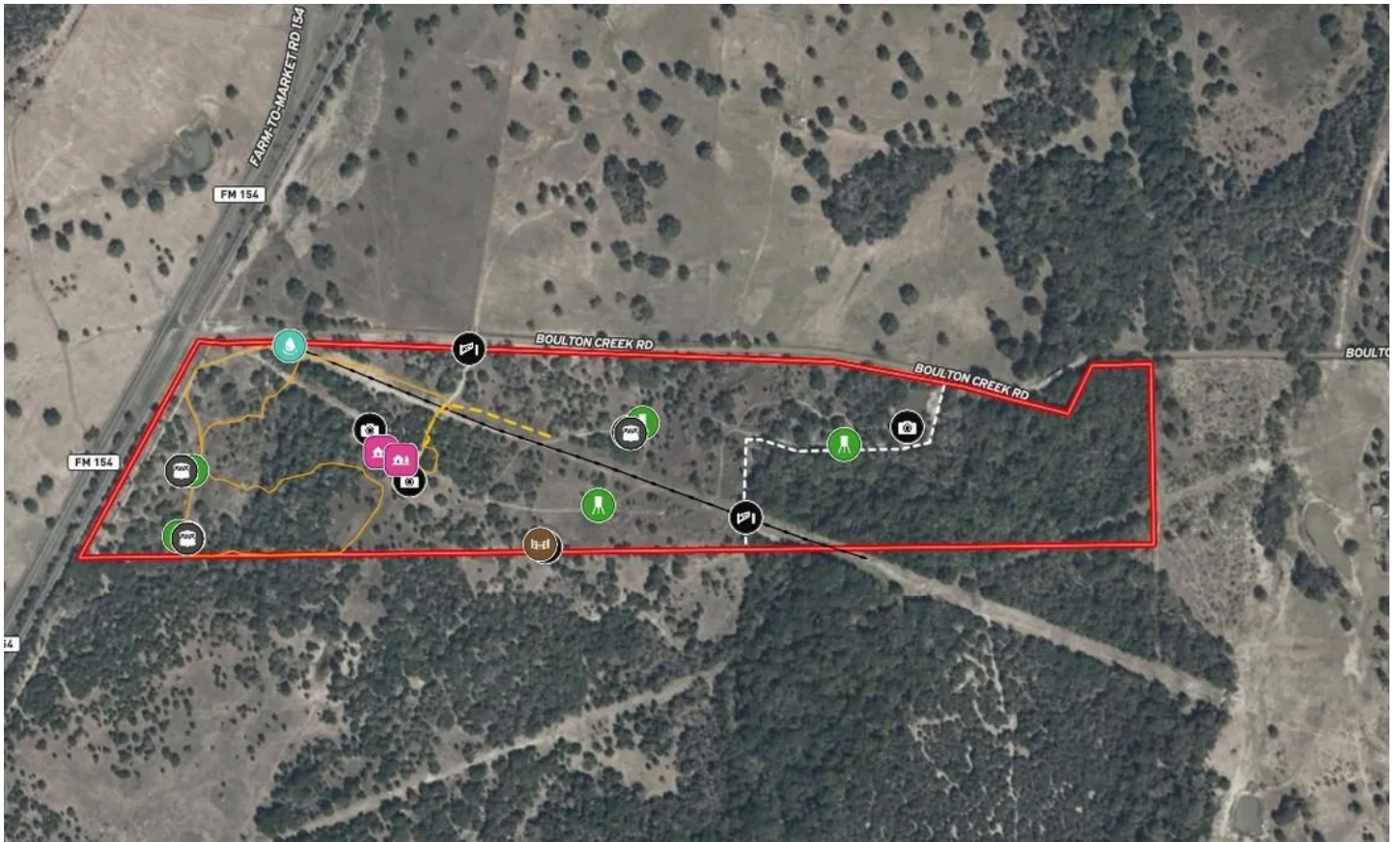


440 Boulton Creek Road  
440 Boulton Creek Road  
Muldoon, TX 78949

**\$999,500**  
90.090± Acres  
Fayette County





**440 Boulton Creek Road**  
**Muldoon, TX / Fayette County**

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**SUMMARY**

**Address**

440 Boulton Creek Road

**City, State Zip**

Muldoon, TX 78949

**County**

Fayette County

**Type**

Ranches, Horse Property, Lot, Undeveloped Land

**Latitude / Longitude**

29.832816 / -97.049463

**Acreage**

90.090

**Price**

\$999,500

**Property Website**

<https://ranchmanproperties.com/detail/440-boulton-creek-road-fayette-texas/97370/>



