Dovie Ranch
761 Dovie Ln
Milford, TX 76670

$875,000
12± Acres
Ellis County







TT RANCH GROUP

MORE INFO ONLINE:

https://ttranchgroup.com/

SUMMARY

Address
761 Dovie Ln

City, State Zip
Milford, TX 76670

County
Ellis County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude
32.21147 / -97.026656

Dwelling Square Feet
2,409

Bedrooms / Bathrooms
3 / 2

Acreage
12

Price
$875,000

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

Located just outside Milford in western Ellis County, Dovie Ranch offers 12 +/- acres of well-maintained rural property designed for comfortable country living. Combining a modern residence, quality agricultural improvements, and room for livestock, gardening, and recreation, the property provides an increasingly rare opportunity to enjoy a manageable acreage lifestyle within convenient reach of the Dallas-Fort Worth Metroplex.

With an agricultural exemption already in place, new perimeter fencing, and infrastructure suited for small-scale agricultural use, Dovie Ranch is a turnkey property equally suited as a full-time residence, hobby farm, or weekend retreat.

Location

Dovie Ranch enjoys a peaceful rural setting in western Ellis County while remaining conveniently connected to the employment, shopping, dining, and entertainment opportunities of North Texas. Positioned just outside Milford, the property offers the privacy of country living without sacrificing accessibility to nearby cities and regional hubs.

Approximate distances include:

- 7 miles to Milford
- 15 miles to Hillsboro
- 24 miles to Cleburne
- 45 miles to Downtown Fort Worth
- 50 miles to Downtown Dallas
- 60 miles to Waco
- 65 miles to DFW International Airport

Located within Milford ISD, the property benefits from convenient access to I-35E and Highway 77, making commuting and travel throughout the surrounding areas straightforward and efficient.

Residence

Positioned to overlook the surrounding acreage, the 2400 +/- SF home offers the right balance of open-concept living and practical functionality. The front entry opens into a spacious living room anchored by a fireplace and enhanced by tall ceilings that create an inviting atmosphere throughout the main living area.

The kitchen is well-appointed for everyday living and entertaining, featuring a large island with bar seating, abundant cabinet storage, an electric range, oven, microwave, and a dedicated dining area. The open layout maintains easy sightlines to the surrounding property.

The primary suite offers privacy and comfort, complete with a spacious bedroom, dual vanity bathroom, walk-in shower, soaking tub, and generous walk-in closet. Two additional guest bedrooms share a Jack-and-Jill bathroom, while a dedicated office provides an ideal space for remote work, household management, or additional flex use. An attached two-car garage adds convenience and practical storage for daily living.

A covered back porch extends the living space outdoors, offering relaxed views across the property. The fenced backyard provides a secure area for children, pets, or casual outdoor use. A utility room with washer and dryer connections, an aerobic septic system, all-electric utilities, and co-op utility services round out a residence that is comfortable, practical, and move-in ready.

Improvements

Dovie Ranch is thoughtfully improved for both country living and small-scale agricultural pursuits. A gated entrance and improved driveway create an attractive approach to the property, while the existing infrastructure provides immediate functionality for livestock owners and hobby farmers alike.

The property currently supports goats, chickens, and turkeys, and includes a three-stall goat barn designed to promote airflow and comfort during warmer months. A fenced pasture provides secure grazing opportunities, while a nearby 2000 +/- SF equipment shop offers valuable storage and workspace with 100-amp electrical service, two overhead bay doors, and ample room for vehicles, equipment, or workshop use.

Additional improvements include:

- New perimeter fencing
- Gated entrance and improved driveway
- Three-stall goat barn
- Equipment shop with 100-amp electrical service
- Fenced livestock pasture
- Established garden area

Land

The acreage is highly usable, featuring open pasture suitable for livestock, gardening, and recreational enjoyment. A seasonal creek traverses the southern portion of the property, adding character to the landscape and serving as a natural travel corridor for wildlife. Two small ponds, scattered trees, and open grazing areas create a diverse environment that supports both agricultural use and native wildlife.

The property is currently ag exempt and benefits from new perimeter fencing, making it well-suited for continued agricultural use.

Wildlife & Recreation

Despite its manageable size, Dovie Ranch supports an impressive variety of native wildlife. Deer, turkey, dove, and other species are regularly observed throughout the property, particularly along the seasonal creek corridor and surrounding pastureland.

The combination of open ground, scattered cover, water features, and minimal development creates a setting that appeals to both wildlife and landowners seeking a quiet outdoor lifestyle.

