

**8980 County Road 156, Bluff Dale, Texas 76433**  
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Bluff Dale, TX 76433

**\$1,675,000**  
107.870± Acres  
Erath County





**8980 County Road 156, Bluff Dale, Texas 76433**  
**Bluff Dale, TX / Erath County**

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## **SUMMARY**

### **Address**

8980 County Road 156,

### **City, State Zip**

Bluff Dale, TX 76433

### **County**

Erath County

### **Type**

Ranches, Single Family, Residential Property

### **Latitude / Longitude**

32.361832 / -98.105722

### **Dwelling Square Feet**

2414

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

107.870

### **Price**

\$1,675,000

### **Property Website**

<https://www.mockranches.com/property/8980-county-road-156-bluff-dale-texas-76433-erath-texas/95821/>



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## **PROPERTY DESCRIPTION**

### **Waumpii Creek Ranch**

**8980 CR 156 | Bluff Dale, Texas**

**±108 Acres | Multi-Use | Income-Producing | Retreat & Event Potential**

**Scenic. Versatile. Income-producing. Ready for what's next.**

Waumpii Creek Ranch offers something rare in today's market: a property that is as functional as it is beautiful, as peaceful as it is productive, and as flexible as a buyer needs it to be. Set on approximately 108 acres in Bluff Dale, this ranch blends natural character, thoughtful improvements, and multiple revenue streams into a turnkey opportunity with room to grow.

### **A Home Placed With Purpose**

The ±2,400 sq ft main home sits quietly within the landscape, positioned to take in long views and the natural contours of the surrounding acreage. Its placement allows owners to enjoy privacy without losing quick access to the ranch's operational and recreational features.

Just behind the home is a well-designed workshop—a meaningful advantage for owners who need space for equipment, storage, or projects. A covered gathering area extends its usefulness, while the enclosed office or studio provides a dedicated workspace separate from the home. Whether for ranch management, creative work, or owner lodging during events, this is the kind of flexibility buyers consistently look for.

### **Spaces That Elevate the Experience**

Waumpii Creek Ranch offers several standout areas that give the property its distinct identity.

The outdoor chapel is a natural draw, already used for weddings and gatherings. Its open-air setting provides an inviting backdrop without the overhead or limitations of a traditional venue.

Along Waumpii Creek, a network of walking trails winds through shaded canopies, rock outcroppings, and quiet stretches of the property. These trails offer the kind of serenity and connection to nature that retreat guests often seek.

A disc golf course is integrated into the land, taking advantage of elevation changes and scenic pockets. Nearby, a rock area marked with painted handprints is a reminder of the generations of visitors who have enjoyed this unique property—small details that make Waumpii Creek Ranch memorable.

### **Existing Income With Room for More**

The ranch provides immediate income from multiple sources:

- **Two-bedroom, two-bath apartment** leased as a monthly rental
- **Tiny home operating as an Airbnb**
- **Container home rental**
- **Five RV sites** that stay consistently leased

The apartment building includes additional framed space ready for a second unit, offering straightforward expansion for long-term rentals or onsite staff.

For buyers looking to scale operations—more cabins, more RV sites, more retreat accommodations—the infrastructure, road layout, and terrain make future growth practical and attainable.

### **Land With Character and Usability**

**MORE INFO ONLINE:**

**Mockranches.com**

The land at Waumpii Creek Ranch is as versatile as it is scenic. Rolling elevation, wooded pockets, open meadows, and multiple vantage points create natural separation between living areas, guest spaces, and recreational sections of the ranch.

The seasonal creek adds movement and interest, while the varied topography supports both recreational use and development potential. Whether the next owner envisions additional lodging, group-use areas, or simply wants the freedom to explore and enjoy the land as-is, the property offers a strong foundation.

