

\$10,969,000 - 3485 County Road 530, Evant

MLS® #20885631

\$10,969,000

0 Bedroom, 0.00 Bathroom,
Land on 1567.00 Acres

none, Evant, TX

1,567-acre ranch just west of Evant, TX, in Hamilton County presents a rare opportunity for ranchers, hunters, & outdoor enthusiasts alike. The property features two older farm homes, one currently serving as a hunting cabin & the other ready for remodeling, along with a 30' x 40' metal workshop for storage & ranch operations. The land consists of approx. 60 acres of Tifton Bermuda grass, over 200 acres of productive farmland, & the remainder in native grasses, making it ideal for livestock & farming. With elevation ranging from 1,360 to 1,520 feet, the ranch offers breathtaking views, rolling terrain, & a diverse landscape.

Designed for efficient cattle management, the property includes two cattle pens & is divided into 25 pastures, most of which are fenced with electric cross-fencing. The ranch can easily sustain up to 150 plus head of cattle & benefits from a strong water supply, featuring three water wells with piped water to pastures, a 12-acre lake, 12 stock tanks, & two seasonal creeks. Fishing enthusiasts will appreciate the well-stocked lake & ponds, which provide excellent opportunities for fishing, making this property perfect for both work & recreation. Hunting is another major draw, with abundant wildlife including deer, turkey, dove, & hogs. With the addition of a game fence, the property could be converted into a premier hunting ranch. It is conveniently located approx. two hours from Austin & Fort Worth & one hour from Brownwood, Temple, & Waco,



this ranch offers both privacy & accessibility. Fiber optic internet is available, making it an ideal retreat for those who want the best of country living without sacrificing modern connectivity. Surrounded by large neighboring ranches, this is a perfect location to build your dream home or develop a high-end recreational property. Whether you're looking for a working ranch, a hunting paradise, or a private getaway with exceptional fishing, this property has it all. Don't miss this incredible Texas ranch.

Built in 1925

Essential Information

MLS® #	20885631
Price	\$10,969,000
Bathrooms	0.00
Acres	1,567.00
Year Built	1925
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	3485 County Road 530
Subdivision	none
City	Evant
County	Hamilton
State	TX
Zip Code	76525-2558

Amenities

Utilities	Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Well
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Interior

Heating	None
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Exterior

Lot Description	Acreage, Agricultural, Cedar, Mesquite, Oak, Pasture, Rolling Slope, Tank/ Pond
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School Information

District	Evant ISD
Elementary	Evant
High	Evant

Additional Information

Zoning	NONE
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Listing Details

Listing Agent	Calvin Burks
Listing Office	BURKS REAL ESTATE

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