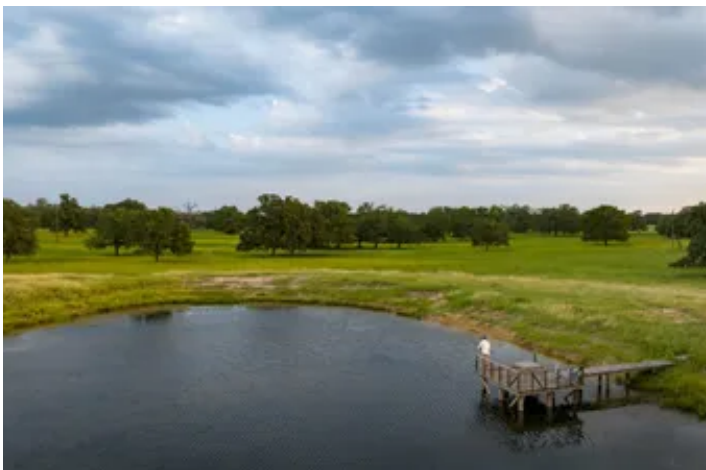


Sunrise Ranch
8058 County Road 455
Thrall, TX 76578

\$1,074,900
45.8± Acres
Milam County



Sunrise Ranch
Thrall, TX / Milam County

SUMMARY

Address

8058 County Road 455

City, State Zip

Thrall, TX 76578

County

Milam County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

30.6138101 / -97.2055482

Dwelling Square Feet

2,613

Bedrooms / Bathrooms

4 / 2

Acreage

45.8

Price

\$1,074,900

Property Website

<https://capitalranchsales.com/property/sunrise-ranch/milam/texas/95997/>



PROPERTY DESCRIPTION

Sunrise Ranch 45.8 Acres

Welcome to Sunrise Ranch, a breathtaking 45.8 acre property with approximately 1,775 feet of frontage on CR 455. This unrestricted tract offers an ideal setup for a homestead, recreational retreat, or small-scale livestock operation. Enjoy scenic views, mature oaks, and abundant wildlife free of pipelines and outside the floodplain. Situated on the southern border of Milam County, the land features a perfect mix of native pasture and beautifully manicured hardwoods. The 2,613 sq. ft. two-story home overlooks two scenic ponds, creating a peaceful country retreat. With two sheds, a barn, cattle pens, cross fencing, and four water wells (one active), Sunrise Ranch is ready for your dream rural lifestyle.

Home & Improvements:

- Spacious 2,613 sq ft home 2 story
- 4 bedrooms, 2.5 bathrooms, and a 3-car garage
- Comfortable and functional floor plan for full-time living or weekend use
- House complete with two fireplaces

Additional improvements include:

- Barn
- 2 Sheds
- Cattle pens
- Fencing and cross-fencing in place for livestock or pasture rotation

Land & Terrain:

- 45.8 acres of mixed improved pasture and native brush
- Scattered mature oak trees provide shade and character
- Gently rolling terrain with clean boundaries
- No pipelines and no floodplain secure, usable land with potential

Wildlife:

Ideal for hunting or watching native species including:

- Whitetail deer
- Wild hogs
- Turkey
- Dove
- Coyotes, bobcats, and other varmints
- Excellent natural cover and forage to support wildlife year-round

Water Features:

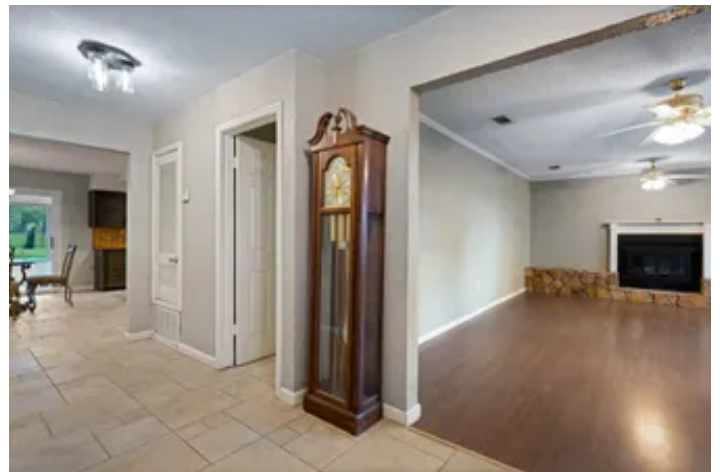
- 2 ponds perfect for livestock, fishing, or attracting game
- 3 water wells: 1 operative well supplies the ranch + 2 nonoperational wells
- 1 "test well" offering future opportunities
- COOP water line supplies the house