### **A Ranch With Range—For Lifestyle, Business, or Both**

Waumpii Creek Ranch adapts to its owner. It can serve as:

- A private residence or family retreat
- A venue for events, gatherings, or group retreats
- A short-term rental operation
- A mixed-use investment with real income and growth potential
- A recreational getaway with space to explore
- A property that works as hard as it relaxes

Its combination of natural features, established revenue, and flexible infrastructure is uncommon—and increasingly hard to find in this region.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

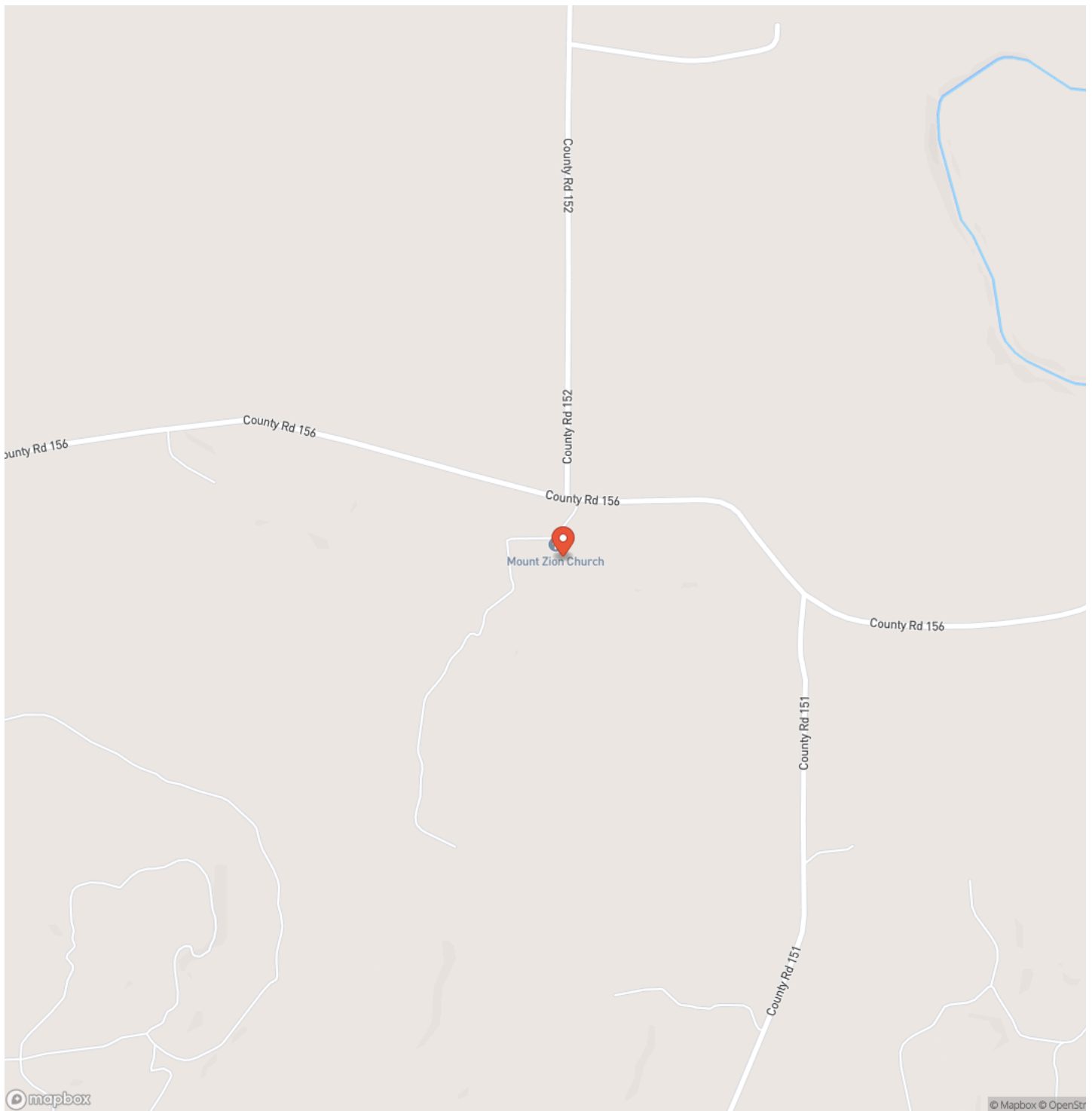
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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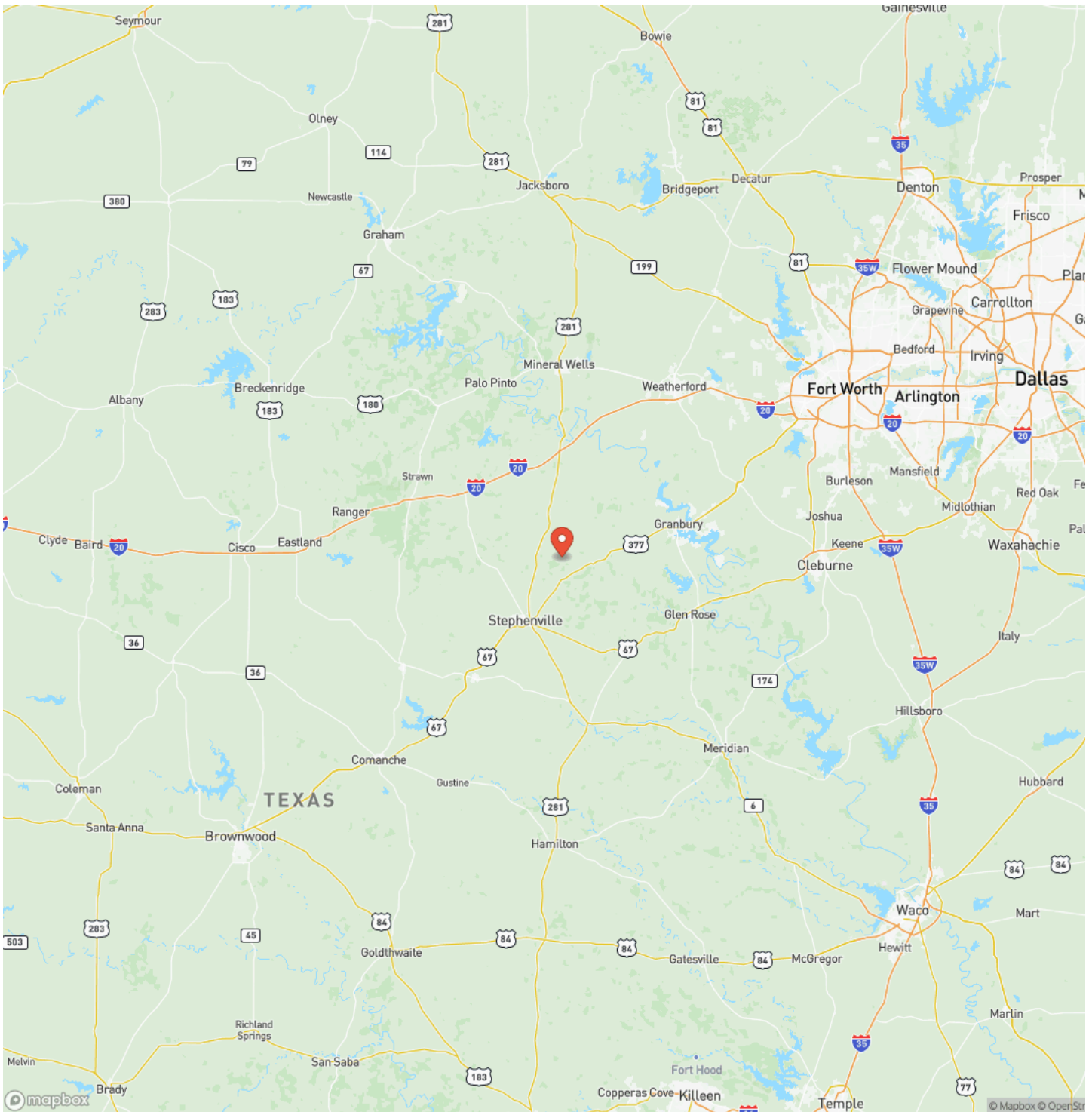
## Locator Map





