



**Burnet County
Mill Hollow Game Ranch
738.5± Acres**

Located at the end of Threadgill Road, off paved county road 110, about 6 miles north of Burnet, Texas. The property is completely high fenced and offers breathtaking views of Lake Buchanan from the edges of Backbone Ridge.

There are several fantastic home site locations where you can have a panoramic view of the Texas Hill Country. Great selection of hardwoods, including live oak, post oak, elm and cedar trees. Excellent wildlife cover. There are several stock tanks and a seasonal creek. There are two water wells, septic, and electric already on the property. A double wide Palm Harbor home in excellent shape is included in the sale. The terrain ranges from rolling thick cover to a nice bottom land. Soils are rocky to good loam. A good range of wildlife exist, including whitetail deer, turkey, black bucks, dove, quail, hogs, and other native animals. The property is agricultural exempt.

If you are looking for an excellent game, hunting, or recreational, ranch, or home site property close to town, this is it! This ranch is ready to go in any direction you want. You have to see the views this ranch offers to realize its beauty. (Twenty to thirty acre tracts along this same ridge have sold for over \$9,500 an acre.) Just about everything you would want in a ranch is provided here! The privacy and convenience to town this ranch offers makes it a rare find.

Listed for \$4,900 per acre



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