

# CENTURY 21<sup>®</sup>

Judge Fite Company



## CR 539

HICO, TX 76457



\$1,908,000



1 acres

---

## DESCRIPTION

Nestled in the scenic Chalk Mountain area of Erath County, this 120-acre tract represents the back portion of the renowned Bull Lion Ranch and Winery. This exceptional recreational property is a true outdoorsman's dream, offering abundant wildlife including whitetail deer, turkey, and hogs. A seasonal creek meanders through the middle of the property, beautifully separating two distinct pastures and enhancing the natural charm. The land features a diverse mix of hardwoods along the creek and mesquite-dotted pastures, providing both cover and character. Several prime build sites offer sweeping views and privacy, perfect for a weekend retreat or a dream ranch homestead. A well-maintained trail system offers excellent access throughout the property, ideal for ATV use, hiking, or hunting. With nearly half a mile of frontage on County Road 539, this ranch is easily accessible and ideally situated—just 8 miles north of Hico and 17 miles southeast of Stephenville. Additional acreage is available, with up to 160 total acres on offer. Don't miss the chance to own a piece of legacy ranch land in a highly desirable area with endless potential.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21000293

**YEAR BUILT:**

**COUNTY:** Erath

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 07/14/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 120

**LOT SIZE (SQFT):** 5,227,200

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- HardwoodTrees
- Pasture
- ManyTrees

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Craig Frydendall 

**BROKERED BY:** Midwest Land Group LLC

century21judgefite.com

each office is independently owned and operated