

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

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/>



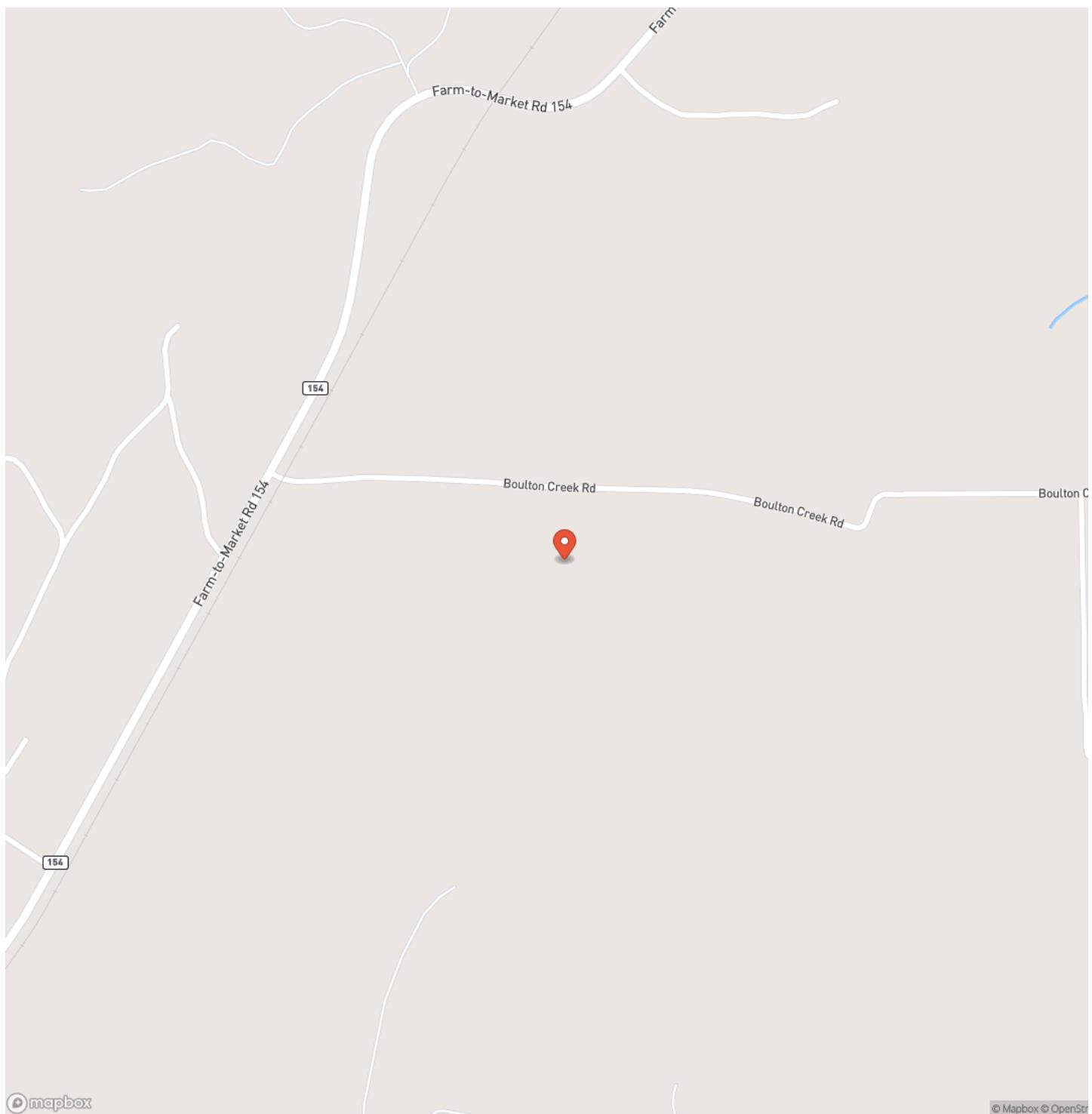
PROPERTY DESCRIPTION

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.

