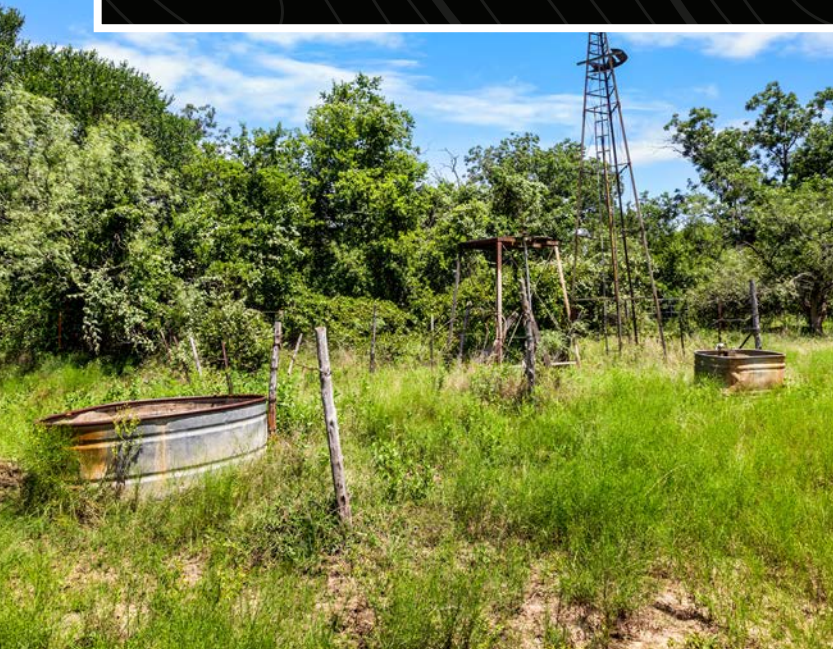
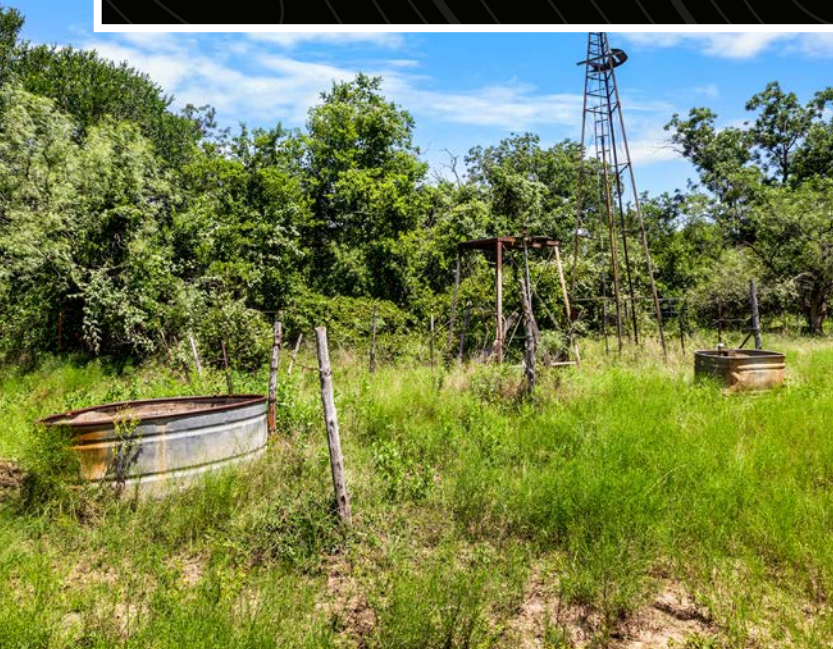


MIDWEST LAND GROUP PRESENTS



120 ACRES
ERATH COUNTY, TX

County Road 539, Hico, Texas 76457



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER RECREATIONAL ACREAGE WITH MULTIPLE HOMESITE POSSIBILITIES IN CHALK MOUNTAIN REGION

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 FEATURES

PRICE: **\$1,908,000** | COUNTY: **ERATH** | STATE: **TEXAS** | ACRES: **120**

- Nearly a half mile of road frontage on CR 539
- Chalk Mountain region
- Connected to Bull Lion Ranch and Winery
- Deer
- Turkey
- Hogs
- 8 miles north of Hico
- 17 miles southeast of Stephenville
- Mix of hardwoods and mesquites
- Great trail system
- Several build sites



SEVERAL BUILD SITES

Several prime build sites offer sweeping views and privacy, perfect for a weekend retreat or a dream ranch homestead. 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.



