



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



463± Acres Hall County

LAKEVIEW, TX

\$1,200,000 (\$2591/ACRE)

We are pleased to present 463± acres located in Hall County, this ranch brings together the views, wildlife, and usability folks are looking for but rarely find. It's a true multi-use property — ideal for cattle, hunting, and year-round recreation. Several trophy deer have been taken off this place, and the setup shows why.

Positioned in a highly sought-after area north of Lakeview, the ranch is surrounded by larger landowners and proven habitat. The combination of elevation, native grass, and clean brush creates a ranch that works equally well for cattle as it does for serious hunters.

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Location:

This property is conveniently located 3.5 miles northwest of Lakeview and 2 miles north of Highway 256.

Land:

The land features native pasture with excellent brush control already in place. Rolling terrain with true elevation changes, bedding pockets, and five established food plots. Strong native grass and natural draws hold wildlife year-round while still keeping the place usable and productive for cattle.

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Improvements:

- Farmhouse — 3 bedroom, 1 bath - perfect for weekend stays, staging gear, or shelter during hunts
- Detached 2 car garage, carport and storm cellar
- Fenced on the west and east sides
- 5 Food plots
- Good internal access

Water:

- 2 working water wells
- Dirt tank



Picture of Dam

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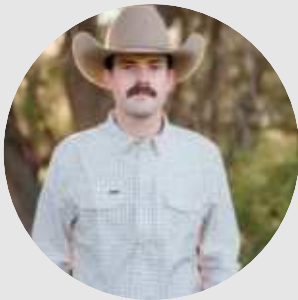
Hunting / Wildlife / Recreation:

This place hunts bigger than the acreage suggests. With this property, there is a total acre access of 584 acres which includes a dam. The ranch supports an estimated 80/20 Whitetail to Mule Deer mix, with strong Whitetail numbers and quality genetics. Turkey, hogs, quail, and dove are also common. The elevation, brush breaks, and food plots create natural travel corridors, long-range glassing opportunities, and productive stand setups.

Minerals:

All mineral ownership currently held will be retained by the seller.

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Presented By:
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