

Mill Creek Ranch
8225 Fm 1434
Cleburne, TX 76033

\$7,087,500
567± Acres
Johnson County



Mill Creek Ranch
Cleburne, TX / Johnson County

SUMMARY

Address

8225 Fm 1434

City, State Zip

Cleburne, TX 76033

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.347644 / -97.386684

Acreage

567

Price

\$7,087,500

Property Website

<https://ttranchgroup.com/property/mill-creek-ranch-johnson-texas/57212/>



PROPERTY DESCRIPTION

Description:

Mill Creek Ranch is a unique gem nestled in southern Johnson County, Texas. Encompassing approximately 567 +/- picturesque acres, this stunning ranch boasts dramatic bluffs that offer panoramic views stretching as far as the eye can see. Rolling pastureland bursting with wildflowers, rugged ridgelines, treed canyons, and spring fed creek corridors come together in contrast to create a diverse and beautiful property. The renowned Double Diamond Resorts' "The Retreat" borders the ranch on three sides, and paved FM 1434 runs along the entire western boundary. Mill Creek Ranch presents unparalleled opportunities for both recreation and sophisticated development.

Location:

Mill Creek Ranch is located 14 miles south of Cleburne, TX, off of paved FM 1434. It has easy access to the DFW metroplex via Highway 67 or the new Chisholm Trail Parkway. Dallas is 66 miles to the Northeast and FT Worth is a quick 44 miles to the North. Waco is 65 miles to the Southeast. Cleburne Regional Airport has a 5697' runway and fuel and is located 13 miles from the ranch. DFW International Airport is 67 miles from the ranch. Lake Whitney is located a short drive south of the property.

Land:

This property is embraced by a diverse topography, possessing a significant elevation change of 140 feet throughout the ranch. Adorned with numerous ridges, Mill Creek Ranch offers sweeping views that stretch across the picturesque landscapes of Johnson County. Enhancing its appeal is a meticulously crafted trail system, thoughtfully designed to provide easy access to all areas of the property. Removing cedar trees and addressing prickly pear cactus has been a priority for the previous owners and it has made an impactful difference in restoring the land back to its original grandeur in many areas. The soils are predominantly Bolar Clay Loam and Aledo-Bolar Complex.

Water:

This property is blessed with an abundance of water sources, making it an ideal oasis for those who appreciate nature's offerings. Featuring two one acre plus stock ponds, two active unnamed creek beds, and Mill Creek, it provides ample opportunities for recreation and relaxation. To ensure continuity and convenience, seven water wells stand ready to provide a reliable water supply, offering both practical functionality and further recreational possibilities. A water tap has also been provided from the neighboring development. With such a diverse and abundant water ecosystem, this property promises an enchanting retreat for those who value water above and below the surface.

Wildlife:

Mill Creek Ranch stands as the ultimate haven for passionate outdoors enthusiasts. Its abundant water sources breathe life into every corner of the property. The combination of hilly terrain and expansive open pastures creates a distinctive habitat, offering sanctuary and sustenance for a variety of wildlife, including whitetail deer, turkey, dove, and hogs. With ample space to roam and abundant natural resources to thrive on, this ranch provides an idyllic setting for both wildlife and those who appreciate the beauty of the great outdoors.

Other:

No physical structures currently exist on the ranch, allowing for the next owner to build what they want, wherever they choose.

