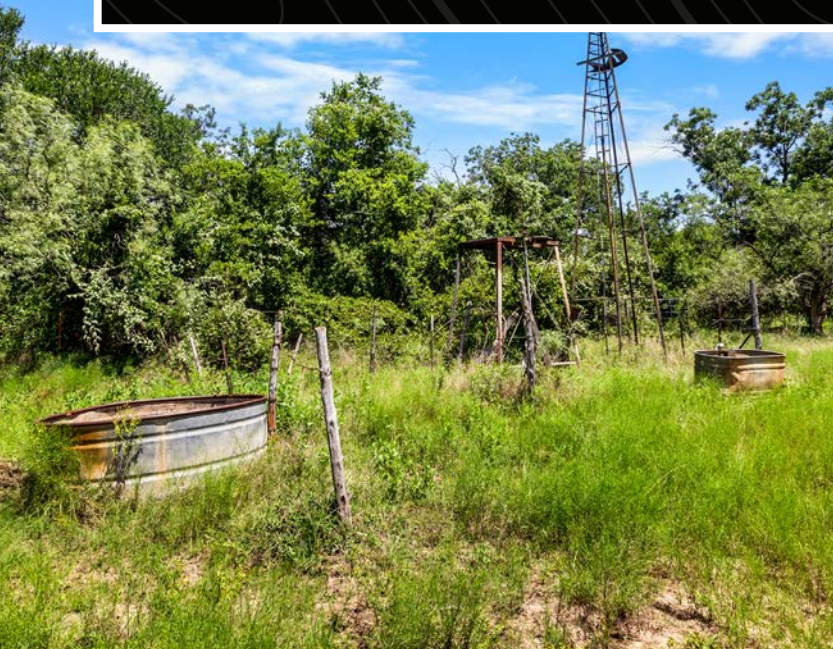
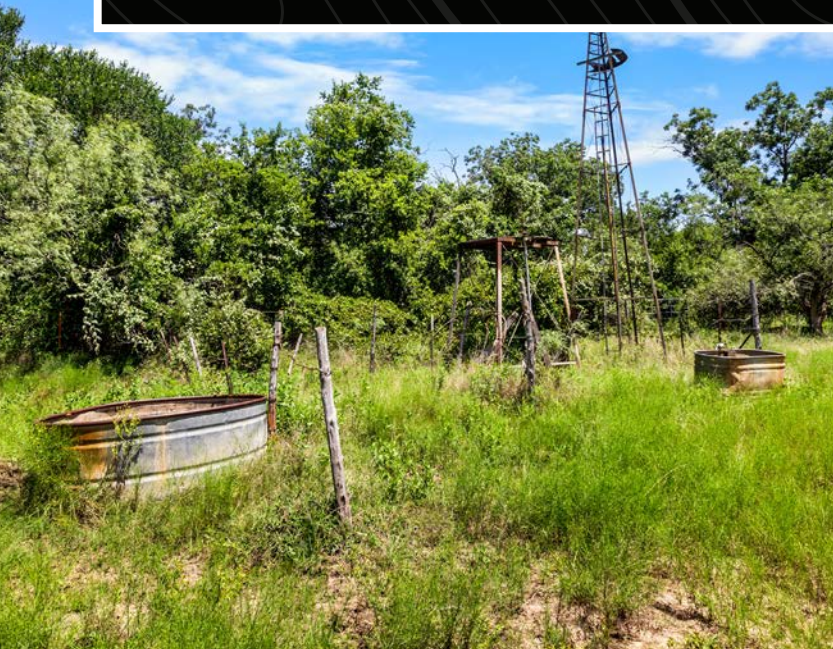
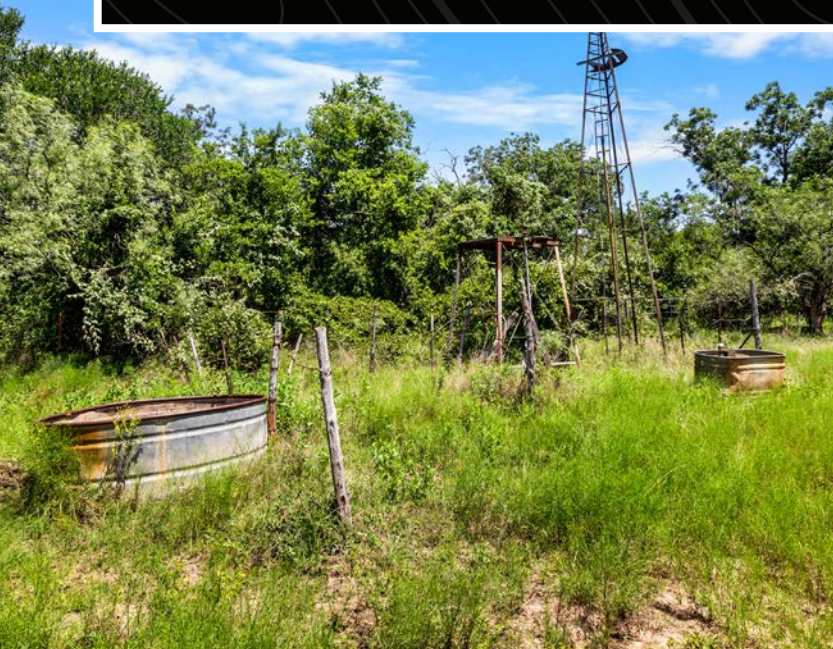


