

**The Austin Ranch**  
449 County Road 4667  
Rhome, TX 76078

**\$3,800,000**  
192.700± Acres  
Wise County



**The Austin Ranch**  
**Rhome, TX / Wise County**

---

**SUMMARY**

**Address**

449 County Road 4667

**City, State Zip**

Rhome, TX 76078

**County**

Wise County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Horse Property, Single Family

**Latitude / Longitude**

33.0457 / -97.5479

**Dwelling Square Feet**

2001

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

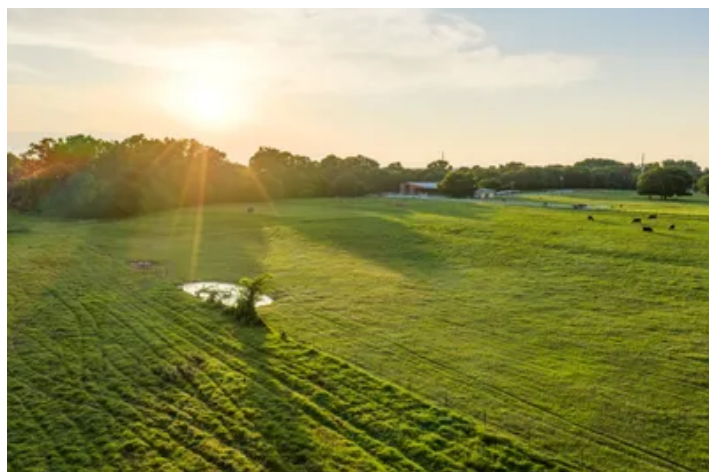
192.700

**Price**

\$3,800,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-austin-ranch-wise-texas/106513/>



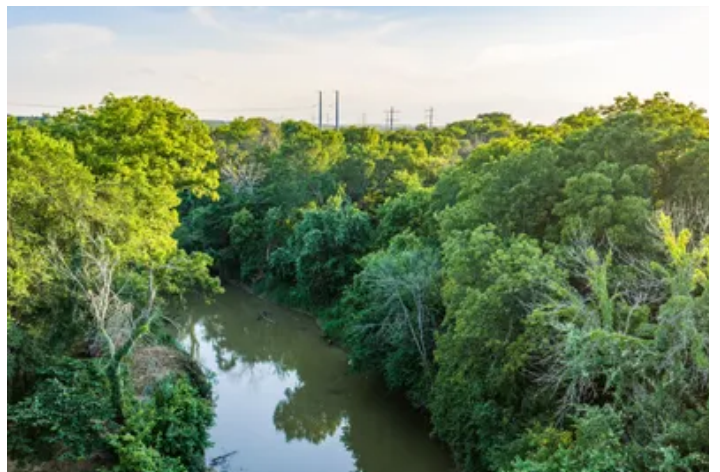
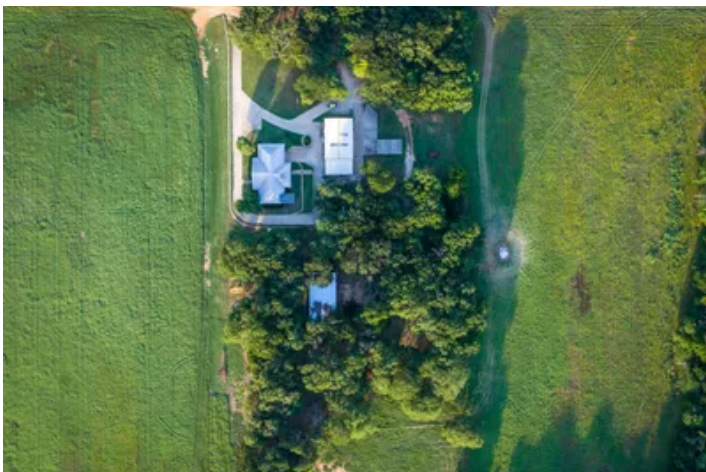
## The Austin Ranch Rhome, TX / Wise County