Whether tending a garden, raising livestock, watching wildlife from the back porch, or simply enjoying the privacy that acreage ownership provides, the property offers year-round recreational enjoyment.

Conclusion

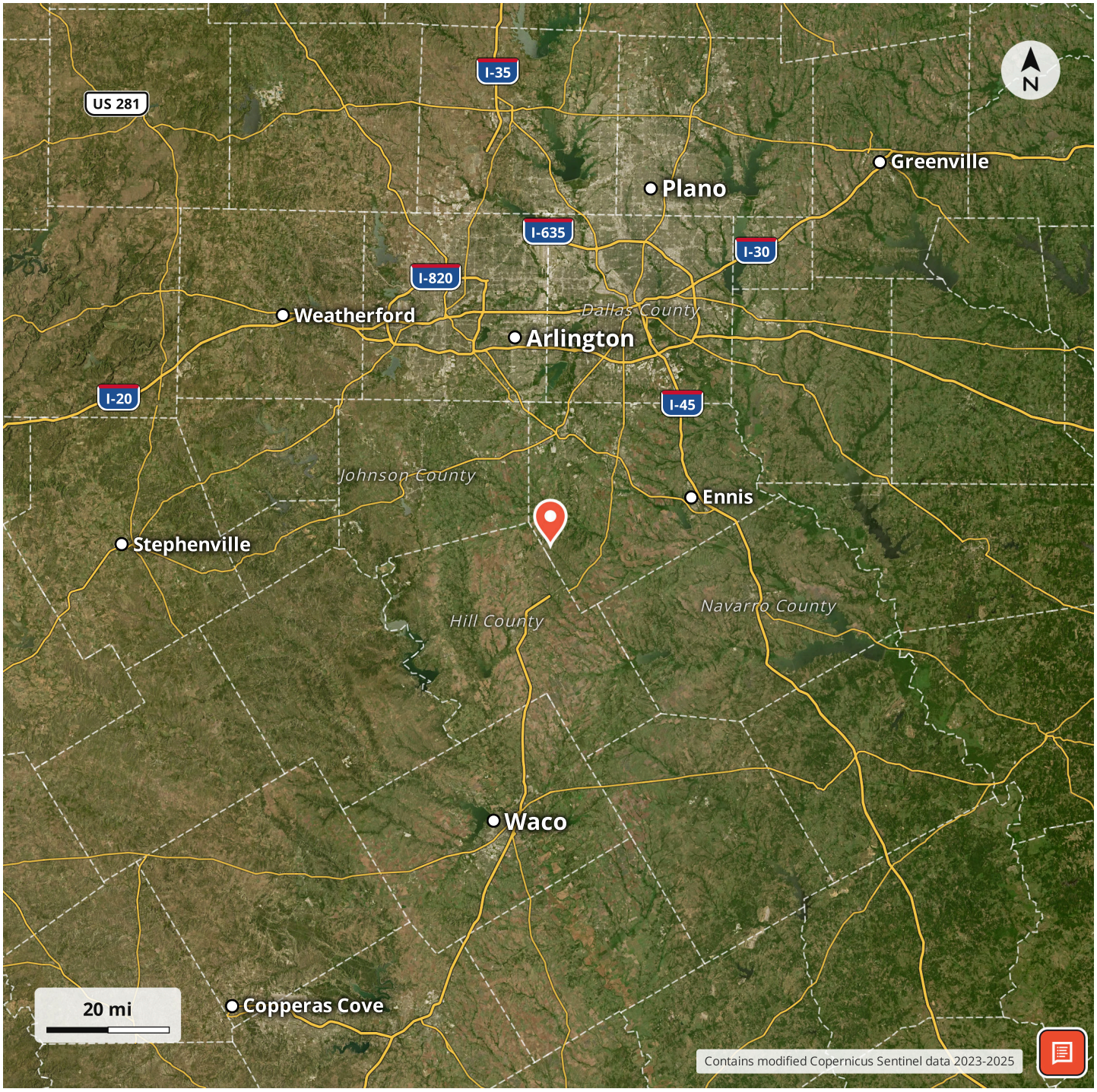
Dovie Ranch offers the qualities that continue to drive demand for small acreage properties across North Texas: a comfortable home, useful improvements, agricultural exemption, livestock infrastructure, and enough land to enjoy the freedom and privacy of country living. With 12 ± acres, a shop, goat barn, fenced pasture, seasonal creek, and a move-in-ready residence already in place, the property presents a turnkey opportunity in one of the region's most desirable rural markets.








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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