SEASONAL CREEK



TRAIL SYSTEM



HUNTING AND MIX OF HARDWOODS

This exceptional recreational property is a true outdoorsman's dream, offering abundant wildlife including whitetail deer, turkey, and hogs. The land features a diverse mix of hardwoods along the creek and mesquite-dotted pastures, providing both cover and character.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 5' 47.43, -98° 0' 34.78

0ft 823ft 1645ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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**Erath County
Texas**



7/14/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,118.5

Max: 1,189.9

Range: 71.4

Average: 1,151.9

Standard Deviation: 16.37 ft

0ft 542ft 1084ft

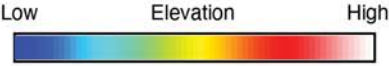
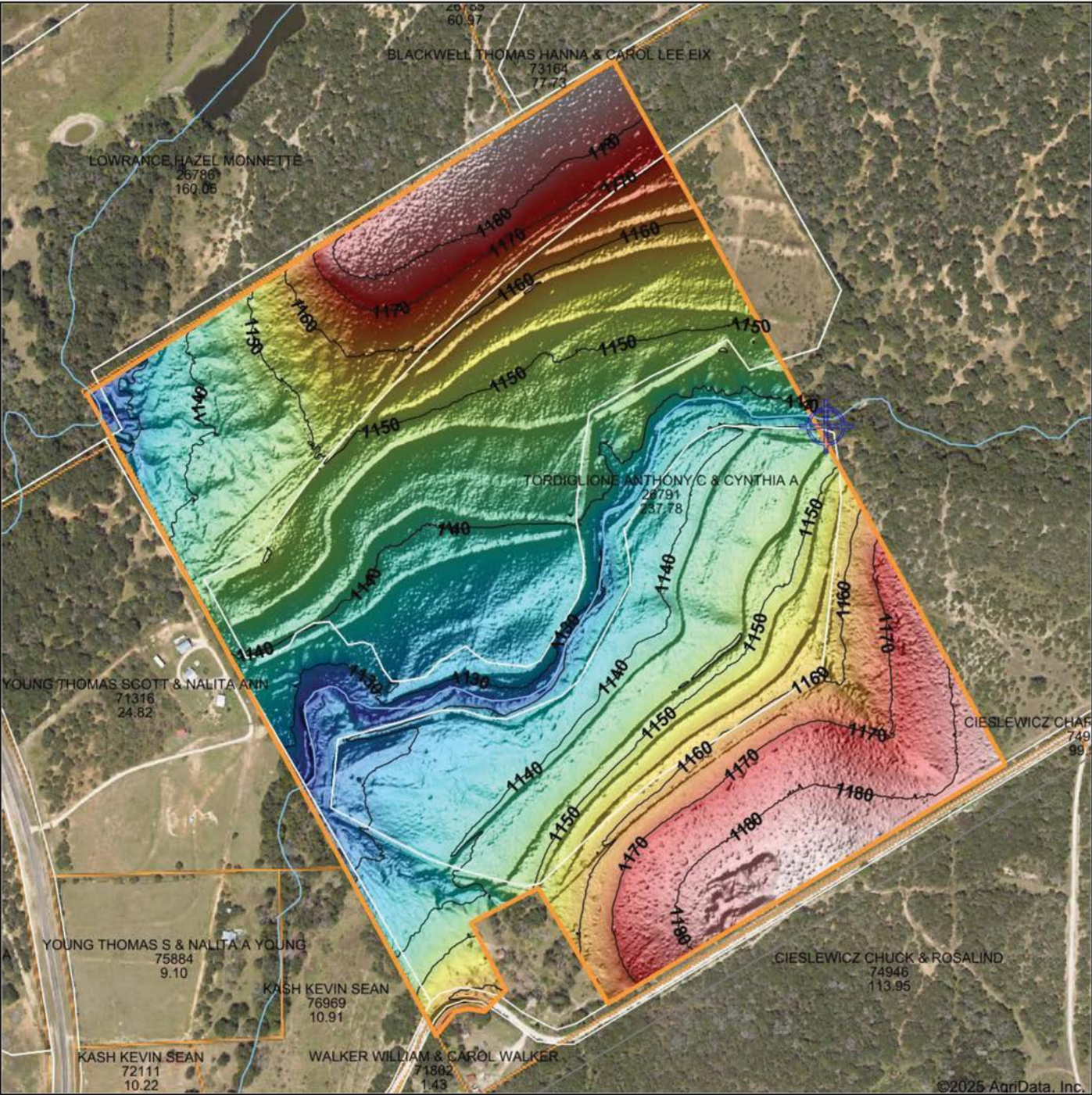


7/14/2025

Erath County
Texas

Boundary Center: 32° 5' 47.43, -98° 0' 34.78

HILLSHADE MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,118.5
Max: 1,189.9
Range: 71.4
Average: 1,151.9
Standard Deviation: 16.37 ft

0ft 512ft 1024ft



7/14/2025

Erath County
Texas

Boundary Center: 32° 5' 47.43, -98° 0' 34.78

OVERVIEW MAP



AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



CRAIG FRYDENDALL

LAND AGENT

214.937.9109

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MidwestLandGroup.com

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