

6135 DOBBS VALLEY RD

MILLSAP, TX

BEDS 4 | BATHS 4.1 | 4,474 SQFT | 30 ACRES



NORTH TEXAS HAVEN

"Your Private North Texas Legacy Property"

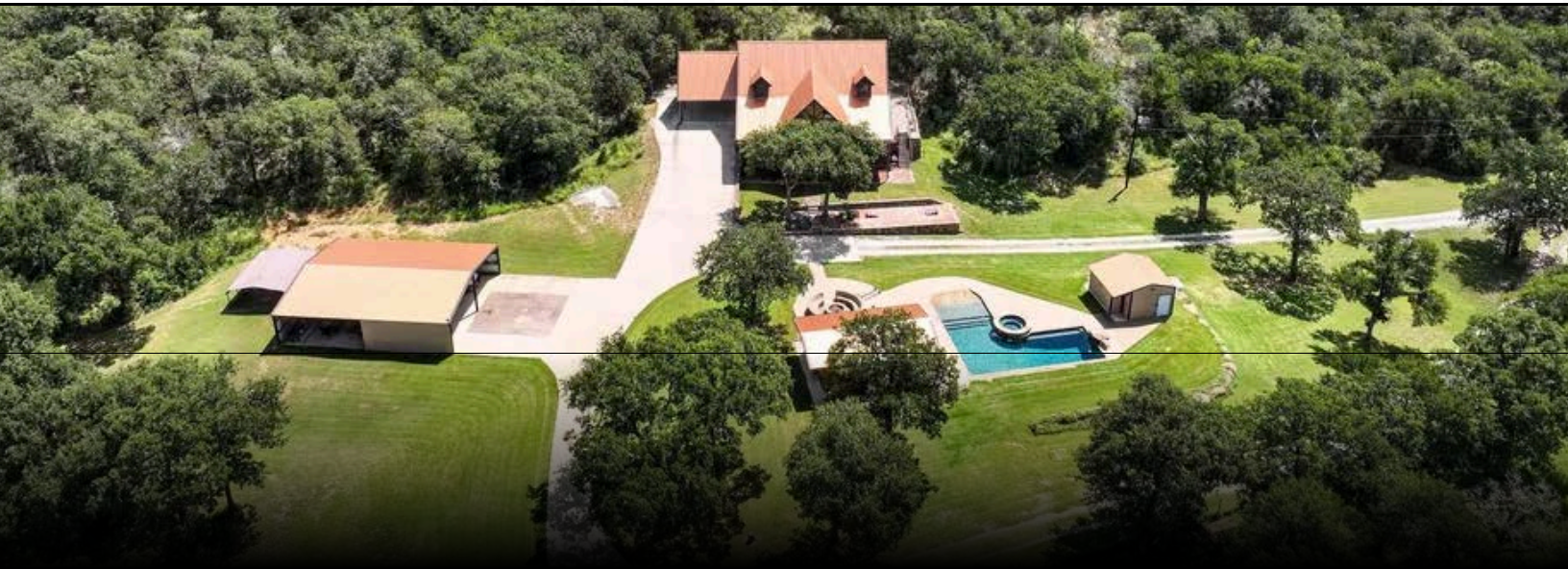


LUXURY MEETS RANCH LIFE



Located in the heart of Millsap, Texas, this property offers a rare combination of scenic beauty, versatility, and outdoor opportunity. Rolling terrain, mature trees, and open pastures provide the perfect setting for ranching, horses, or a private retreat.

Abundant wildlife and natural water features enhance the recreational appeal, making it ideal for hunting, fishing, or outdoor adventures.



With multiple build sites and expansive open areas, the property is well-suited for a custom home, guest accommodations, or equestrian facilities. Its privacy and tranquility are complemented by convenient access to nearby towns and amenities, combining seclusion with convenience.

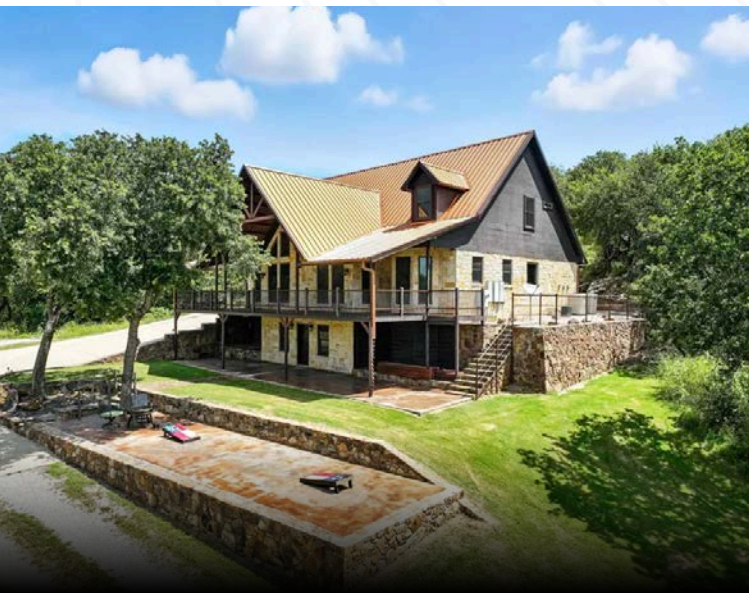
Whether used as a working ranch, recreational escape, or long-term investment, this Millsap property offers unmatched North Texas charm and enduring value.

