

415 State Highway 174, Blum, TX, 76627
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Blum, TX 76627

\$22,000,000
109.400± Acres
Hill County



415 State Highway 174, Blum, TX, 76627
Blum, TX / Hill County

SUMMARY

Address

415 State Highway 174

City, State Zip

Blum, TX 76627

County

Hill County

Type

Ranches, Business Opportunity, Recreational Land, Commercial

Latitude / Longitude

32.132685 / -97.480428

Dwelling Square Feet

2240

Bedrooms / Bathrooms

3 / 2.5

Acreage

109.400

Price

\$22,000,000

Property Website

<https://ranchmanproperties.com/detail/415-state-highway-174-blum-tx-76627-hill-texas/86264/>



PROPERTY DESCRIPTION

Prime Aggregate Mining Opportunity – ±109 Acres in Blum, Texas

This ±109-acre tract in Hill County, Texas, presents a significant opportunity for aggregate mining operations. Backed by a recent geotechnical investigation, the property offers substantial volumes of commercially viable materials including:

- **Lean Clay:** Approx. 45.9 million cubic yards (~74.4 million tons)
- **Clayey Sand:** Approx. 9.8 million cubic yards (~15.8 million tons)
- **Sand:** Approx. 5.4 million cubic yards (~8.8 million tons)
- **Gravel:** Approx. 4.9 million cubic yards (~8.0 million tons)

Estimated In-Place Value: Over **\$114 million**

Estimated Load-Ready Value: Over **\$830 million**

The subsurface materials are ideal for a variety of construction uses including:

- Select fill for residential and commercial pads
- Cushion sand and Portland cement concrete production
- Drainage media and asphalt mixes

Gravel particles range from 3 inches to 3/16", making them well-suited for concrete, asphalt, and road base production. Several strata also meet TxDOT standards for select fill and engineered soils.

The report identifies eight distinct excavation zones across the property, with depth to shale bedrock averaging 30 feet. Some areas are already under excavation, providing immediate access to the aggregate.

Location:

Situated along SH 174, this site is easily accessible to regional markets and infrastructure projects in Central and North Texas. Elevation ranges from 550 to 605 feet with favorable topography for mining operations.

This is an opportunity for an aggregate company, construction firm, or investor looking to capitalize on the growing demand for materials across Texas infrastructure and development sectors.

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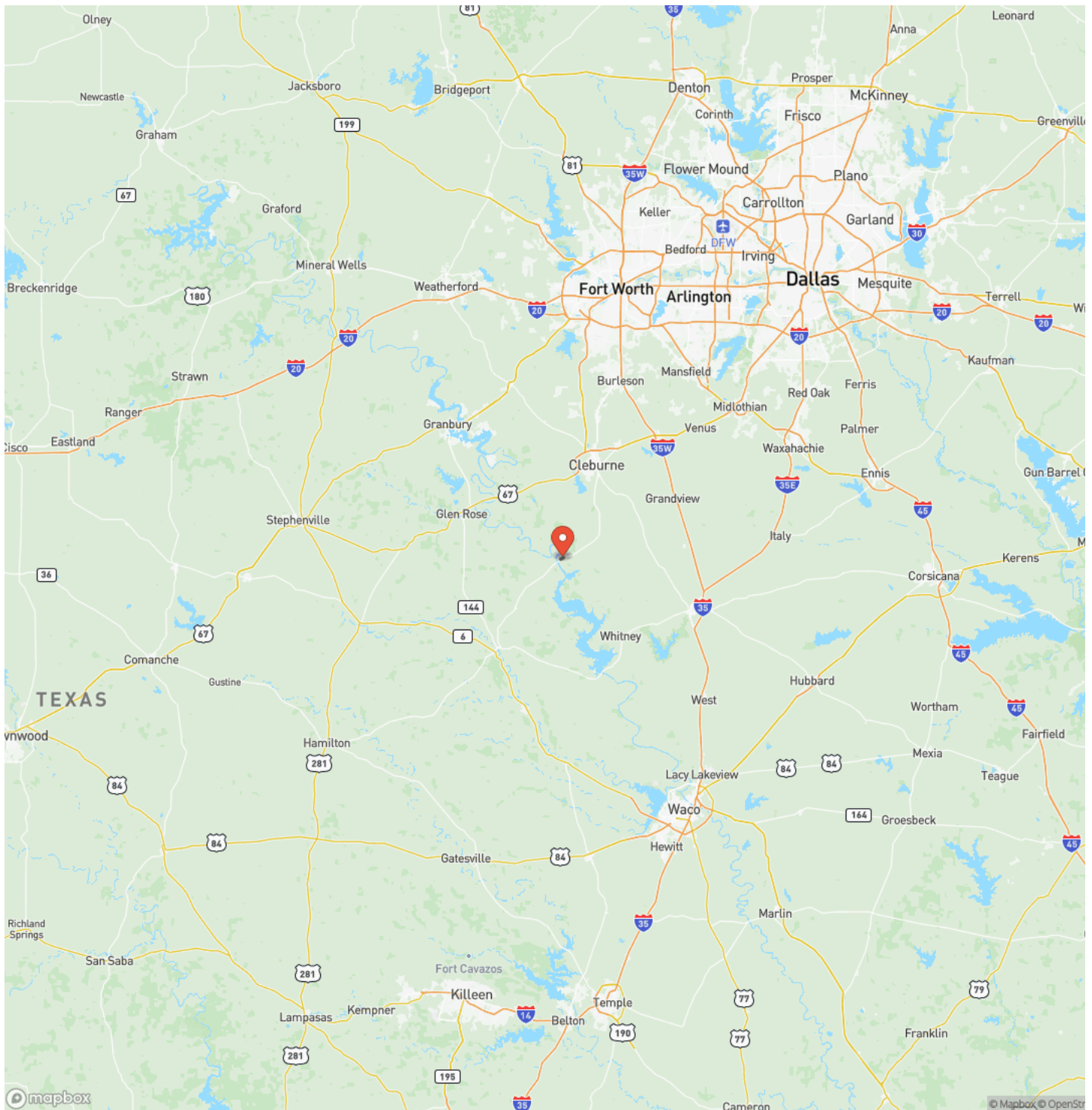


Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
RanchmanProperties.com

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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.



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