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## Locator Map



**MORE INFO ONLINE:**

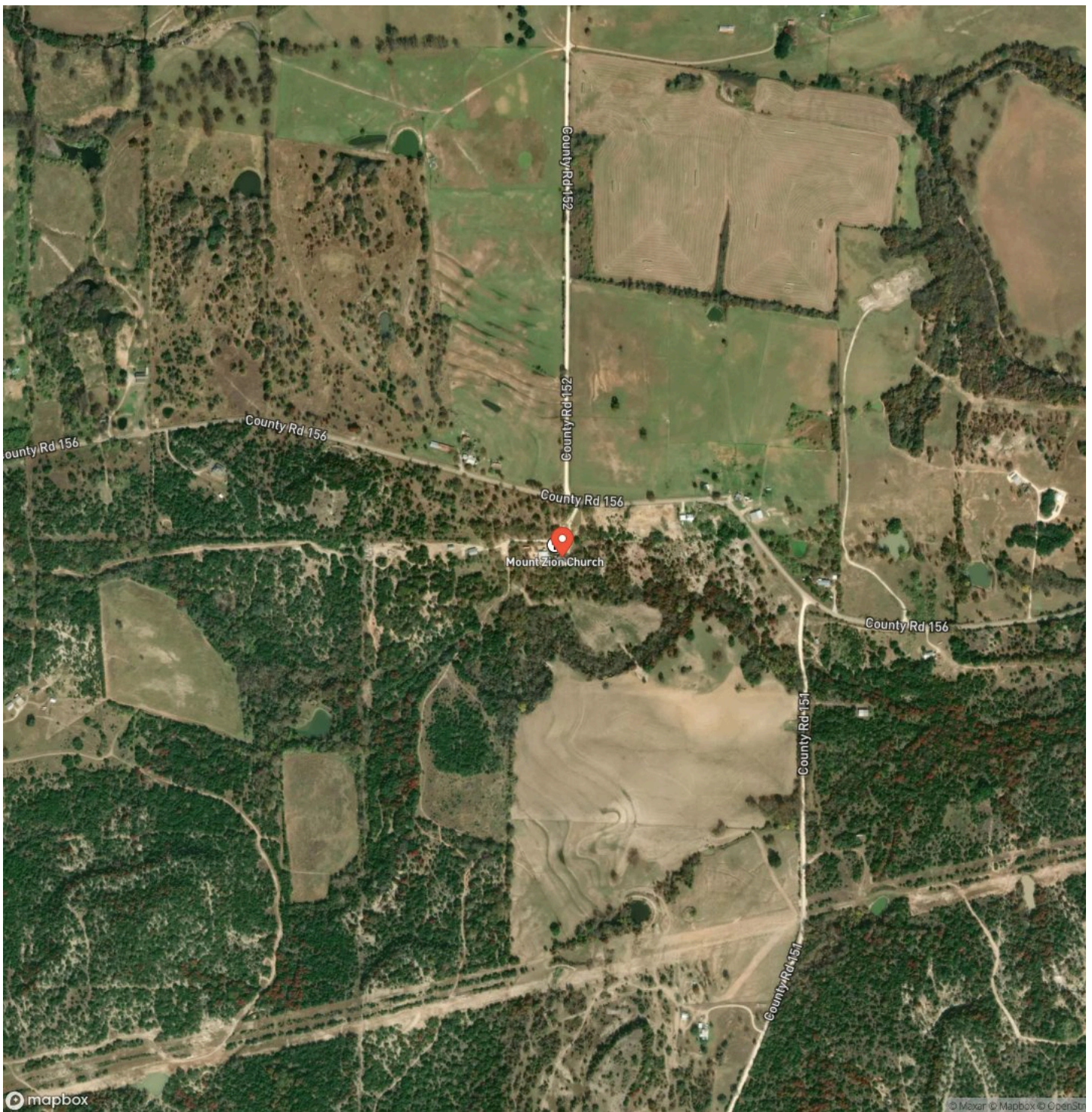
**Mockranches.com**



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## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lani Rust

## Mobile

(817) 454-6676

## Email

lanirust@mockranches.com

**Address**

439 S Graham St

## City / State / Zip

## NOTES

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## NOTES

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## **DISCLAIMERS**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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**Mock Ranches Group at Keller Williams Realty**  
439 S Graham St  
Stephenville, TX 76401  
(512) 275-6625  
[Mockranches.com](http://Mockranches.com)

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