EXCEPTIONAL FEATURES



Perched in the hillside of Millsap, this private ranch blends luxurious living with fully equipped ranch facilities, offering the perfect balance of comfort, functionality, and outdoor adventure.

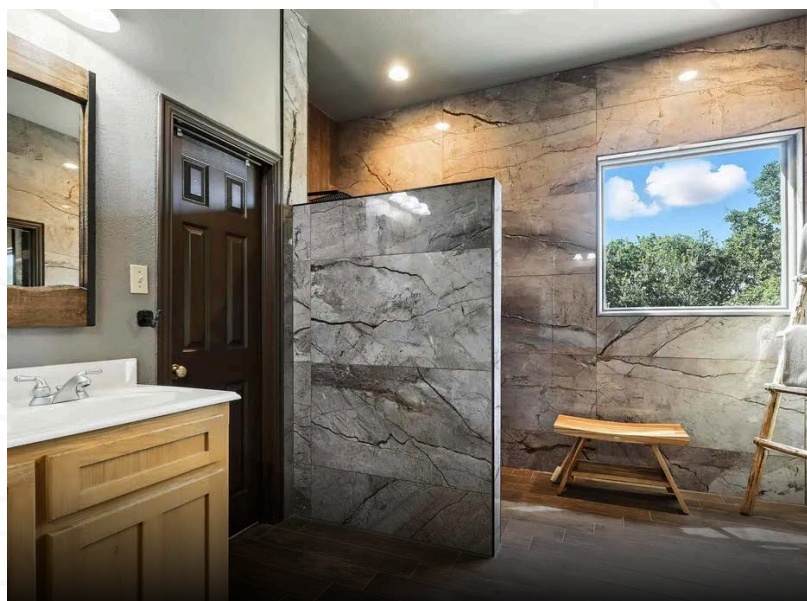
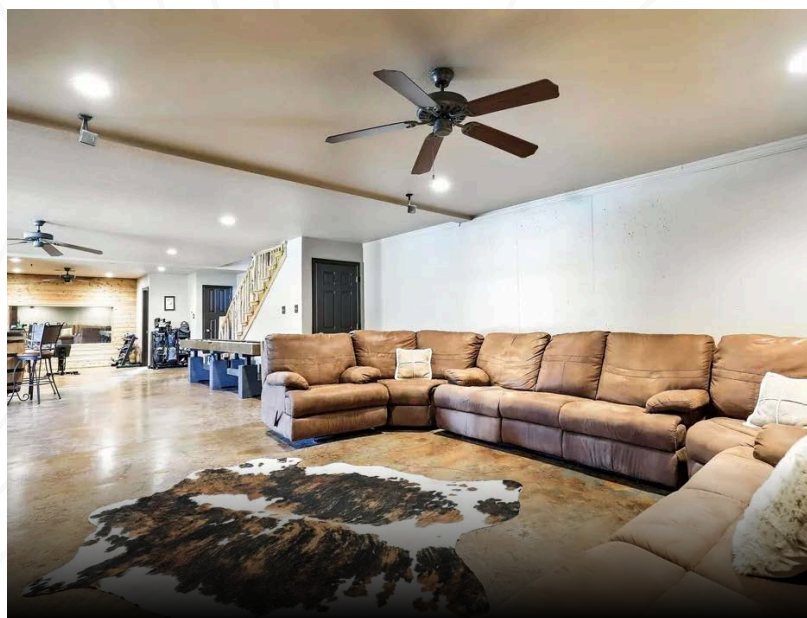
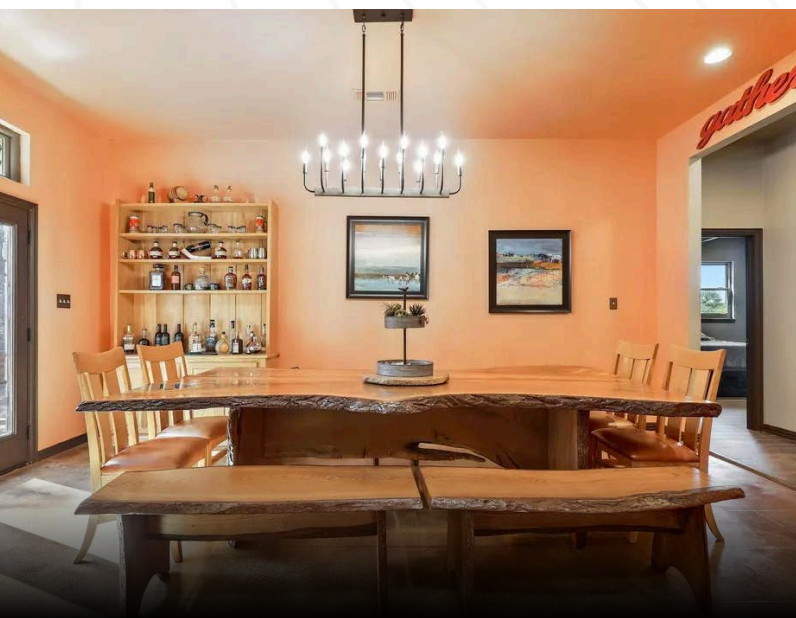
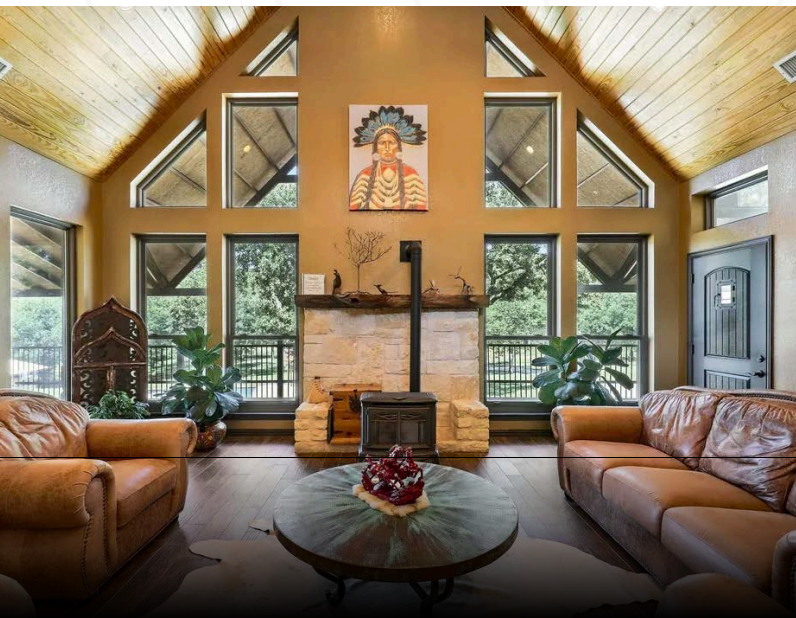
- Unique 3-Story Stone Home: Walk-out basement/game room, main floor with 2 primary bedrooms and spacious living areas, upstairs loft with 2 bedrooms each with full baths.
- Outdoor Living: Pool and hot tub with waterfall, pool house, outdoor kitchen, and stone fireplace built from on-site rock.
- Ranch Infrastructure: 40' x 50' shop, horse barn with 4 stalls, tack room, and working pens with cattle chute.
- Pasture & Livestock: Hay fields ready for cattle, horses, or other livestock.
- Privacy & Space: Expansive terrain for recreation and ranching.

