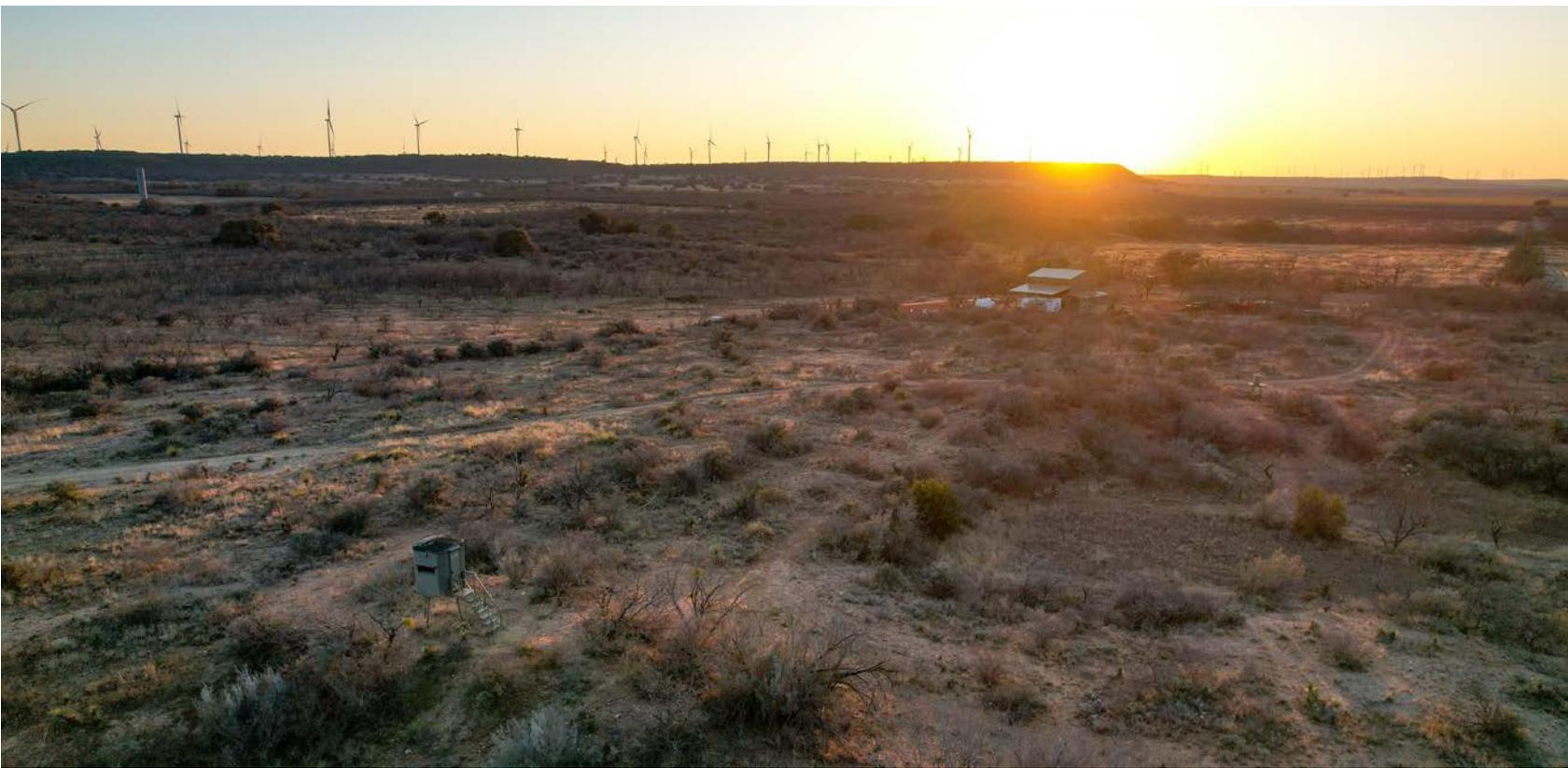


MIDWEST LAND GROUP PRESENTS

93 ACRES

# McCULLOCH COUNTY, TX

120 COUNTY ROAD 206, LOHN, TEXAS 76852



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HILL COUNTRY HUNTING RETREAT WITH SHOP & LIVING QUARTERS

Located in the heart of the Texas Hill Country, this 93 +/- acre McCulloch County hunting property is fully set up and ready to enjoy from day one. Designed for both comfort and function, it offers everything you need for a hill country hunting camp.

