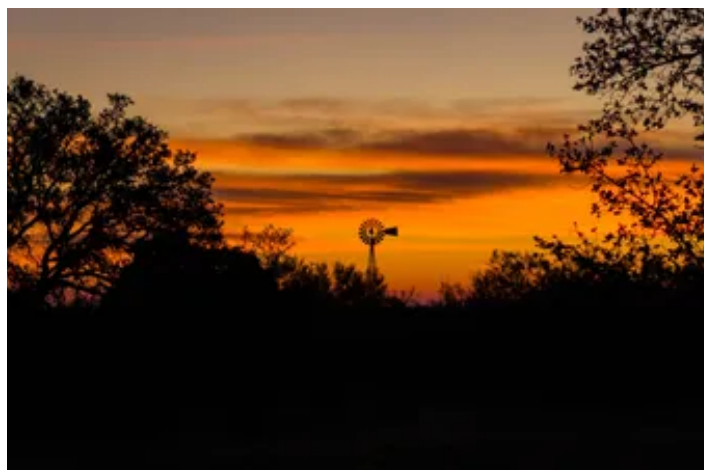
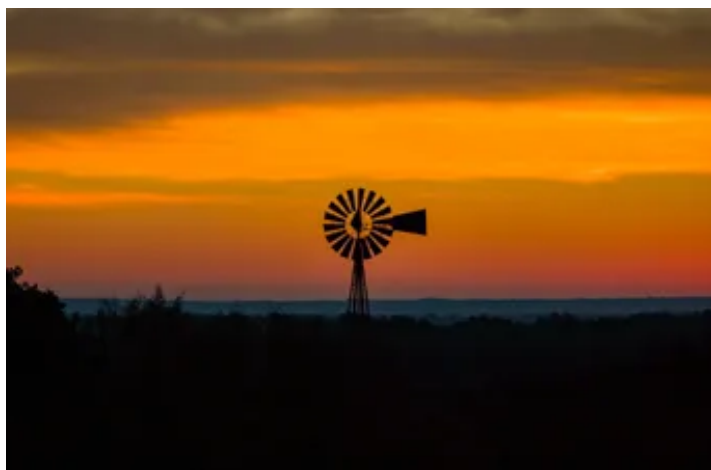


Hill Top Ranch
532 Cr 468
Rochelle, TX 76872

\$1,800,000
400± Acres
McCulloch County



Hill Top Ranch
Rochelle, TX / McCulloch County

SUMMARY

Address

532 Cr 468

City, State Zip

Rochelle, TX 76872

County

McCulloch County

Type

Hunting Land, Ranches

Latitude / Longitude

31.2709 / -99.1842

Acreage

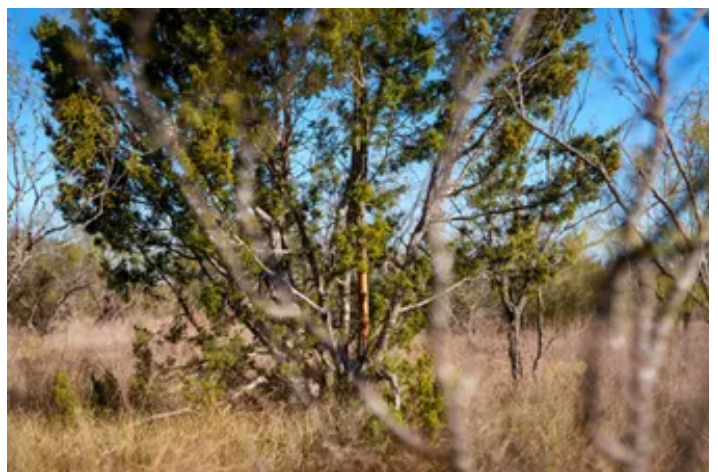
400

Price

\$1,800,000

Property Website

<https://www.mockranches.com/property/hill-top-ranch/mcculloch/texas/96164/>



Hill Top Ranch

Rochelle, TX / McCulloch County

PROPERTY DESCRIPTION

Hill Top Ranch – 400± Acres | McCulloch County, Texas

Hill Top Ranch is a scenic and versatile 400± acre property located on CR 468, roughly 3 miles northeast of Rochelle, TX and +-15 miles northeast of Brady in McCulloch County. This well-rounded ranch offers excellent hunting, rolling Hill Country terrain, solid water features, and convenient utilities in place.