Location & Access:

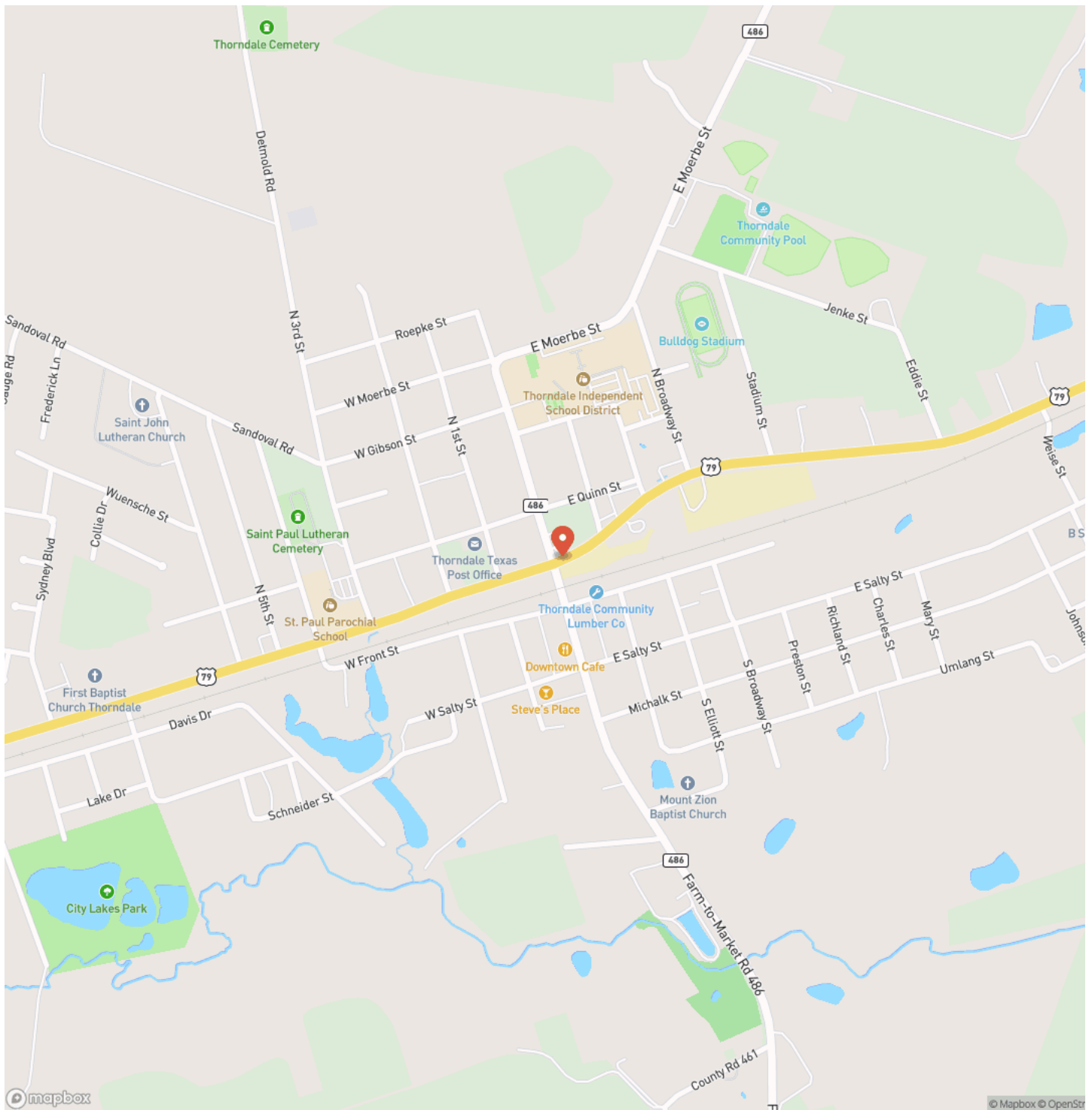
- 1,775 feet of road frontage on CR 455 for easy access
- Peaceful rural setting with practical proximity to nearby towns