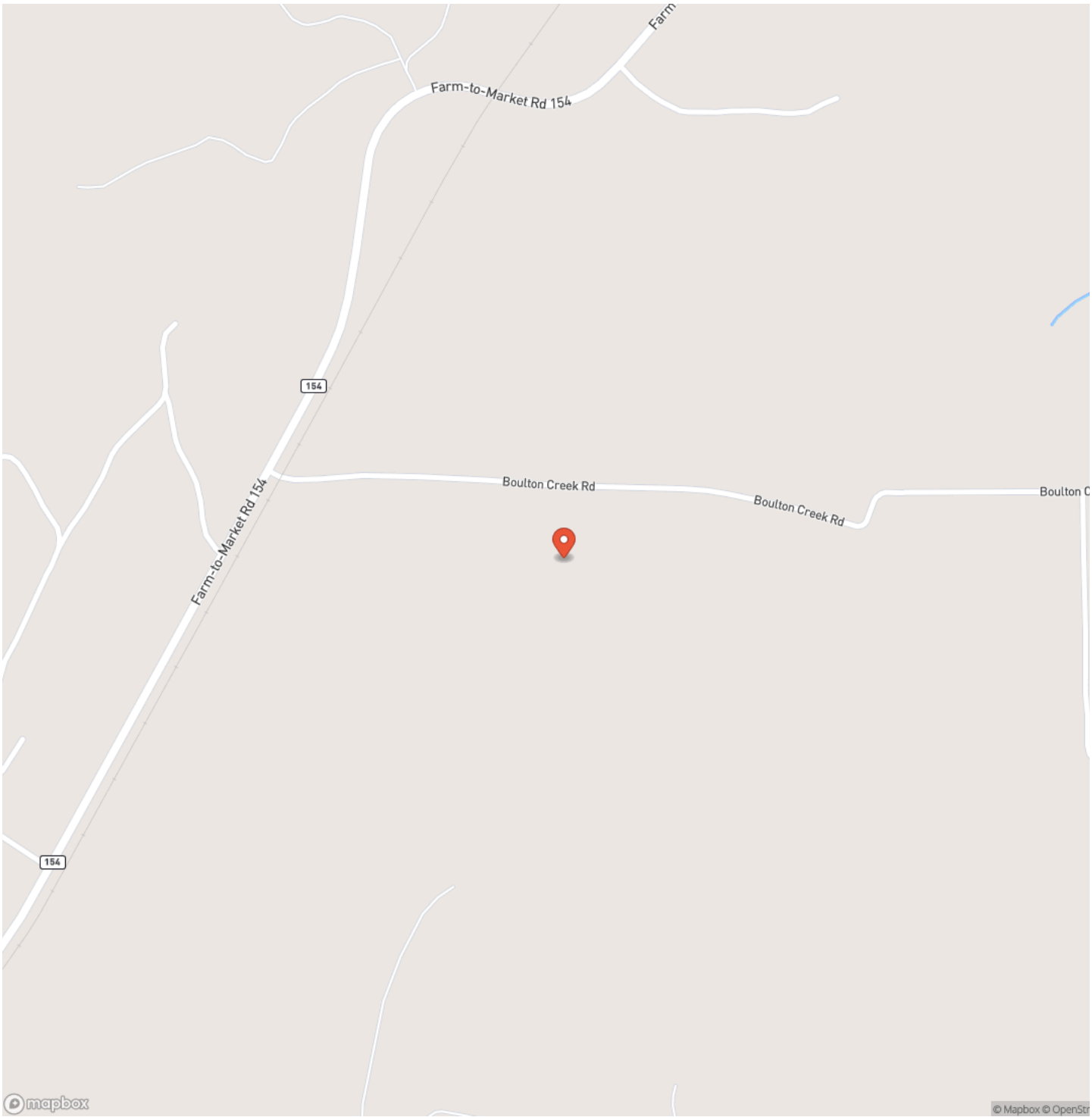
**PROPERTY DESCRIPTION**

This 90 acre Fayette County ranch offers exceptional privacy, usability, and scale. With approximately 4,000 feet of county road frontage and two gated entrances, the property is easily accessible while remaining tucked away and secluded. An extensive internal trail system makes the ranch feel much larger than its acreage and provides excellent access throughout. The land features a strong mix of pasture and native brush with mature hardwood trees. Blackjack Creek and Pin Oak Creek run through the property, supported by seasonal springs that enhance water availability and wildlife habitat. A rock bottom pond provides dependable water and has held strong during drought conditions. Improvements include working cattle pens, quality fencing throughout, multiple feeders and blinds, existing septic system, and access to city water. The ranch backs up to an adjacent generational ranch of nearly 1,000 acres, a rare feature that enhances privacy and wildlife movement. Well suited for a cow calf operation, recreational use, or long term investment in a highly desirable area of Central Texas.