MIDWEST LAND GROUP PRESENTS



140 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 140 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. The property includes a charming farmhouse built in 1905, full of

character and ready for restoration or renovation. Its classic design and historic presence add a unique touch, offering the perfect opportunity to create a cozy ranch home or guest retreat. 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 200 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: **\$2,150,000** | COUNTY: **ERATH** | STATE: **TEXAS** | ACRES: **140**

- Nearly a half mile of road frontage on CR 539
- Chalk Mountain region
- Connected to Bull Lion Ranch and Winery
- 1,133 sq. ft. farmhouse built in 1905, 2 bed 1 bath
- 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

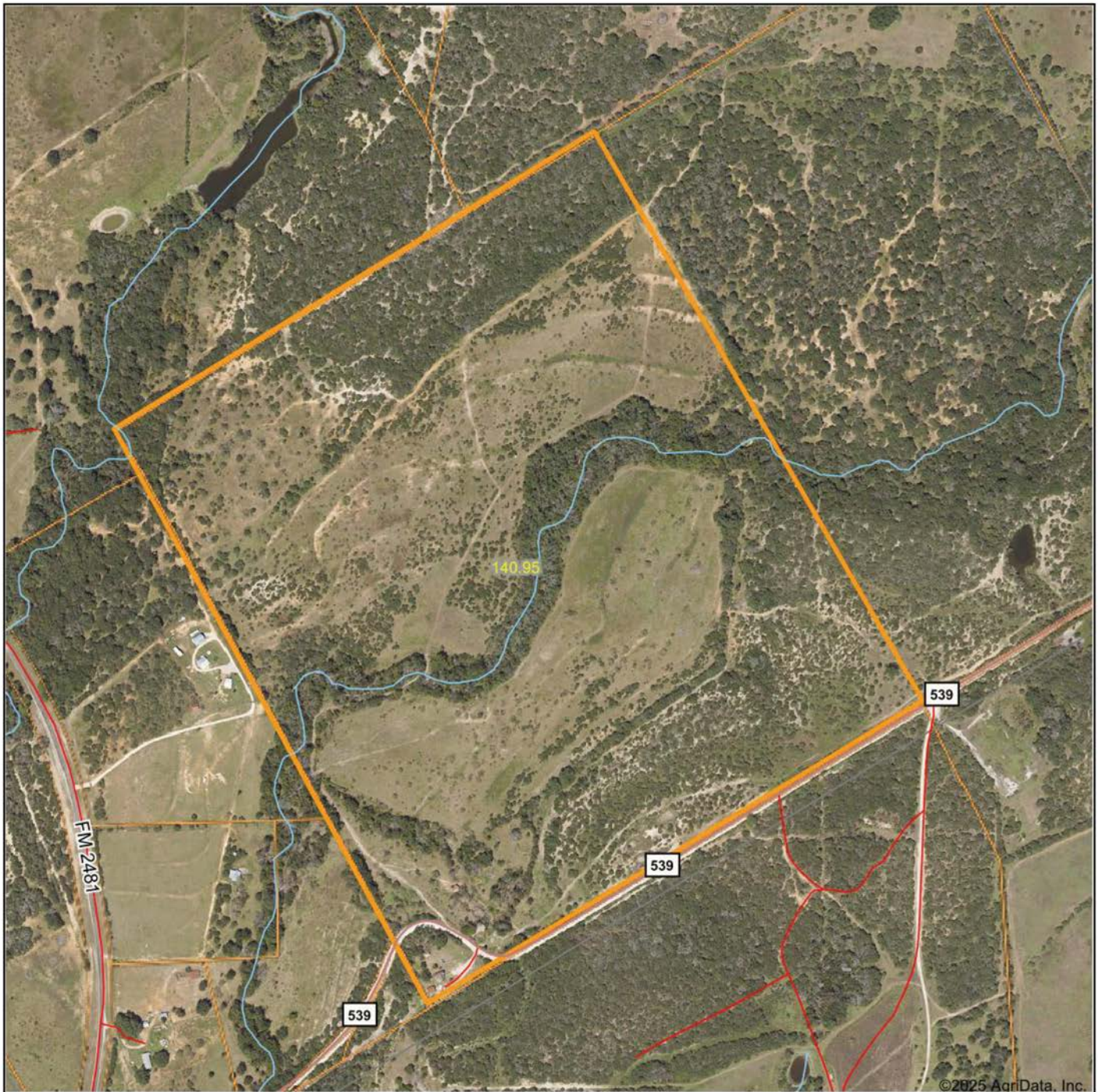
This exceptional recreational property is a true outdoorsman's dream, offering abundant wildlife including whitetail deer, turkey, and hogs. The land features a diverse mix of hardwoods along the creek and mesquite-dotted pastures, providing both cover and character.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 5' 47.1, -98° 0' 33.53

0ft 629ft 1258ft



Maps Provided By:



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www.AgriDataInc.com

Erath County
Texas



9/10/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 1,118.2
Max: 1,191.3
Range: 73.1
Average: 1,154.0
Standard Deviation: 17.06 ft