The land features classic hill country topography with over 100 feet of elevation change, providing outstanding long-range views and multiple potential homesites. The ranch is well covered in native vegetation including mature live oaks, mesquite, and native grasses, creating excellent habitat for wildlife and livestock. There are 3 ponds located on the property providing surface water and attracting migratory birds.

There is an abundance of wildlife with strong populations of whitetail deer, turkey, feral hogs, dove, and more. The combination of tree cover, open areas, and surface water makes this an ideal recreational and hunting property.

- Rural water meter provided by Richland Springs SUD

Improvements & Utilities

- 3-bedroom home built in 1940
- Rural Water provided by Richland Springs SUD
- ONCOR electric service in place
- County road frontage on CR 468

With easy access, usable terrain, and established infrastructure, Hill Top Ranch is well suited as a hunting ranch, weekend getaway, or future homestead property.

Properties of this size and character are becoming harder to find in this area of Texas. Contact the listing broker for additional information or to schedule a private showing.

Minerals

Surface sale only, No production on site.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

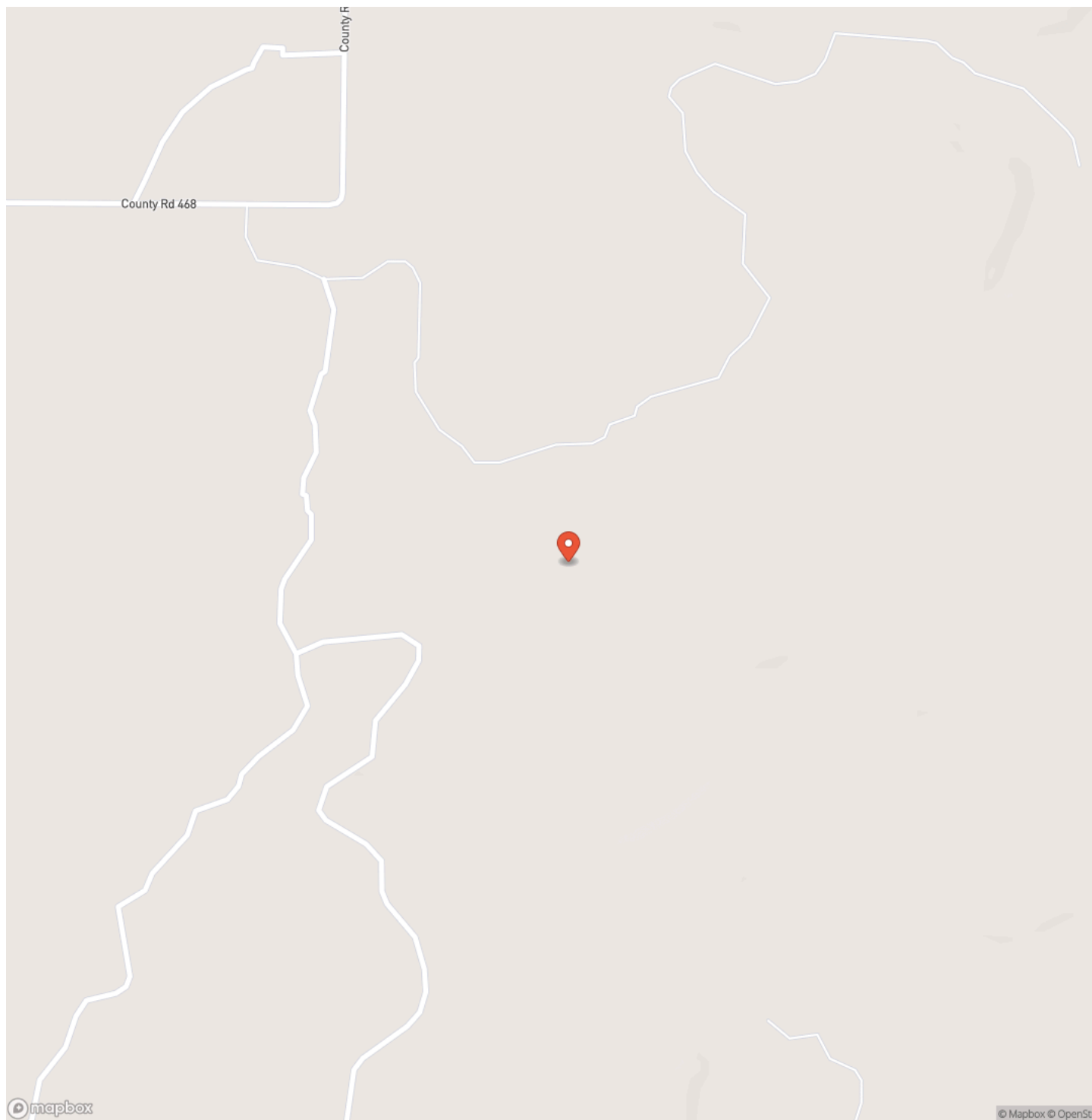
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