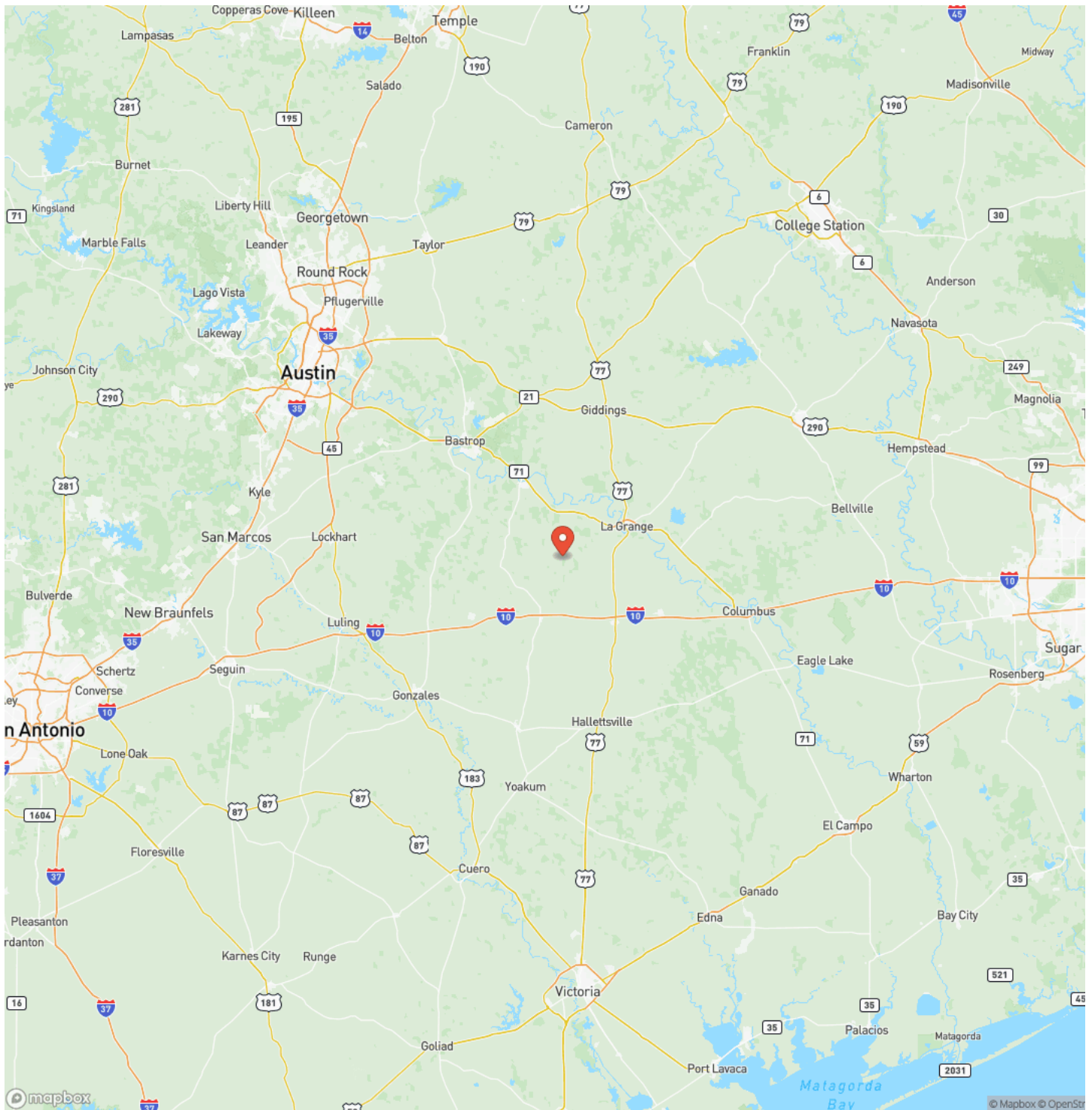


# Locator Map



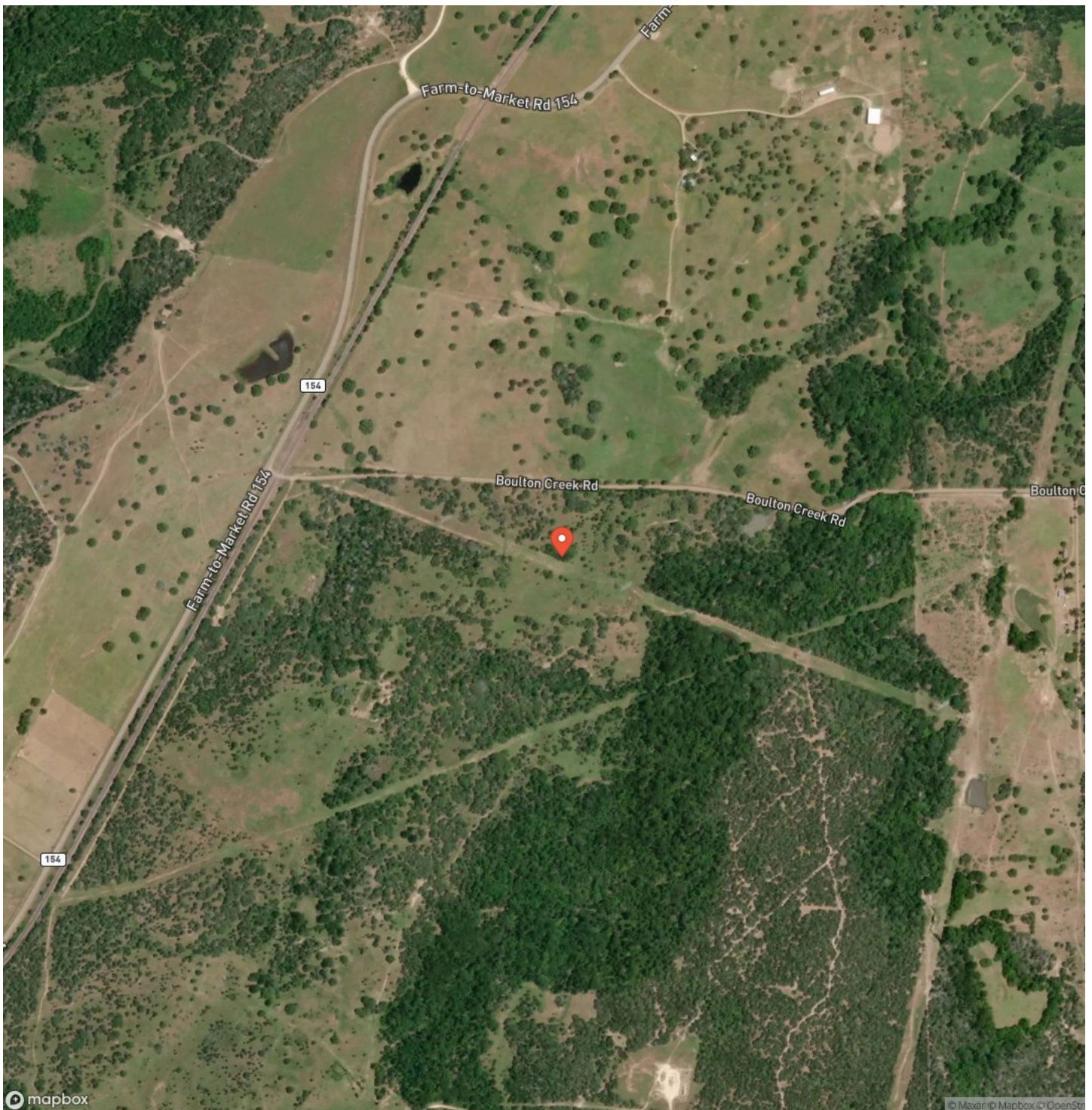


## Locator Map





## Satellite Map



**440 Boulton Creek Road  
Muldoon, TX / Fayette County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Willie Brown

## Mobile

(830) 263-8340

## Email

willie@ranchmanproperties.com

### Address

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**RanchmanProperties.com**



[illegible]

**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **DISCLAIMERS**

Buyer's Agent must be present for showings. All information deemed reliable but not guaranteed. Buyer and Buyer's agent to verify all information prior to closing.





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**Ranchman Properties Team**  
2434 Lillian Miller Pkwy  
Denton, TX 76205  
(940) 320-9181  
[RanchmanProperties.com](http://RanchmanProperties.com)

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