The property includes a well-built 30'x30' shop, living quarters, and a fully functioning restroom with a shower, giving you a comfortable place to stay while still having plenty of room to store ATVs, feeders, blinds, tools, and gear. With electricity and water already on site, you get the convenience of modern utilities in a private, rugged setting — a rare and valuable combination for a hunting property.

Multiple established stand locations are already in place, allowing you to step in and start hunting immediately. The land features classic Hill Country terrain with excellent cover, natural travel corridors, and ideal habitat for whitetail deer, hogs, dove, and other native wildlife.

Whether you're looking for a weekend hunting getaway, a family hunting camp, or a private Hill Country retreat, this property checks all the boxes: manageable acreage, utilities in place, functional improvements, and proven hunting setup. Properties this turn-key and this well-equipped in McCulloch County don't come along often — just bring your gear and enjoy.



# PROPERTY FEATURES

PRICE: **\$782,616** | COUNTY: **McCULLOCH** | STATE: **TEXAS** | ACRES: **93**

- 15 minutes to Brady, TX
- 1.25 hours to San Angelo, TX
- 1 hour to Llano, TX
- 2.5 hours to Austin, TX
- 2.5 hours to San Antonio
- 32.5% mineral rights conveying with sale
- Hunting blinds and feeders
- Walk-in game cooler
- Ag exemption with low property taxes
- Panel fencing with cross-fencing
- Well-maintained internal roads
- 3 RV electric hook-ups
- Storage shed
- 30'x30' shop with 20-foot ceilings
- Living quarters with shower and bathroom



# 30'X30' SHOP & LIVING QUARTERS



# INTERNAL ROADS & FENCING

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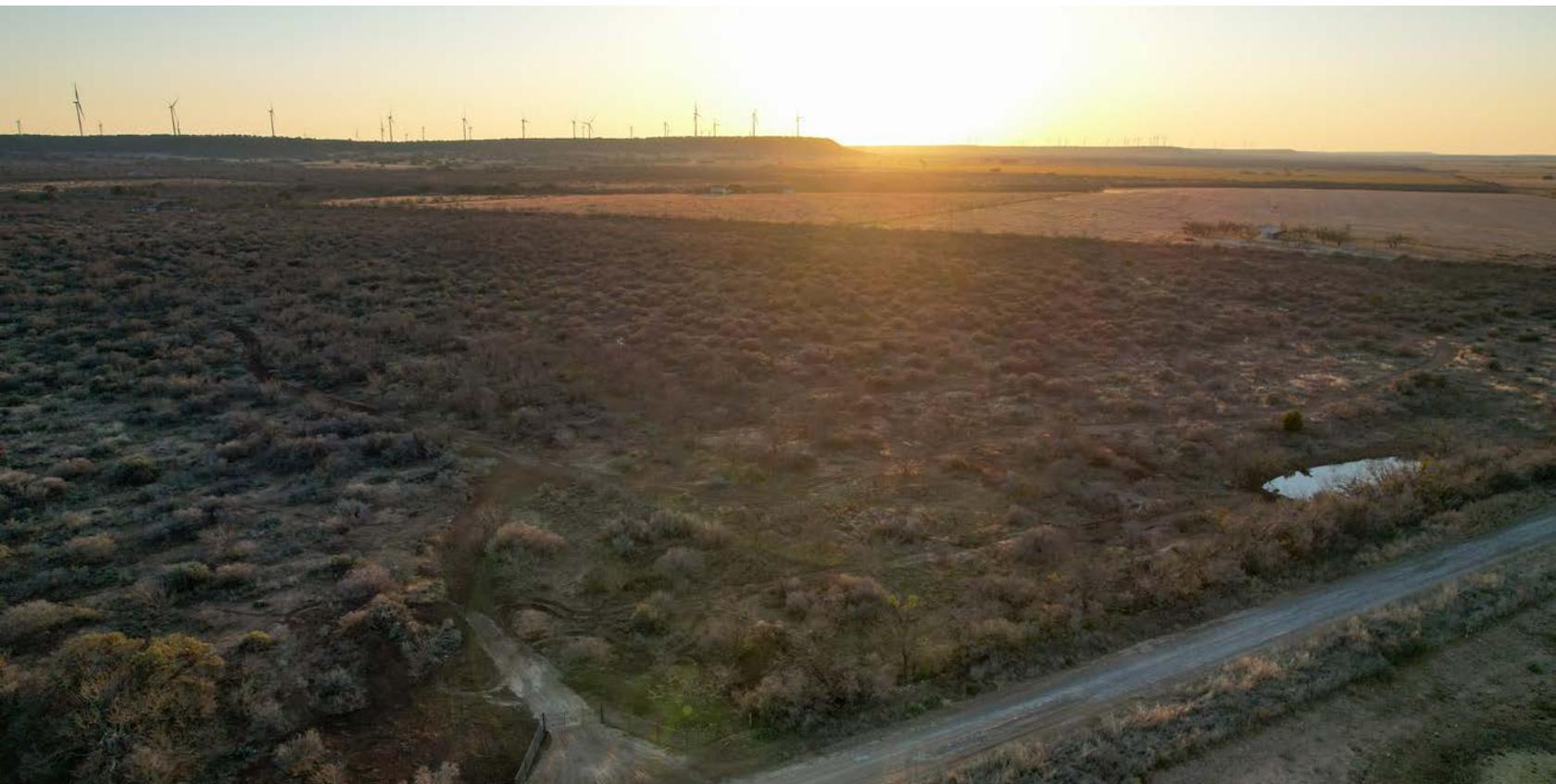
# HUNTING BLINDS AND FEEDERS

