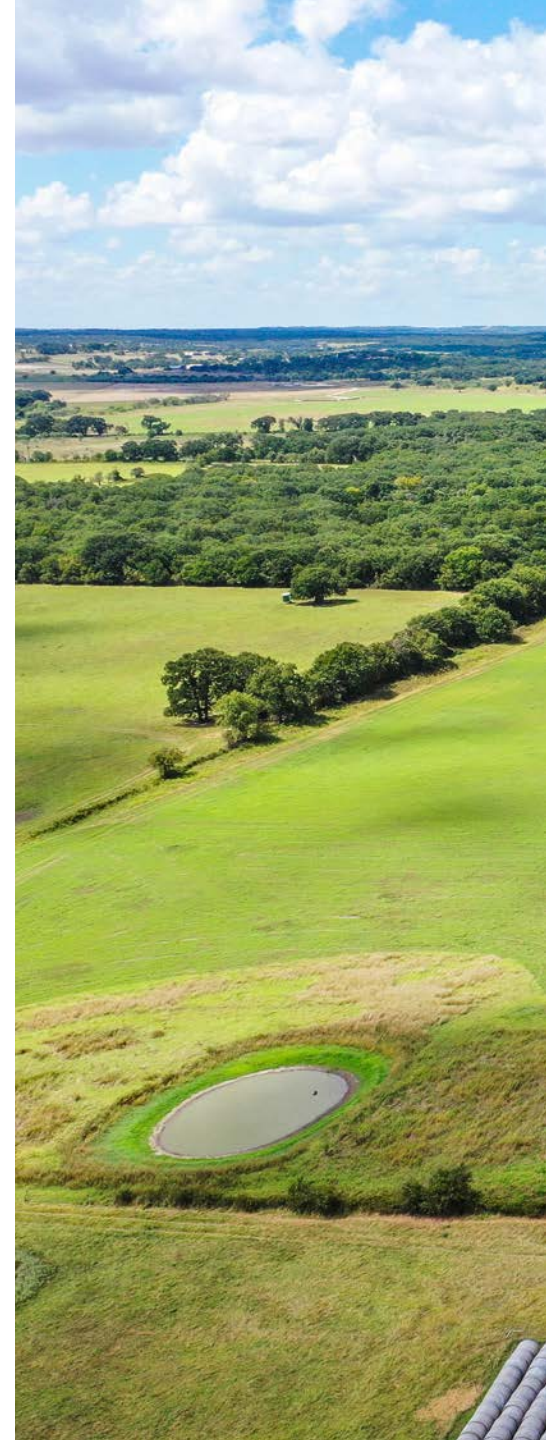
The east side has one stock tank as well as a playa/low lying tank on the northeast corner.

No improvements on this property. Outside fences are in good condition.

Hunting for whitetail deer, turkey and dove is considered to be good.

This property would be a great addition to a nearby horse/cattle ranch or would be a beautiful location to build. The wooded perimeter offers great whitetail deer hunting. The southwest corner is bordered by very dense cover (hardwoods). Deer and turkey must use this cover during the day.

Don't miss out on this place because the asking price of \$3,202 per acre or \$217,750 is a great deal.









### Broker Remarks

This is a great recreation and coastal farming opportunity. This land has been leased in the past several years for hunting and farming. If you're looking of a place with plenty of room to run cattle, ride horses or grow coastal hay, you have found the right place. At \$1,686,750 or \$5,190 per acre for all four tracts, you are getting a great place for a competitive asking price.