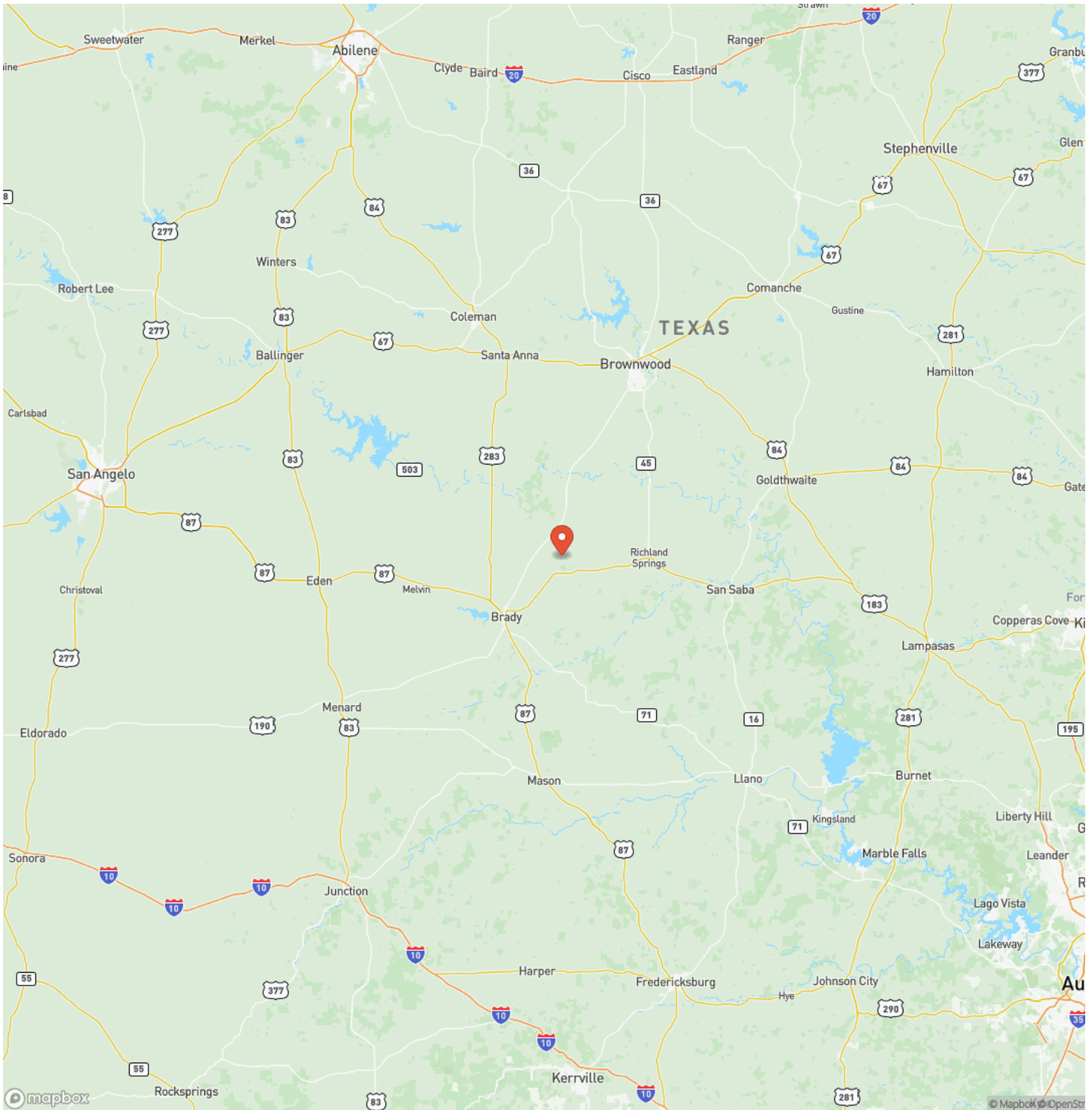
Hill Top Ranch
Rochelle, TX / McCulloch County