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# HILL COUNTRY VIEWS

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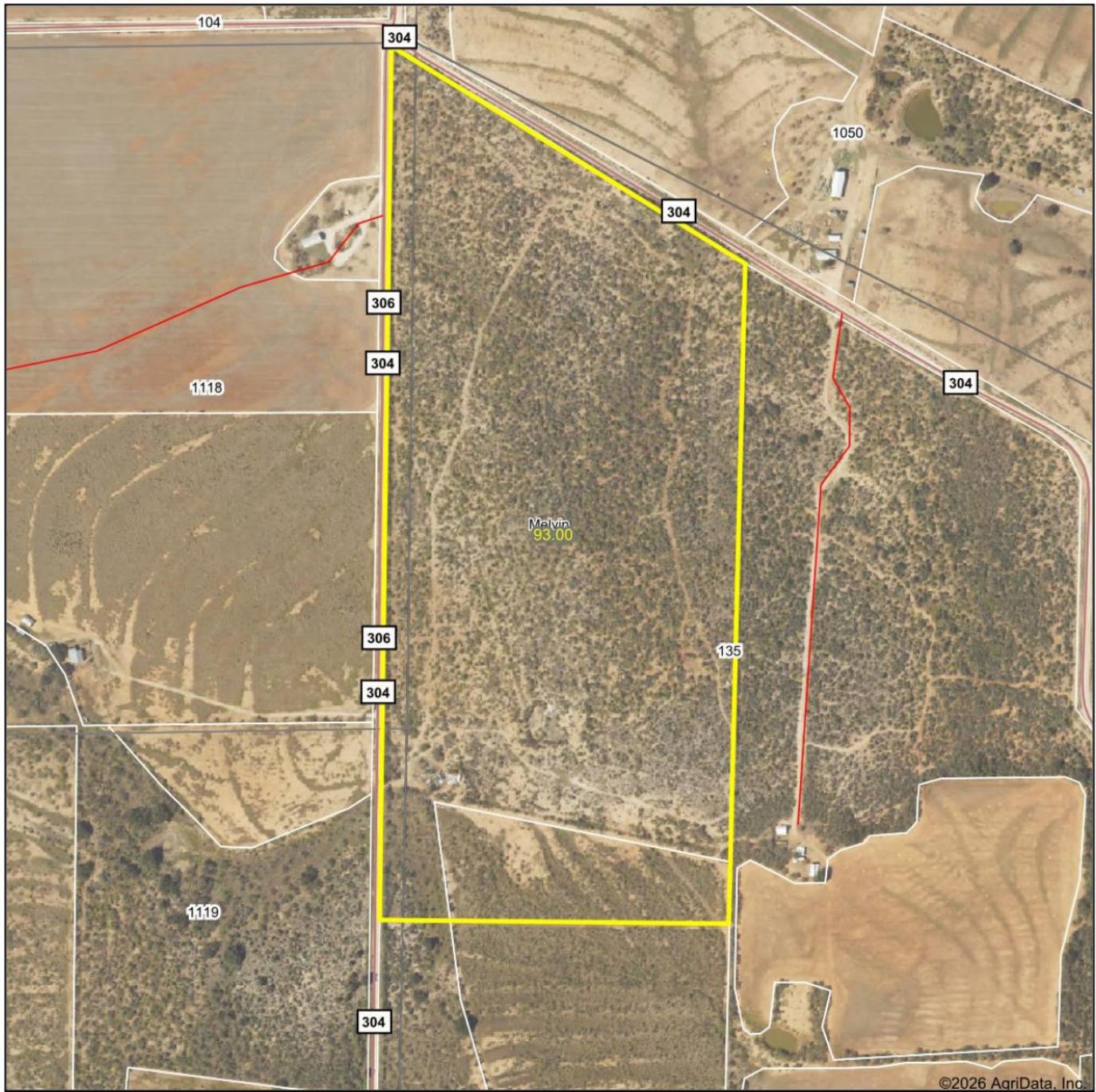