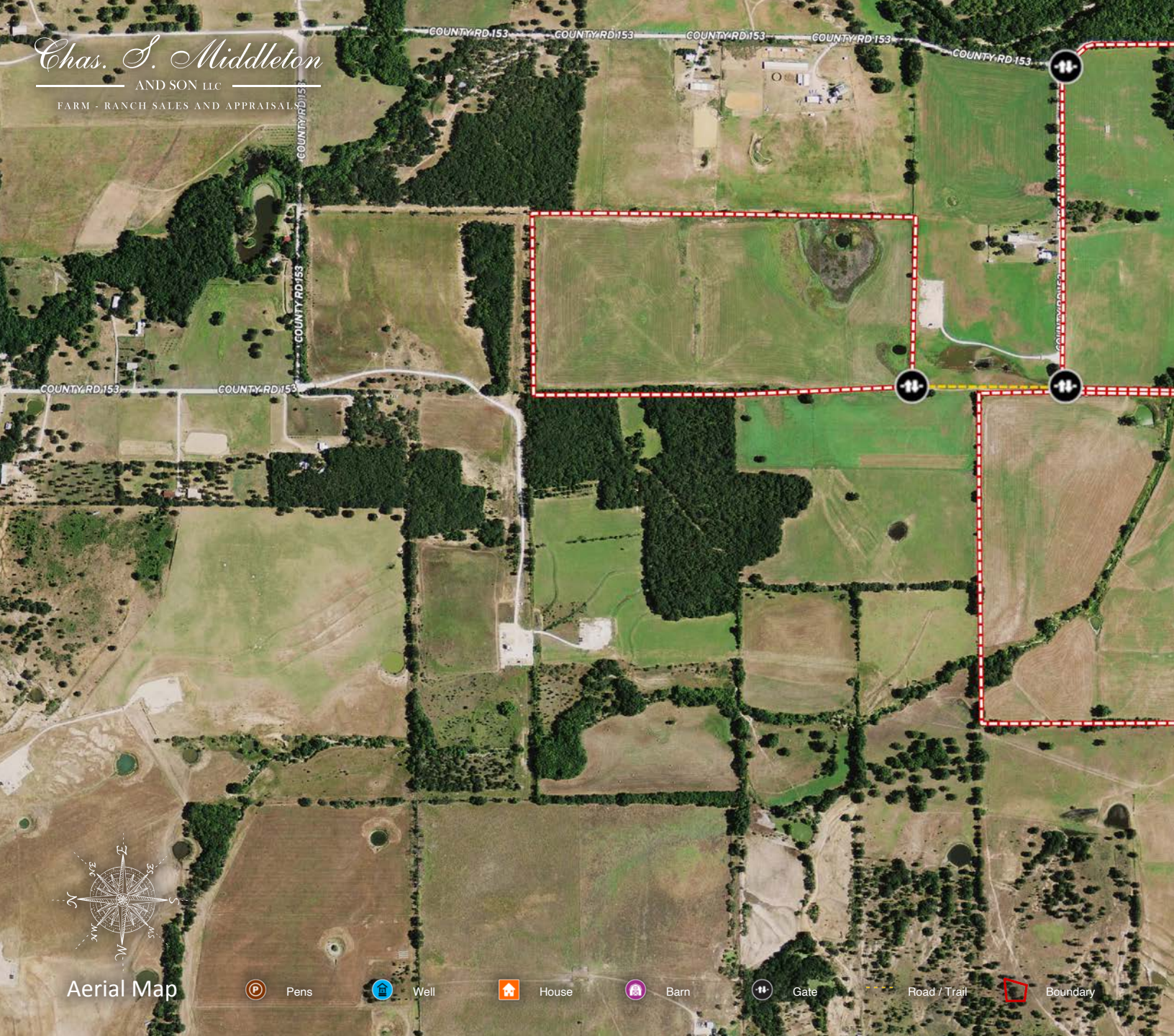
Give Ben J. Kirkpatrick a call at 806-790-6644 for more information or to schedule a tour.



