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THE MOCK RANCHES GROUP

PRESENTS

A CUSTOM PROPERTY CONSULTATION EXCLUSIVELY PREPARED FOR

Blanket Creek Ranch

(680 County Road 549, Mullin, TX 76864)

Price:
\$1,700,000



Prepared by:

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680 COUNTY ROAD 549, MULLIN, TX 76864



Habitat diversity, sound management, and good water are hard to find qualities that discerning buyers look for in a ranch. Blanket Creek Ranch checks these boxes in a size and budget that is hard to find today. This multi-dimensional property is ideal for the recreational user, retiree or land investor. The ranch balances the perfect mix of open pasture and native oak and savannah, ideal for both livestock and wildlife management. Additionally, the current owner has been diligent about managing the cedar, mesquite and ongoing brush management.

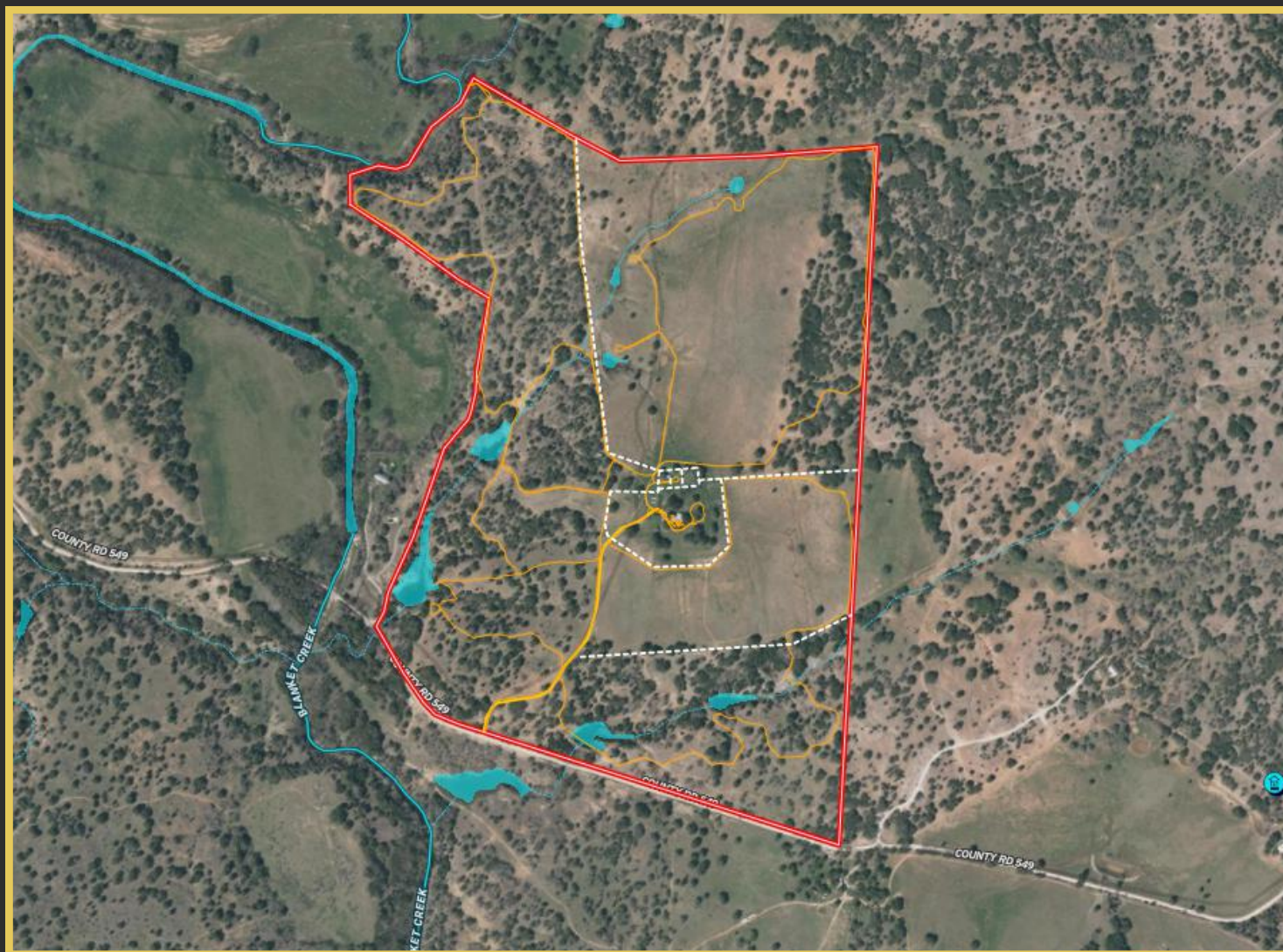
The ranch is turn-key, ready to use. Improvements include a nice 1,911 sqft 3/2 home which was originally built in 1953, and completely re-built around 2005. This home is clean, comfortable, modern-ranch and currently serves as the owner's full time residence. The property has two water wells, one in use that services the home, and a new septic system installed in 2021. The ranch is fully fenced for cattle, has minimal cross fencing, and a set of pipe working pens at headquarters.