# TRAIL CAM PICTURES

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# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 31° 16' 29.43, -99° 24' 31.85



Maps Provided By



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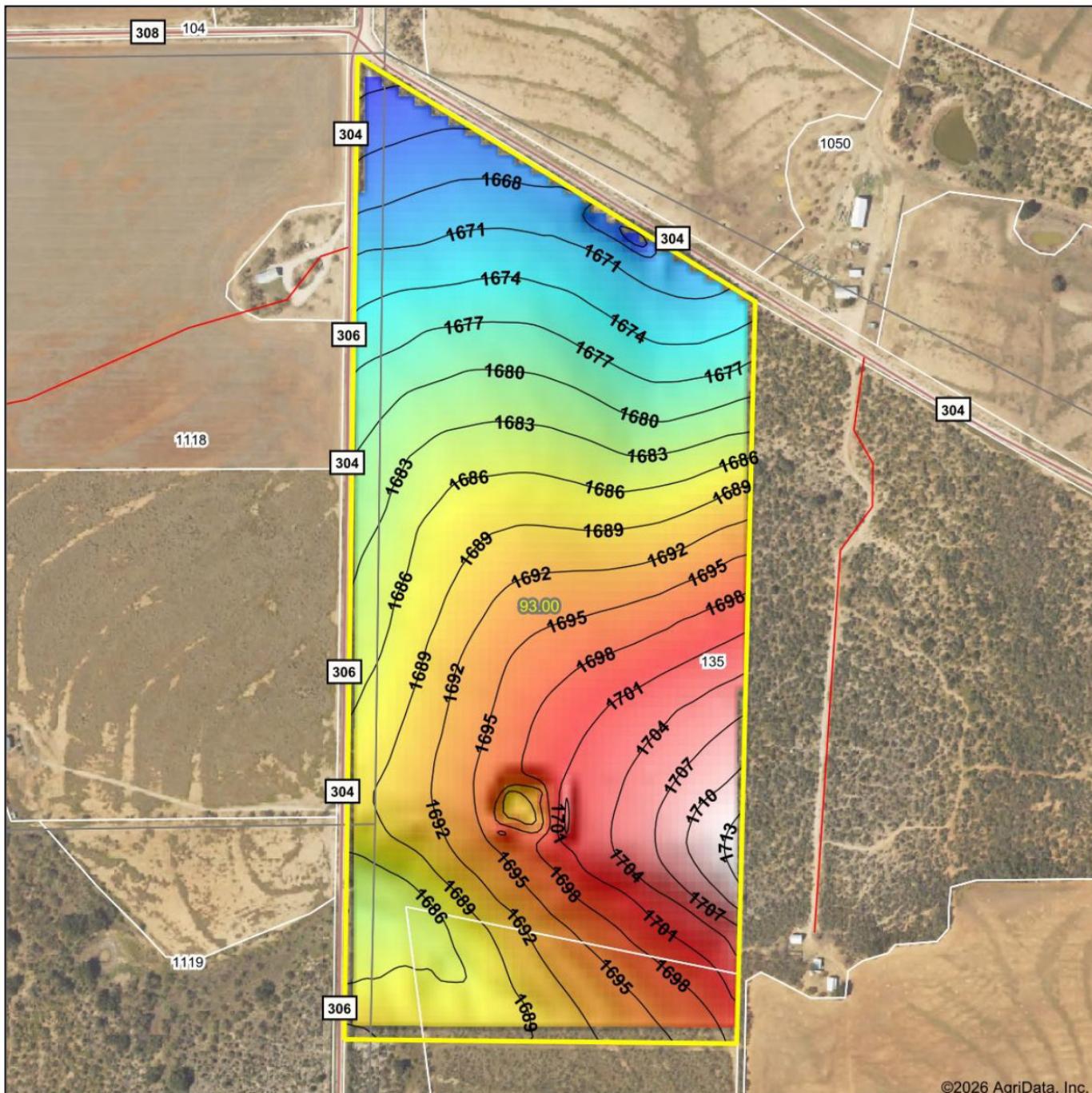
McCulloch County  
Texas