# Chas. S. Middleton

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COUNTY RD 153

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COUNTY RD 153

COUNTY RD 153

COUNTY RD 153



Aerial Map



Pens



Well



House



Barn



Gate

Road / Trail



Boundary

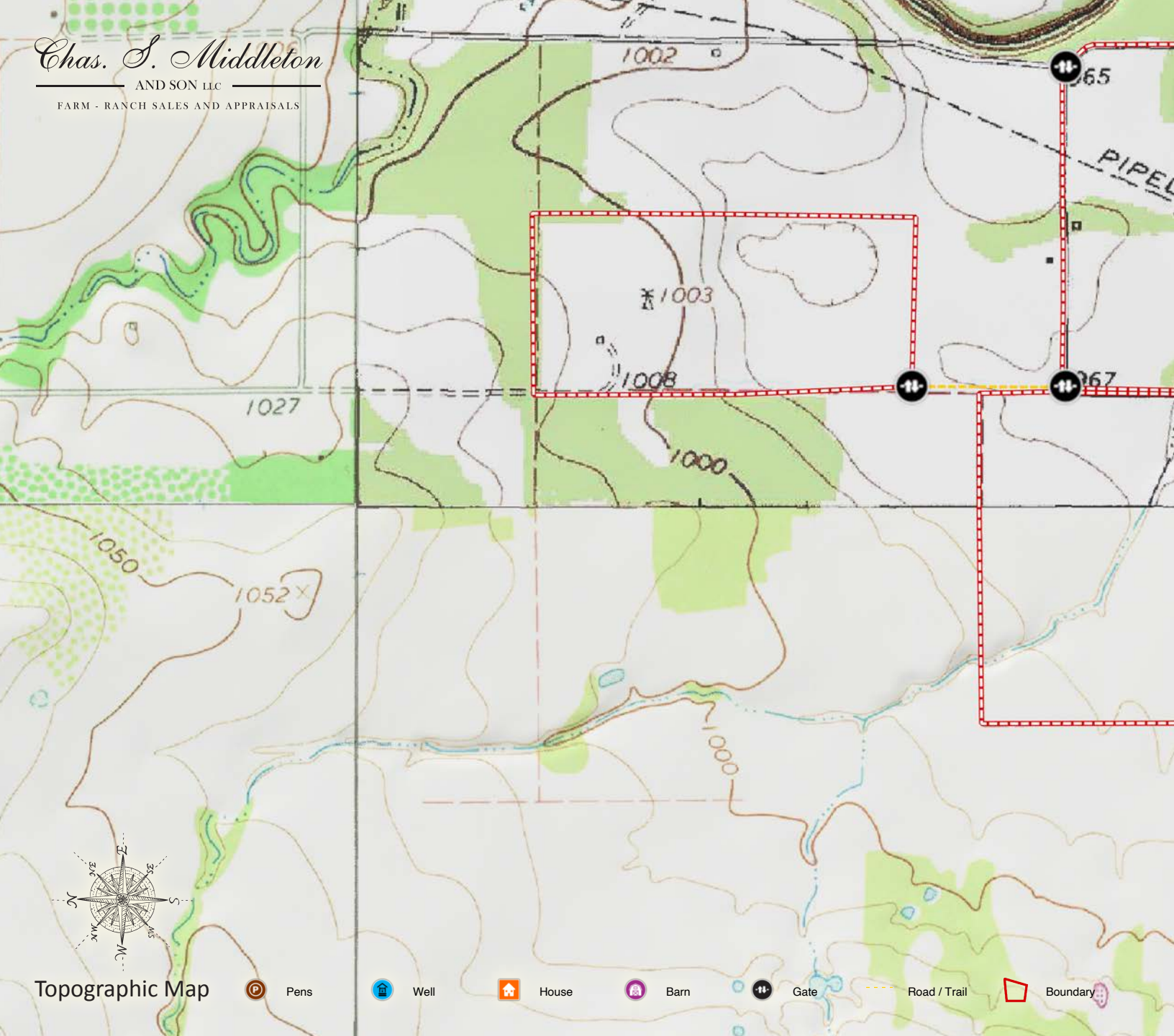


**MORGAN MILL RANCH**  
BLUFF DALE, TEXAS | ERATH COUNTY  
325± Acres | \$1,686,750


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Topographic Map