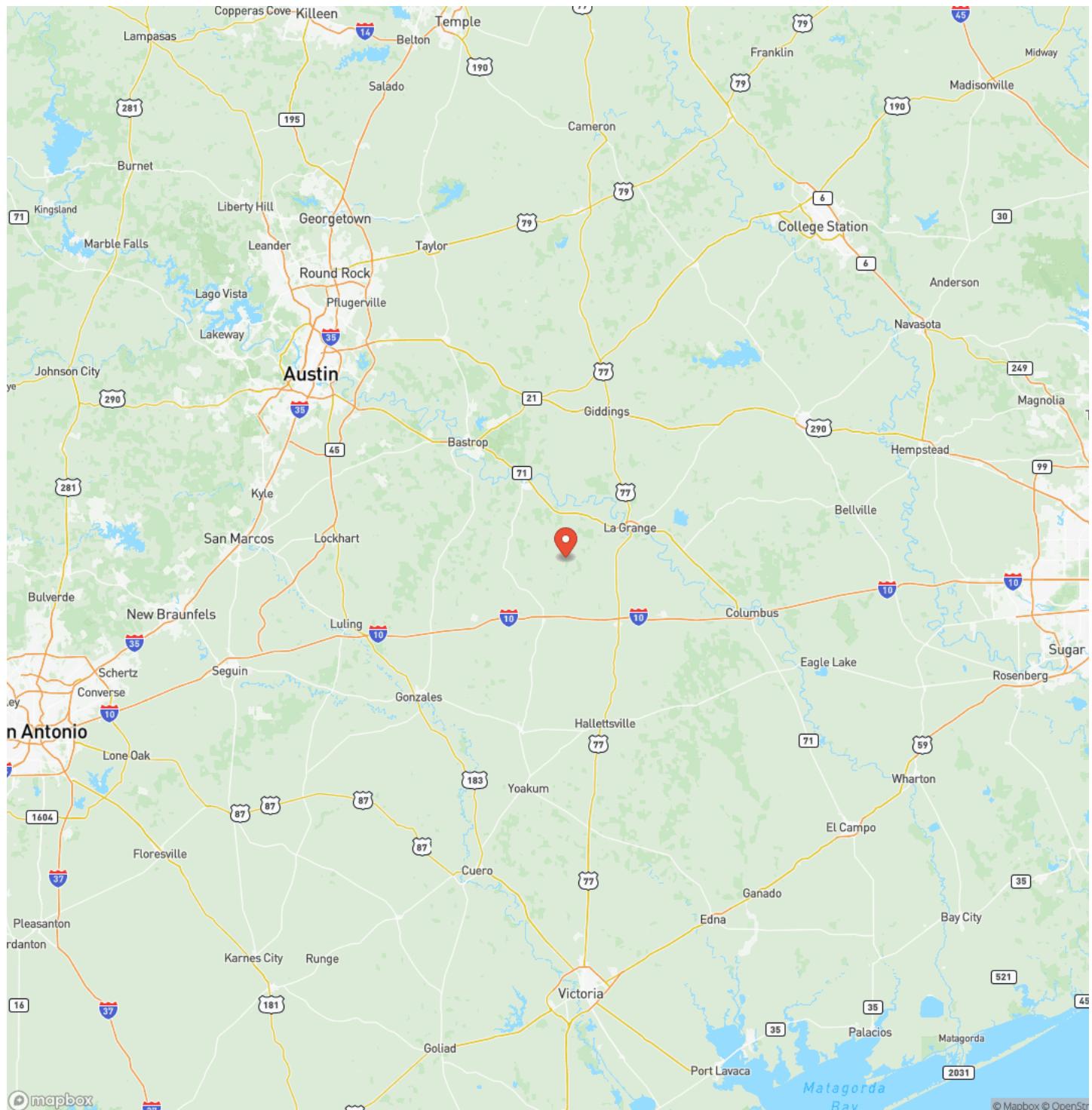
**440 Boulton Creek Road
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Locator Map