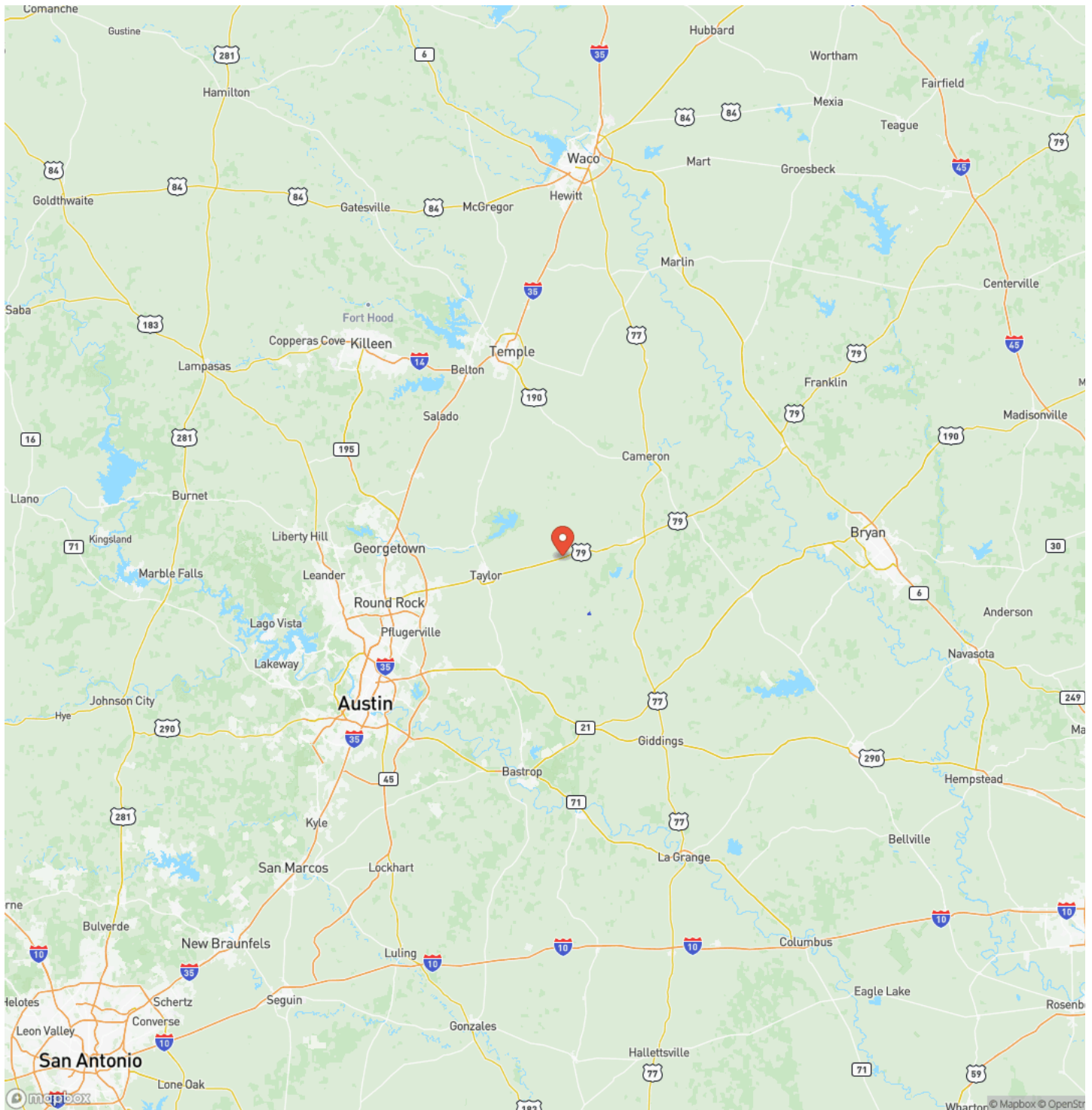
Sunrise Ranch
Thrall, TX / Milam County



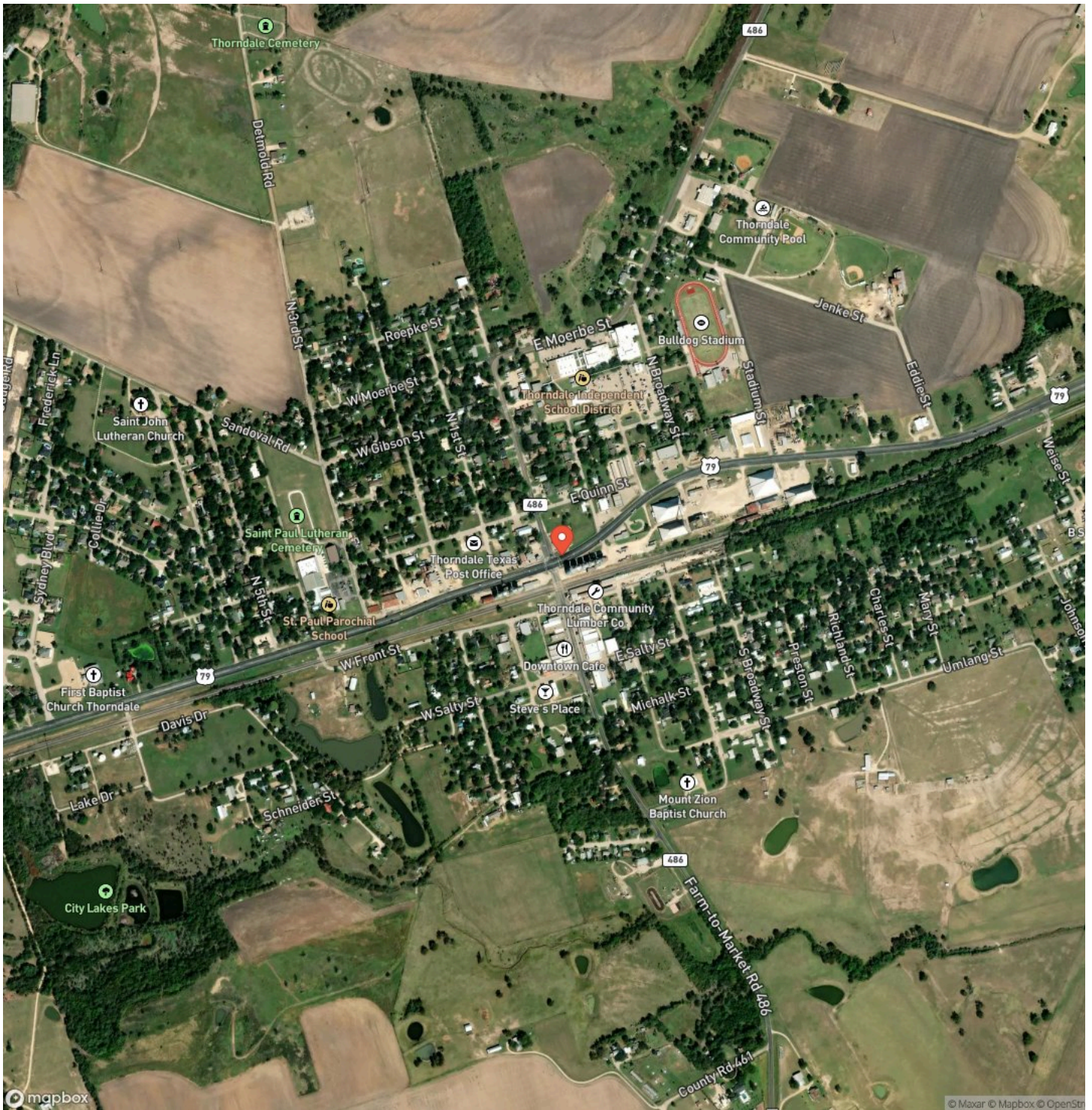
Locator Map



Locator Map



Satellite Map



Sunrise Ranch
Thrall, TX / Milam County

LISTING REPRESENTATIVE

For more information contact:



Representative

J. Boyd Vaughan

Mobile

(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

[illegible]

This image shows a single 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.



www.capitalranchsales.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Capital Ranch Sales
123 N Seguin Ave
New Braunfels, TX 78130
(830) 387-4076
www.capitalranchsales.com