 Pens


 Well

 House

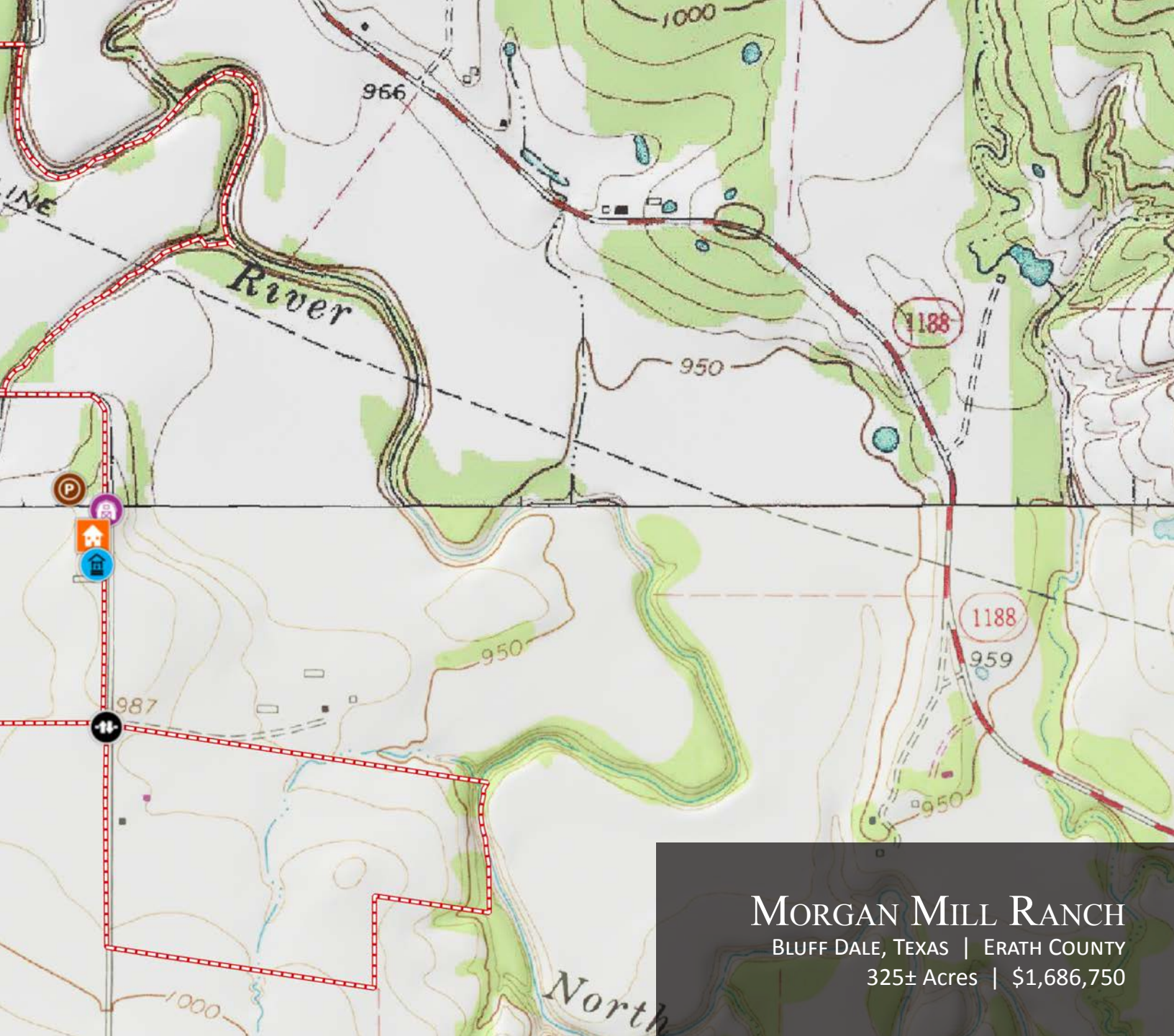
 Barn

 Gate

 Road / Trail

 Boundary





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BLUFF DALE, TEXAS | ERATH COUNTY  
325± Acres | \$1,686,750

## BEN KIRKPATRICK

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For virtual brochure & more info visit,



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Listing subject to sale, withdrawal, or error.