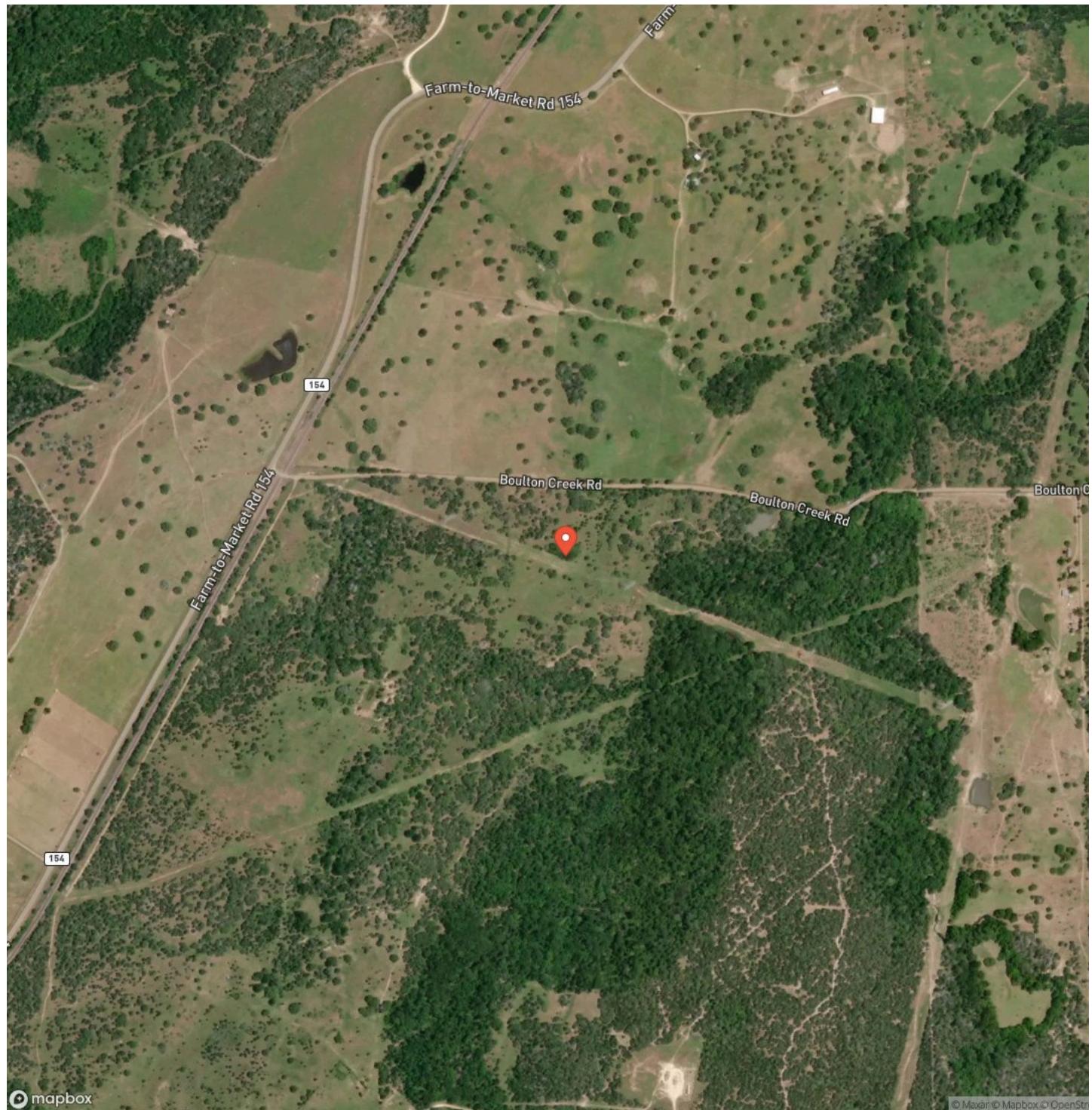


Locator Map



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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



MORE INFO ONLINE:

RanchmanProperties.com

NOTES



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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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