Minerals:

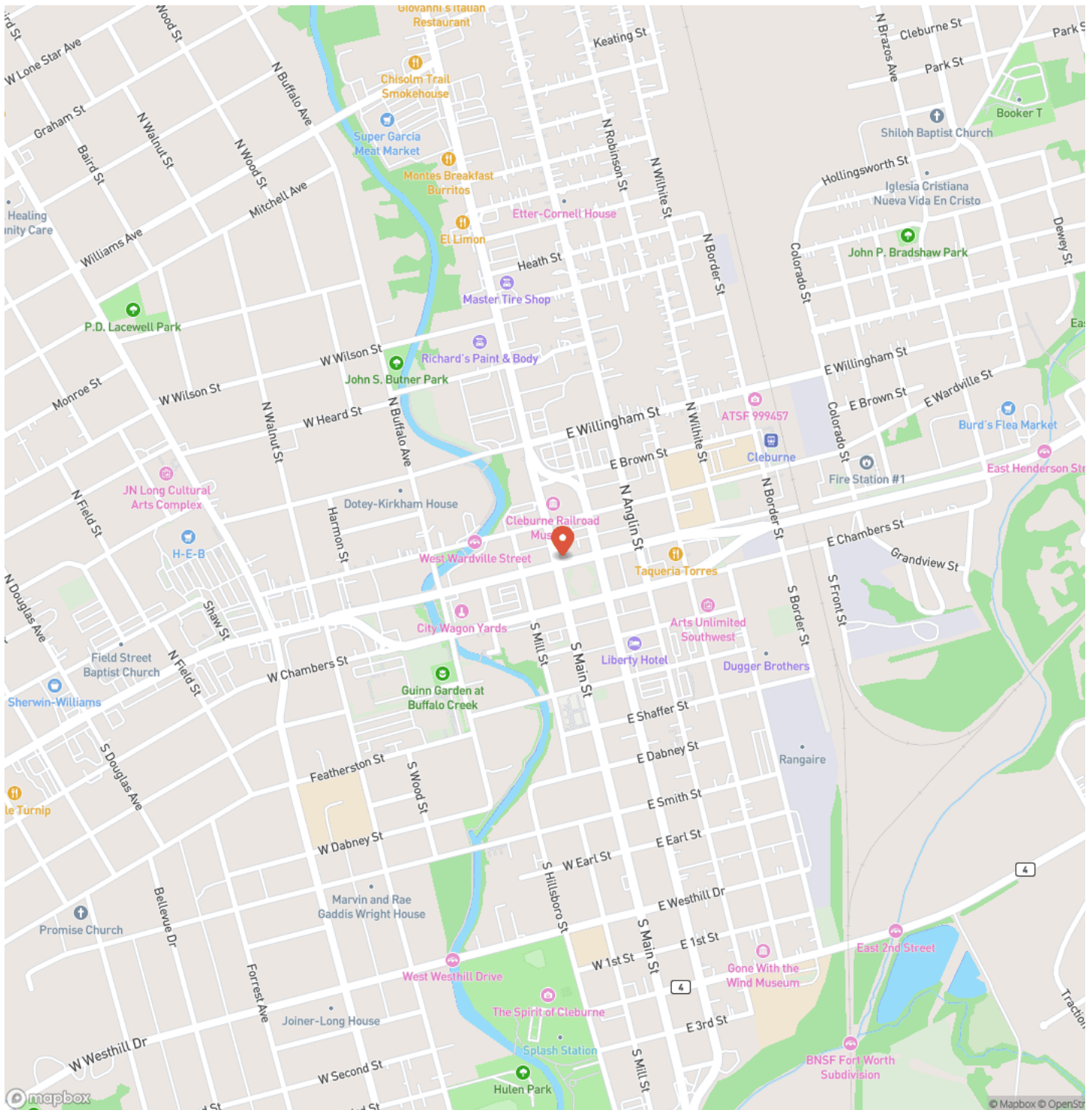
Contact broker for details.