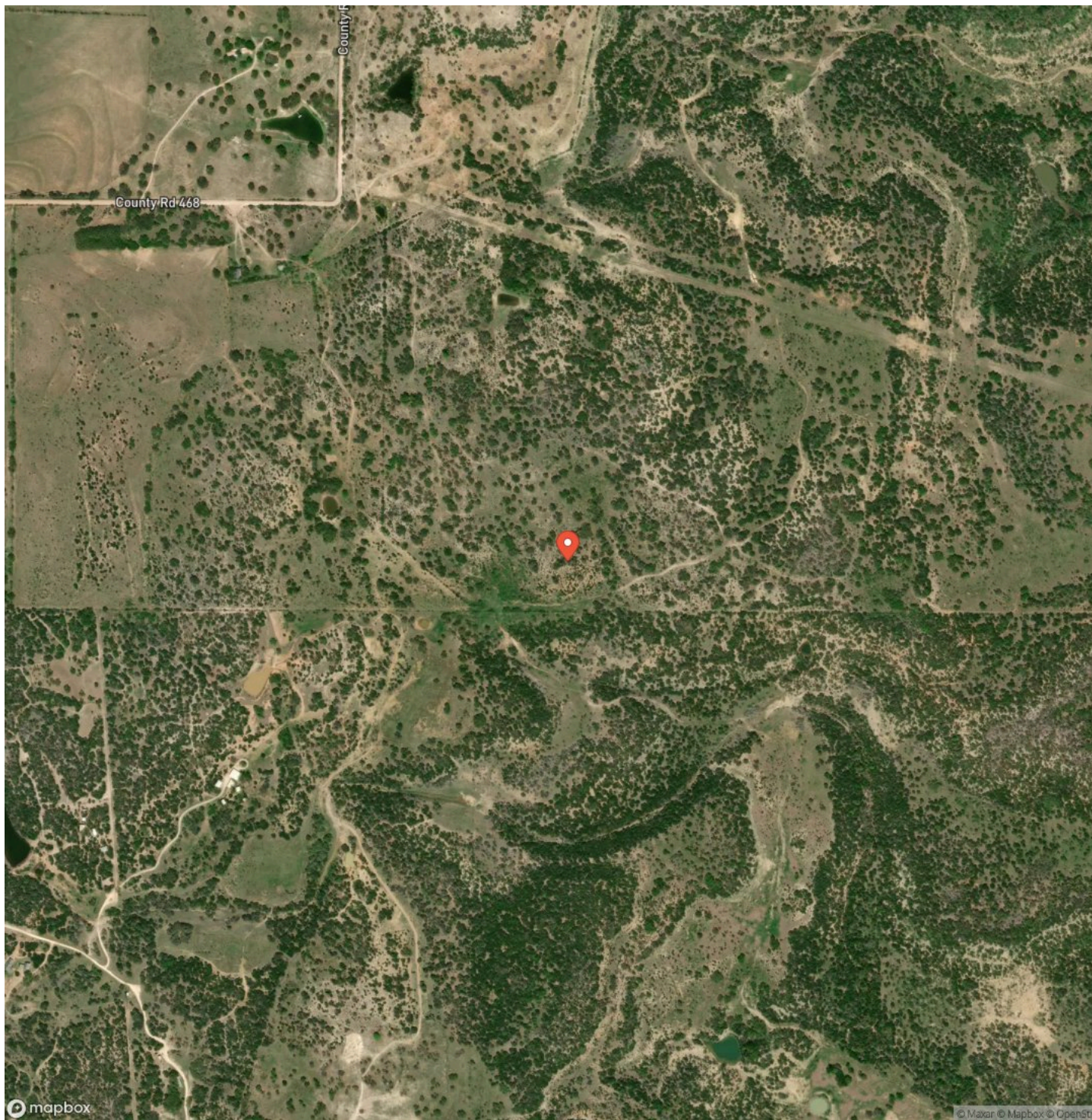
Locator Map



Locator Map



Satellite Map



Hill Top Ranch
Rochelle, TX / McCulloch County

LISTING REPRESENTATIVE

For more information contact:



Representative

Max Ramsey

Mobile

(512) 983-4292

Office

(512) 275-6625

Email

maxramsey@mockranches.com

Address

City / State / Zip

New Braunfels, TX 78132

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas 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 government actions. Prospective buyers should investigate any concerns to their satisfaction.

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Stephenville, TX 76401
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