1/28/2026

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

# HILLSHADE MAP



Maps Provided By



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

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,660.7  
 Max: 1,713.7  
 Range: 53.0  
 Average: 1,687.7  
 Standard Deviation: 11.15 ft

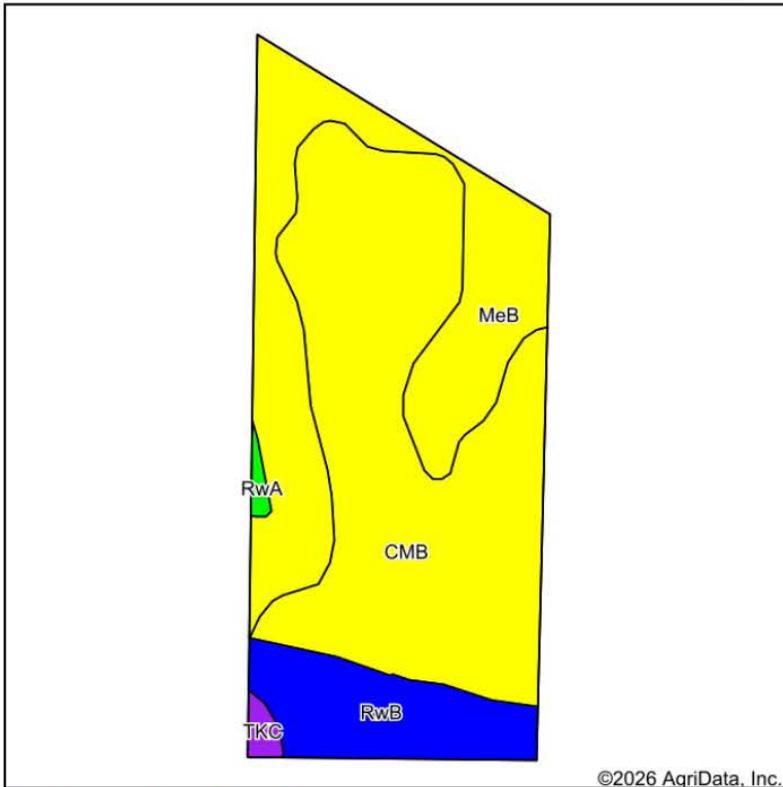


1/28/2026

McCulloch County  
 Texas

Boundary Center: 31° 16' 29.43, -99° 24' 31.85

# SOILS MAP



State: **Texas**  
 County: **McCulloch**  
 Location: **31° 16' 29.43, -99° 24' 31.85**  
 Township: **Melvin**  
 Acres: **93**  
 Date: **1/28/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: TX307, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CMB	Cho-Mereta association, gently undulating	51.30	55.2%		IVs		2040	21	18	19	20	10
MeB	Mereta clay loam, 1 to 3 percent slopes	28.76	30.9%		IVs	IVs	2380	31	26	29	31	22
RwB	Rowena clay loam, 1 to 3 percent slopes	11.53	12.4%		Ile	Ile	1800	49	39	38	49	46
TKC	Tarrant-Kavett complex, 0 to 5 percent slopes	0.85	0.9%		Vls		1880	17	13	16	17	6
RwA	Rowena clay loam, 0 to 1 percent slopes	0.56	0.6%		I	I	1800	50	39	39	50	47
<b>Weighted Average</b>					<b>3.75</b>	<b>*-</b>	<b>2112.5</b>	<b>*n 27.7</b>	<b>*n 23.2</b>	<b>*n 24.5</b>	<b>*n 27.2</b>	<b>*n 18.4</b>

