

FOR SALE

388 Acres in Lohn/Doole area

Modern lakeside cabin on a picturesque property.
\$1,850,000
\$388 +/- Acres

This diverse and excellent hunting and cattle ranch is located off F.M.765 between Lohn and Doole in McCulloch County, Texas.

There is good cover throughout the ranch with all necessary browse for wildlife with the exception of almost total absence of Prickly Pear. Thus, it is exceptional for cattle grazing. The property is cross fenced and has a complete set of working pens.

The ranch is bisected from the southwest to the northeast by Saddle Creek, but the star of this property is the six acre lake that is situated right off the back porch and deck of the home. In addition to the lake and creek, there four considerable stock ponds.

As normal with this part of there country, there is a significant amount of Mesquite but there is also Hackberry, Cedar Elms, and some large scattered Oaks. Elevations on the ranch vary from 1444 feet to 1535 feet, almost a 100 foot difference; offering excellent views.

The 2270 square foot, two story home features all the wanted amenities including very unique wood flooring, ceiling fans throughout, and a rock fireplace. The master bedroom and bath are downstairs. The upstairs has two bedrooms that are carpeted and have significant amount of storage.

Priced at \$1,850,000.



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