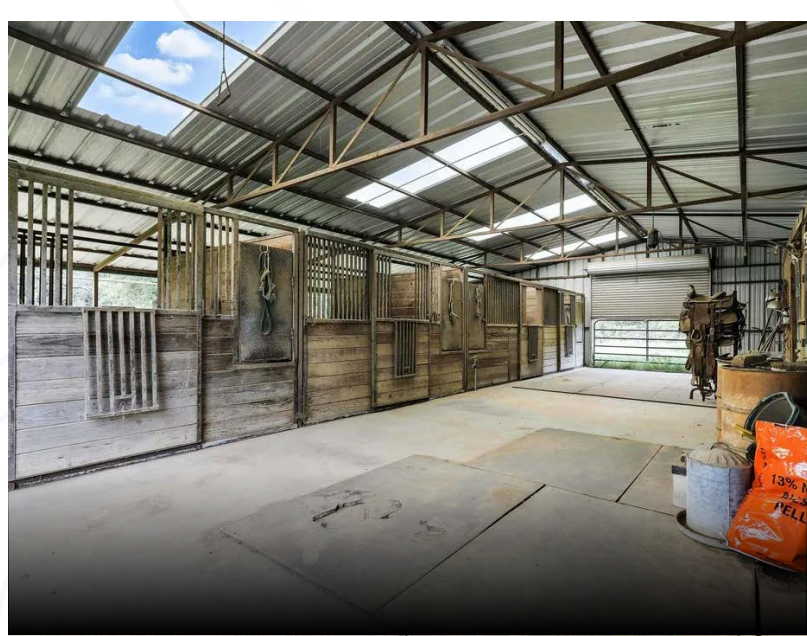


This Millsap ranch blends luxury, functionality, and privacy—a perfect North Texas retreat or working property.



ADDITIONAL PHOTOS





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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