---

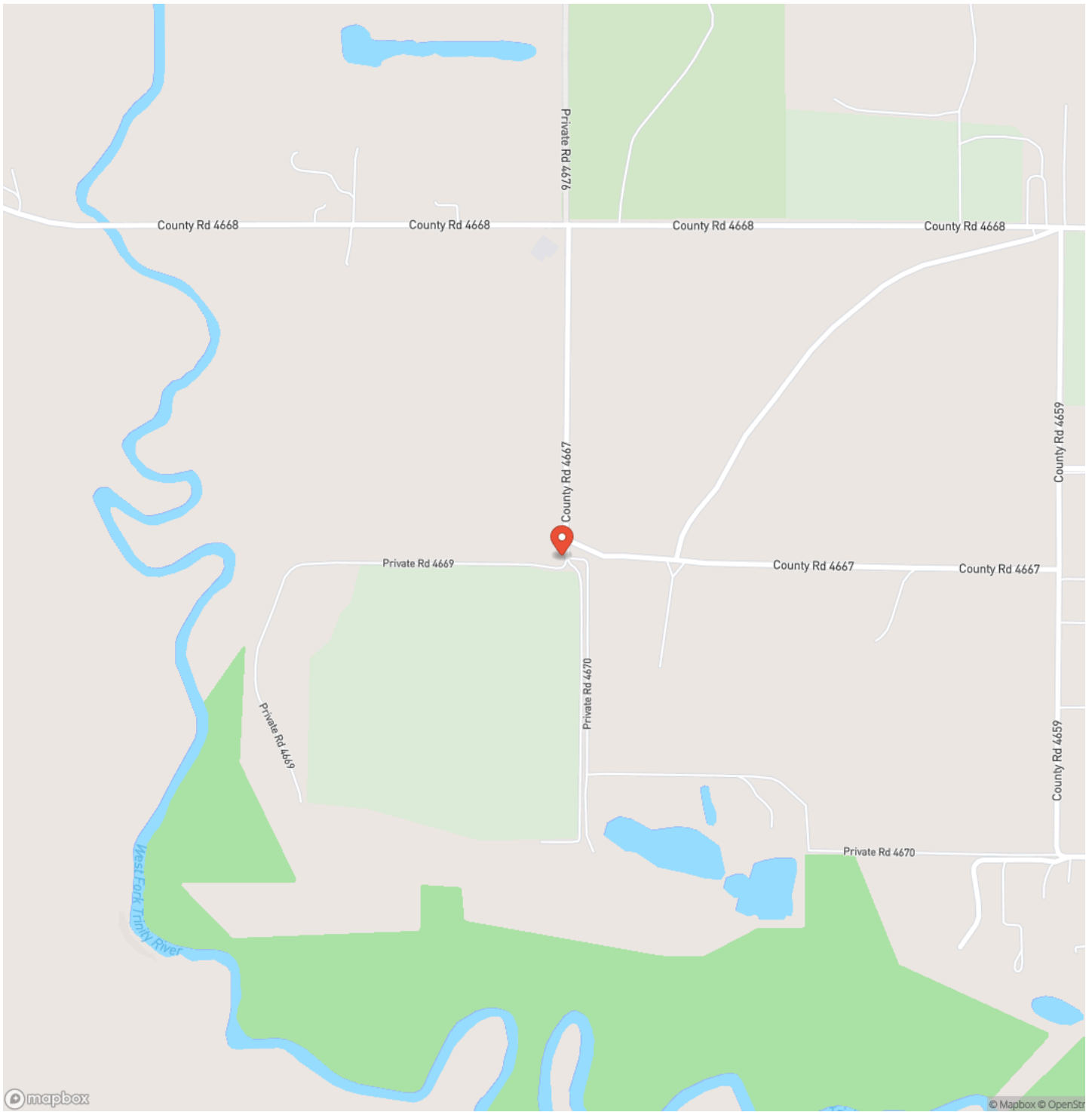
### **PROPERTY DESCRIPTION**

Rarely does a ranch of this caliber come to market; offered for the first time in over 50 years, The Austin Ranch is a 192.7 +/- acre legacy property in Rhome, Texas! It represents one of the most compelling opportunities to surface in Wise County in recent memory. The land is as productive as it is beautiful. Approximately 75 +/- acres of highly productive improved hay pasture consistently yield over 500 +/- large round bales annually, while the balance of the ranch comfortably supports a 60 +/- head cattle operation that has been rooted in a history of quality red Angus production. This is a proven, working ranch that generates real agricultural income and has for generations. The improvements are everything you'd expect from a well-established headquarters operation. A comfortable ranch house anchors the property, complemented by a large hay shed built to handle the ranch's annual production, a functional barn, and a well-equipped shop. This provides everything needed to continue operations from day one without skipping a beat! The recreational component is equally impressive. Nearly 2 +/- miles of West Fork Trinity River frontage winds through mature timber along the property, offering world-class hunting for whitetail deer, turkey, and feral hogs. Also the opportunity for outstanding fishing in one of North Texas's most storied river systems. Very few ranches in this part of the state can offer this caliber of both production and outdoor recreation in the same package. What makes the Austin Ranch especially compelling today is its location! Sitting squarely in the path of the DFW Metroplex's northward expansion into Wise County, this property carries significant investment upside that pure agricultural land simply cannot match. Land values in this corridor continue to climb, and legacy acreage with this level of water, infrastructure, and productivity is becoming increasingly scarce. Whether your vision is to continue a proud ranching tradition, hold an appreciating asset, or position the property for future development, the opportunity here is as versatile as it is rare! The Austin Ranch has not been on the market in over 50 years. Properties like this one with the history, the production, the water, the recreation, and the location all in one place simply don't come around often! When they do, they don't last long! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