This ranch is being offered For Sale and is Exclusively Listed by TT Ranch Group of Briggs Freeman Sotheby's International Realty. Buyer's broker must be identified on first contact and accompany buying prospect on first showing to qualify for full fee participation. If this condition is not met, fee participation will be at sole discretion of Listing Broker. Prospects may be required to provide proof of funds prior to scheduling a showing

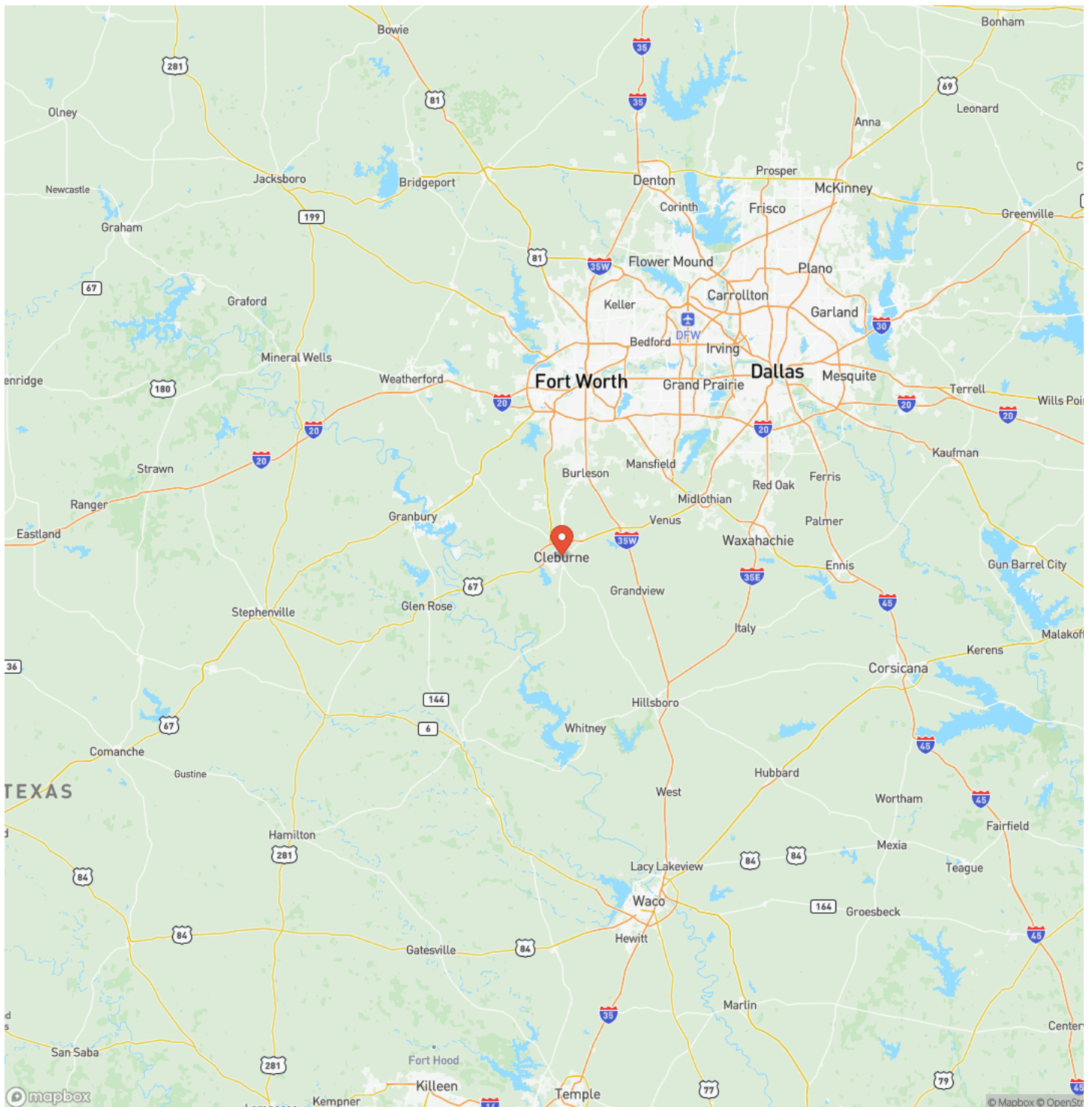




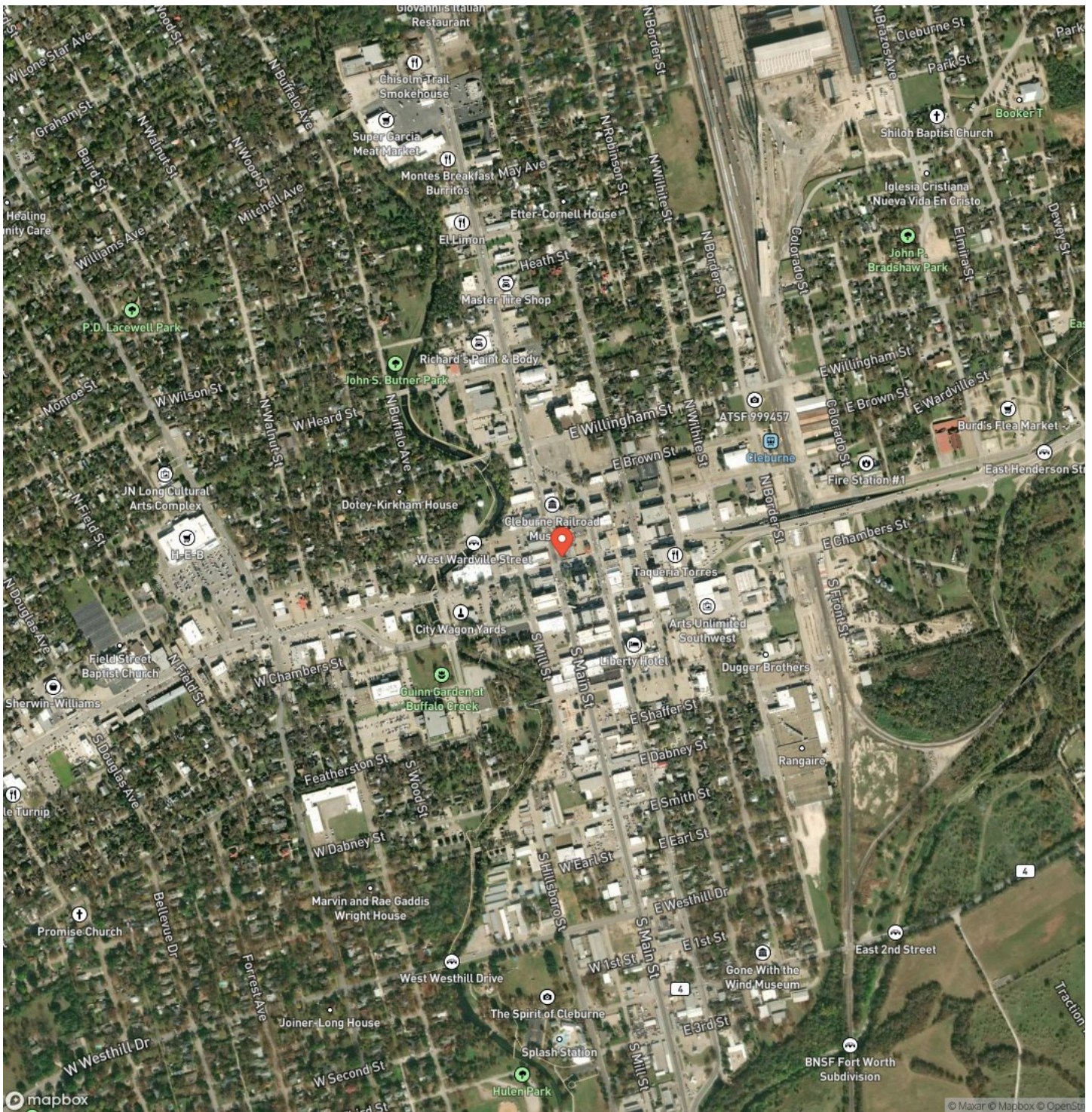
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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3131 Turtle Creek Blvd.

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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