0ft 589ft 1178ft

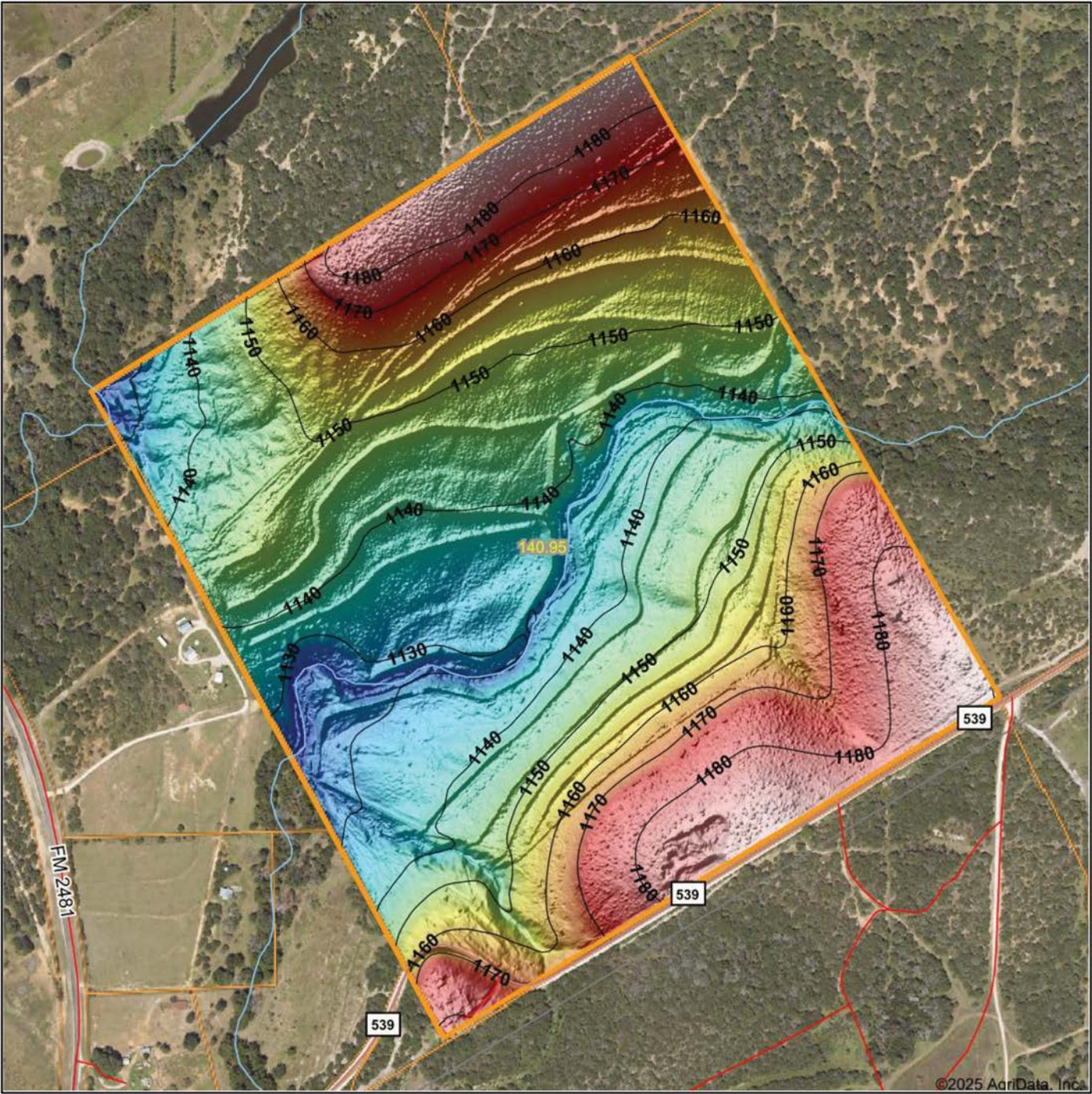


9/10/2025

Erath County
Texas

Boundary Center: 32° 5' 47.1, -98° 0' 33.53

HILLSHADE MAP

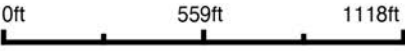


Maps Provided By:



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Average: 1,154.0
Standard Deviation: 17.06 ft



Erath County
Texas

Boundary Center: 32° 5' 47.1, -98° 0' 33.53

OVERVIEW MAP



AGENT CONTACT

Before joining Midwest Land Group, Matt captained charter fishing boats in Seward, Alaska, and worked in commercial crab fishing out of San Francisco. These experiences honed his ability to connect with people through the outdoors. Born and raised in Longview, Texas, Matt graduated from Hallsville High School and went on to earn a BS in Health Education from Texas A&M University.

Matt's love for the outdoors began on his grandparents' land, where he spent weekends and summers riding around with cousins, fishing ponds, and exploring the woods. This early connection to rural property laid the foundation for his career in land sales. Matt enjoys cultivating his family's land and hauling hay in the summers. An avid hunter, his adventures have taken him across the country, from whitetails in Texas to mule deer in Colorado and elk in Wyoming.

Matt resides in Bullard, with his wife, Jill, and their children, Jack and Lainey. Matt is actively involved in his community through Grace Community Church and the Tyler/Smith County A&M Club. His commitment to serving others is evident in his approach to land sales, where he strives to answer clients' questions before they even ask. For Matt, owning land in Texas represents freedom and opportunity. His goal is to help clients find their dream property or pass on their cherished land to new owners who will respect and care for it as much as they did.



MATT SMITH

LAND AGENT

903.594.4453

MSmith@MidwestLandGroup.com



MidwestLandGroup.com

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