

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD HCR 1136

BLUM, TX 76627



\$2,144,475



1 acres

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## DESCRIPTION

Discover ±146 acres of scenic Texas countryside in Blum, TX on the Nolan River with an appealing blend of elevation changes, river frontage, wide-open grazing land, and dense native hardwood cover. Scenic frontage along the beautiful Nolan River stretches across the interior of the ranch, creating a serene waterfront backdrop and prime habitat for wildlife. A well-established trail system allows convenient access across the ranch for riding, hiking, or ATV use. Currently enjoyed for hunting and recreation, the property offers excellent flexibility for ranching, building your dream home, creating a private getaway, or holding as an investment property. This property can be subdivided for future use or investment.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21212943  
**YEAR BUILT:**  
**COUNTY:** Hill  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 03/19/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 146.17  
**LOT SIZE (SQFT):** 6,367,165

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Waterfront

## UTILITIES

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- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Ryan Studdard 

**PHONE:** 817.550.5394

**BROKERED BY:** Oak + Ash Realty