*This would make an exceptionally high-fence hunting ranch, with minimal water gaps and a square shape.

Surface water is abundant on Blanket Creek Ranch, with five ponds, and over 700' of Blanket Creek. The tributary creek running through the SE corner of the ranch has a potential location for a much larger lake, which are rare in the region and add to the recreational enjoyment and investment value of the ranch.

Located on CR 549 and Blanket Creek, between Zephyr and Mullin in northern Mills County, this ranch is easily accessible from every major metro area in Texas. Whether you're looking to build your dream ranch, expand a ranching operation, or enjoy a weekend getaway for hunting and recreation, this unrestricted 218-acre ranch is ready for you.

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<https://id.land/ranching/maps/6faf981b0721e6ee525cc59f1b353a62/share>

www.mockranches.com | (512) 275 - 6625

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

PHOTOS



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WHY MOCK RANCHES?

Who We Are: The Mock Ranches Group

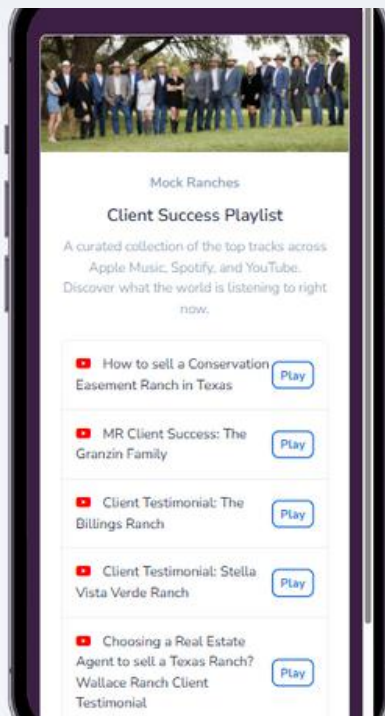
The Mock Ranches Group is an industry leading team of Texas REALTORS® and Accredited Land Consultants, with Keller Williams Realty. Since 2013, Mock Ranches Agents have represented over 1 billion dollars and 100,000 acres of Texas farm and ranch land.



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CLIENT SUCCESS PLAYLIST

Hear What Our Clients Have to Say
Welcome to our **Client Success Stories playlist** — real stories from real people who've trusted **Mock Ranches Real Estate Group** to guide them through the sale or purchase of their Texas ranches.

From conservation easement projects to legacy family properties, **each testimonial reflects our commitment** to integrity, professionalism, and results. Whether you're buying, selling, or simply exploring your options, these videos offer valuable insight into what it's like to **work with our experienced team**.

Watch now to hear firsthand how we help landowners navigate complex transactions with confidence.

IT'S ALL ABOUT YOU!

Our business has been built around one guiding principle:

It's all about you...

- ✓ Your **needs**.
- ✓ Your **dreams**.
- ✓ Your **concerns**.
- ✓ Your **questions**.
- ✓ Your **choices**.
- ✓ Your **finances**.
- ✓ Your **time**.
- ✓ Your **life**.

Our focus is on your complete satisfaction. In fact, we work to get the job done so well that you will tell your friends and associates about your experience partnering with us. **Maybe that's why more than 70% of our business comes from repeat customers and referrals.** Good service speaks for itself. We're looking forward to the opportunity to earn your referrals and repeat business.



LONG-TERM RELATIONSHIPS

Establishing a long-term relationship with clients is important to us, both personally and professionally. Much of our business is fueled by the recommendations of satisfied clients within the real estate community, and our objective is for you to be so pleased with our service that you enthusiastically refer us to others.

Once you've settled into your new property, we remain committed to being your resource for any questions or needs that may arise. Whether you're seeking recommendations for agricultural contractors or insights into rural living, we are here to assist. Our ultimate goal is to ensure your newfound property exceeds all your expectations.