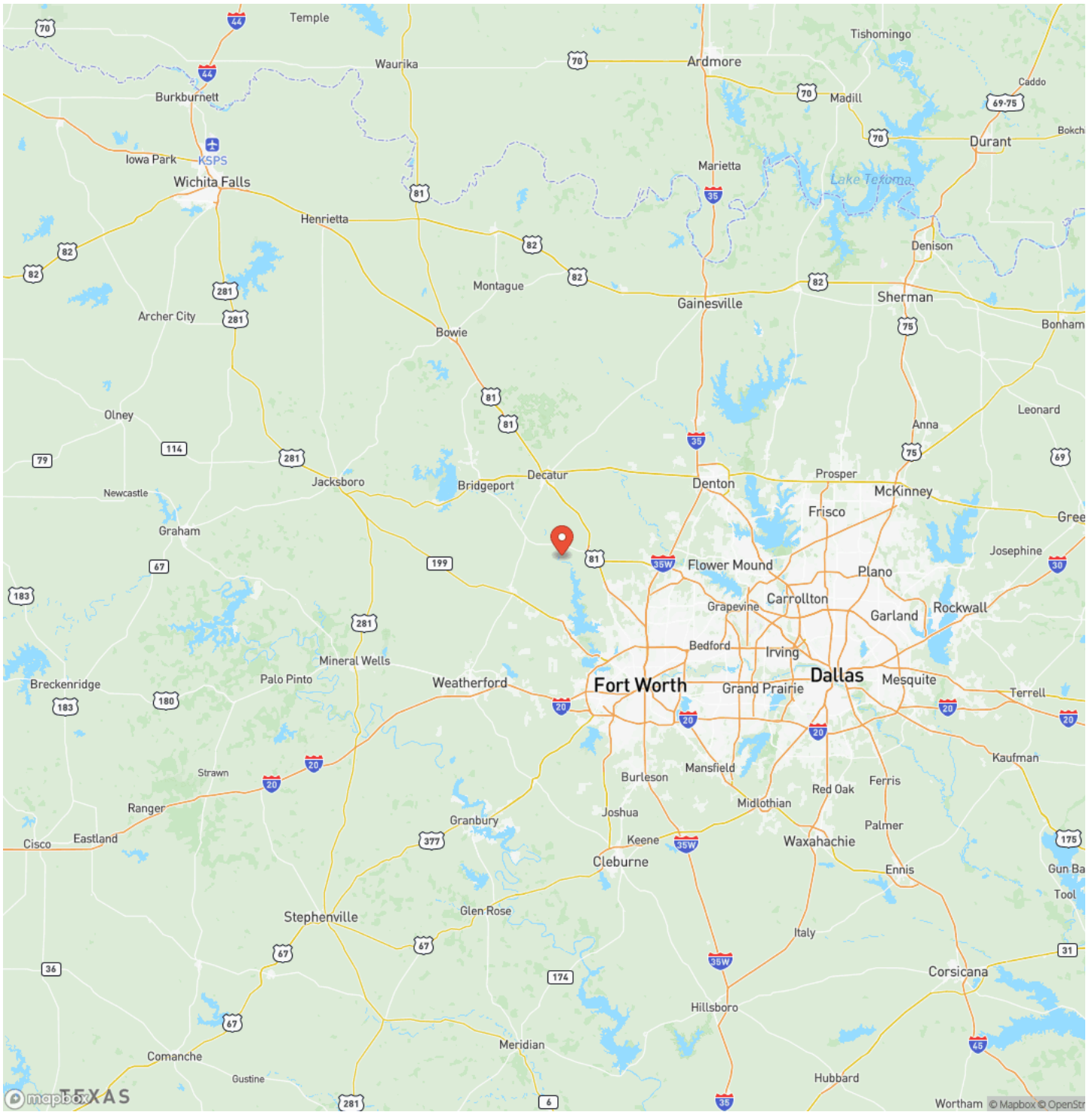
**The Austin Ranch**  
Rhame, TX / Wise County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

---