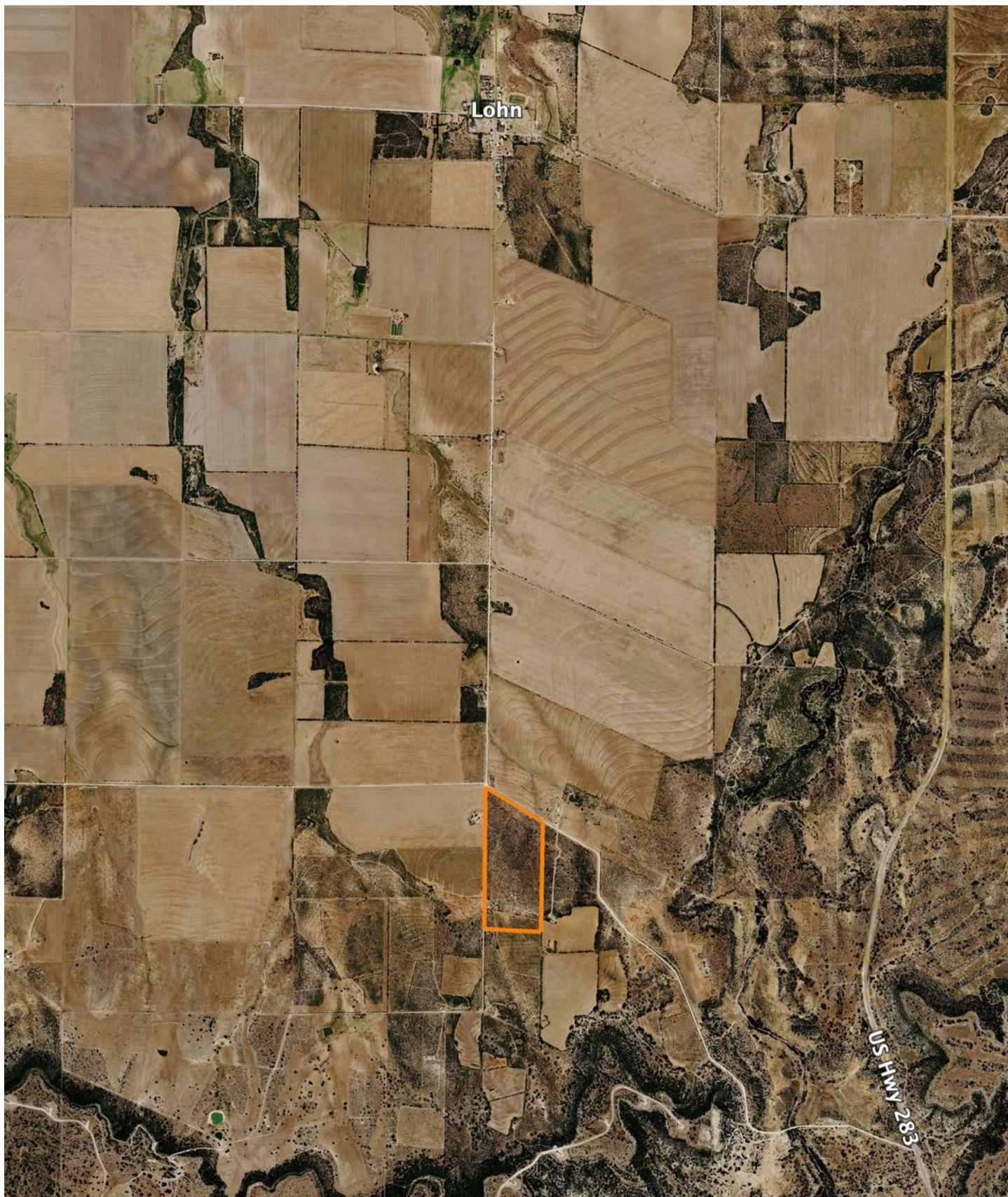
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



# AGENT CONTACT

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Christian brings a rare mix of digital marketing expertise and deep-rooted land knowledge to every property he represents. With years of experience in sales, content creation, and negotiating large-scale projects, he understands how to position listings for maximum impact. A powerful counterpart to his marketing savvy is his personal connection to the land. As a lifelong bowhunter and land steward, he sees beyond the surface to uncover what makes a property truly valuable.

Born in Claremore and raised in the rural communities of Northeast Oklahoma, Christian shot his first deer at the age of eight and has hunted across the country since. He's spent decades studying terrain, habitat, and what it takes to grow and hold wildlife. His knowledge of topography, tree species, and water features helps clients assess not just what a property currently is, but what it could be, and how to get there.

Christian lives in Georgetown, Texas, with his wife, Lauren, and their son, Leland. Guided by faith and driven by a generational work ethic, he treats every transaction with personal care and a commitment to honoring the land, the outdoors lifestyle, and the people who love both.



**CHRISTIAN BABCOCK**

LAND AGENT

**918.614.9877**

[CBabcock@MidwestLandGroup.com](mailto:CBabcock@MidwestLandGroup.com)



**MidwestLandGroup.com**

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