THE MOCK RANCHES GROUP

The Mock Ranches Group is the leading land marketing team with Keller Williams Realty. As members of the KW Land & Luxury Divisions, we leverage the power of the international giant's global marketing, technology and training prowess. By pairing the resources of the world's largest real estate company with real land knowledge, creative marketing and the personal service that people expect, we are able to create a winning combination for everyone involved. The Mock Ranches Group was recognized as an APEX Top 20 National Producer by the Land Report in 2017, and Founder, Kasey Mock received the 2018 National Recreational Land Broker of the Year by the Realtors Land Institute as well as the 2023 Regional Recreational Land Broker of the Year. Discerning land buyers and sellers trust the Mock Ranches Group for their innovative approach and industry leading results.

Everyone on our team comes from different backgrounds in the land industry. Whether it's a hunting property in South Texas, an Equine Property in North Texas, or a rice farm in Southeast Texas, a Mock Ranches team member will have the knowledge you need to achieve whatever goals you might have.

Thank you for choosing **THE MOCK RANCHES GROUP** at Keller Williams to find your new property!



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KELLER WILLIAMS.

REAL EXPERIENCE, REAL EXPERTISE.



KASEY MOCK, ALC

President, Founder
Realtor®, Land Specialist
The Mock Ranches Group

Kasey Mock was awarded the 2018 National Land Broker of the Year for Recreational Land, and was recognized as a 2017 and 2018 National Top 20 Apex Producer by The Land Report and the Realtors Land Institute. He has served as the Director of KW Land at Keller Williams Realty International since its inception in 2014, leading the company from startup to now being one of the fastest growing, nationally recognized brands for top producing land Realtors.

In 2018 Kasey received the National Rising Star Award from the Realtors Land Institute, and has twice been recognized as the top producing farm and ranch agent in the Austin region for Keller Williams Realty.

Kasey holds a Bachelor of Science in Agricultural Services and Development from Tarleton State University. He has worked with the Texas A&M Extension Service, co-founded Fever Pursuit, LLC, hosts the Bucks to Business Podcast, and owns the Mock Ranches Realty Group.

Kasey is a founding member and owner of the Land Broker CO-OP, a committee member with the REALTORS® Land Institute (RLI), a founding member of Texas Real Estate Advocacy and Defense (TREAD) Coalition, founding member of the Driftwood Heritage Conservation Society and serves on the board for Safari Club International in Austin, TX.

Kasey lives in Driftwood, TX with his wife, Elizabeth and their two children, Maddox and Caroline.

CREDENTIALS

Member-Realtors Land Institute | Accredited Land Consultant | 2017-2023 RLI APEX Production Award Winner | Member/Owner of the Land Broker Co-op | Texas Land Alliance Network | Texas Land Brokers Network | Texas Wildlife Association | KW Land & KW Luxury Divisions | Keller Williams Realty International



WHAT THEY'RE SAYING...



"We interviewed several realtors before selecting The Mock Ranches Group. They were the only one to walk every inch of the property with us. They are the only one to get details of the construction of our home. I found them to be a remarkable realtors, who recognized and marketed our beautiful property very well."

Lisa T from Huntsville, Texas

"It was very nice to work with The Mock Ranches Group, very helpful in a very important transaction for our company."

Hugo L from Brenham, Texas

I recently retired from a 41 year career as a real estate lender. I worked with hundreds of realtors through the years but my experience with Michael was one of the best for sure. Michael met with me at our initial meeting and explained the services offered by their company. They studies the market and gave me a suggested listing price along with an anticipated marketing period/plan. Michael kept open communication throughout and after questioning various potential buyers about pros and cons, made a couple of suggestions to enhance the appeal and salability. He contacted 3 companies that could perform the recommended enhancements and even engaged the one we chose. In less that 2 weeks after the work was completed, I had an excellent offer as a direct result of his recommendation and closed shortly thereafter. There are not enough stars to rate how hard Michael worked or how great our experience was.

Thomas Keith

"The Mock Ranches Group have been wonderful to work with. They have knowledge and experience in the market, and gave us confidence in ourselves as first time home buyers."

Cole & Macy G from Amsterdam, North Holland

"Working with The Mock Ranches Group was fantastic. They are extremely resourceful!!"

Brian D from Beaumont, Texas



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MISSION



To build businesses that matter with people we value, while helping others realize their dreams in the outdoors.

VISION



To be the industry leader for rural land and outdoor information.

VALUES



The Best IDEAS Innovation, Determination,
Entrepreneurship, Accountability, Service

BELIEFS



The great businesses are defined by amazing people with innovative ideas.

PROSPECTIVE



A family of companies built on the foundation of faith, hard work, and innovation that services landowners, businesses and outdoor enthusiasts.



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