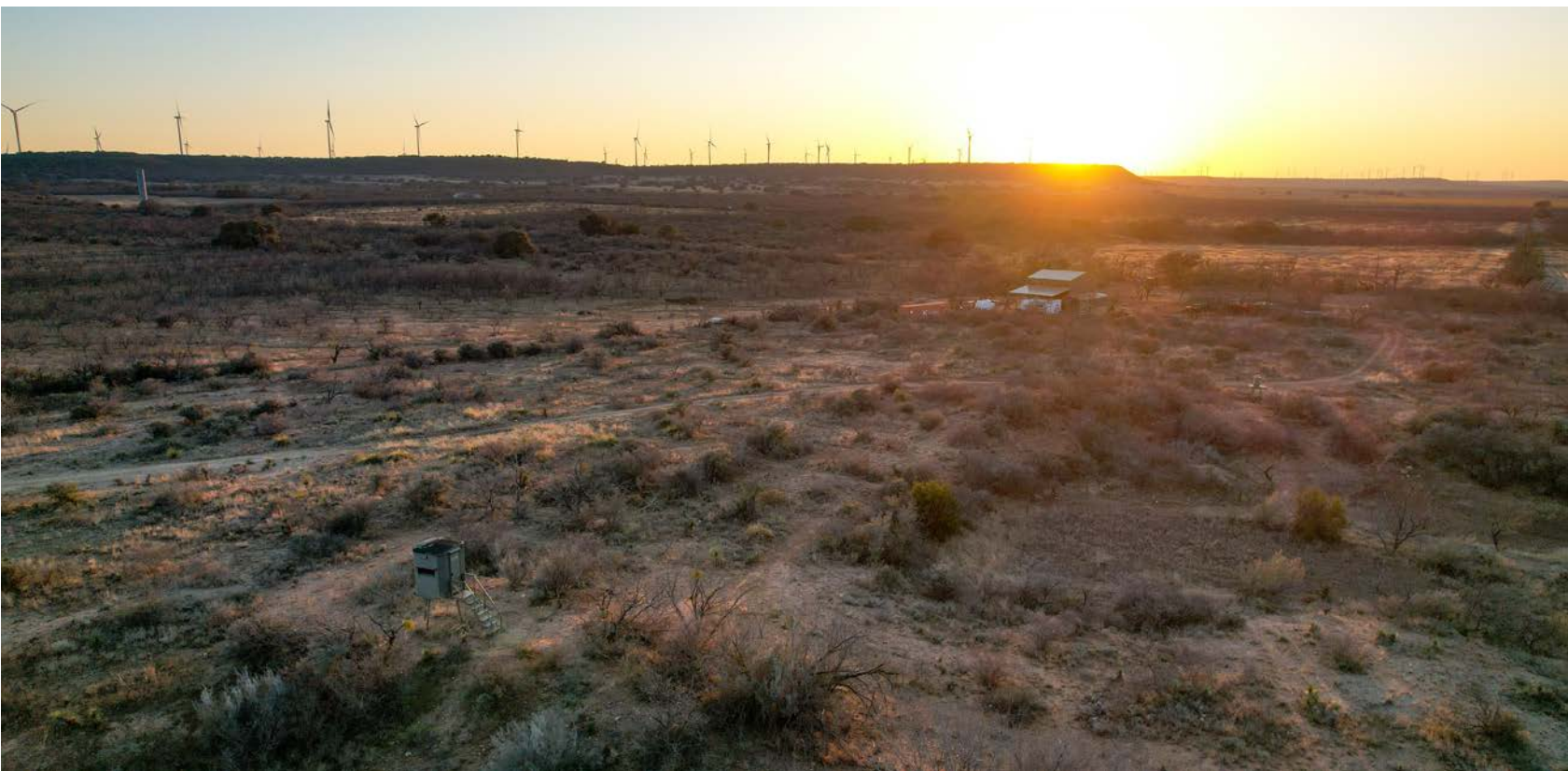


MIDWEST LAND GROUP PRESENTS

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. The owner is willing to subdivide into 25-acre tracts. Properties this turn-key and this well-equipped in McCulloch County don't come along often — just bring your gear and enjoy.



# PROPERTY FEATURES

COUNTY: **McCULLOCH** | STATE: **TEXAS** | ACRES: **93**

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- 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

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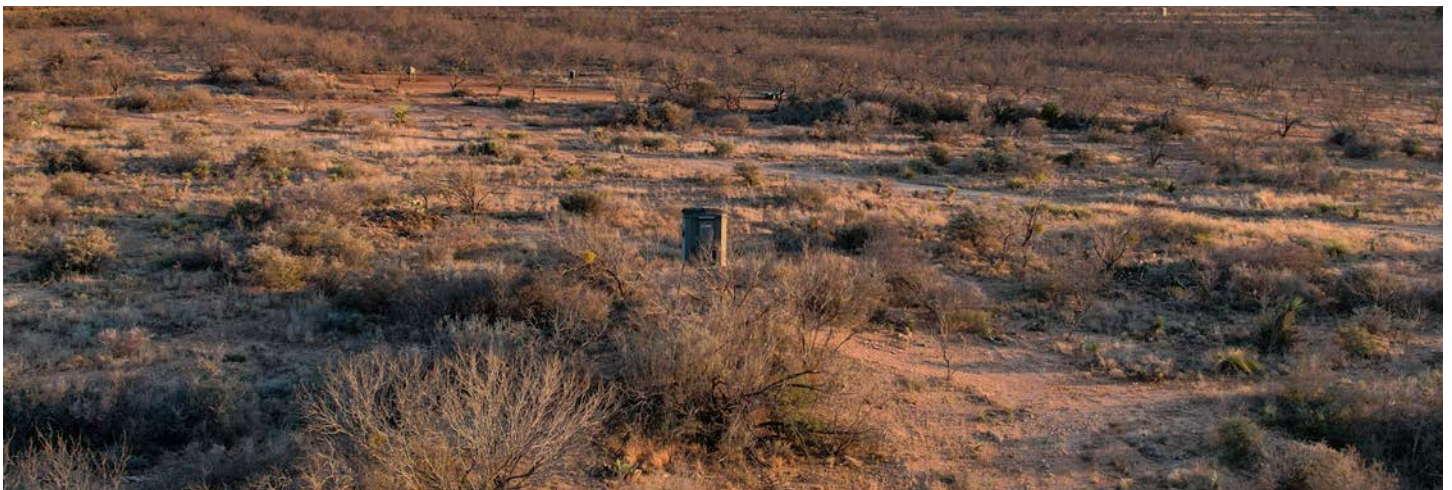
# INTERNAL ROADS & FENCING

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# HUNTING BLINDS AND FEEDERS

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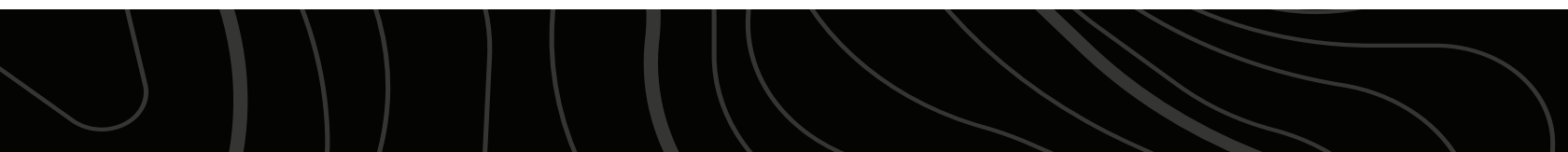
# HILL COUNTRY VIEWS

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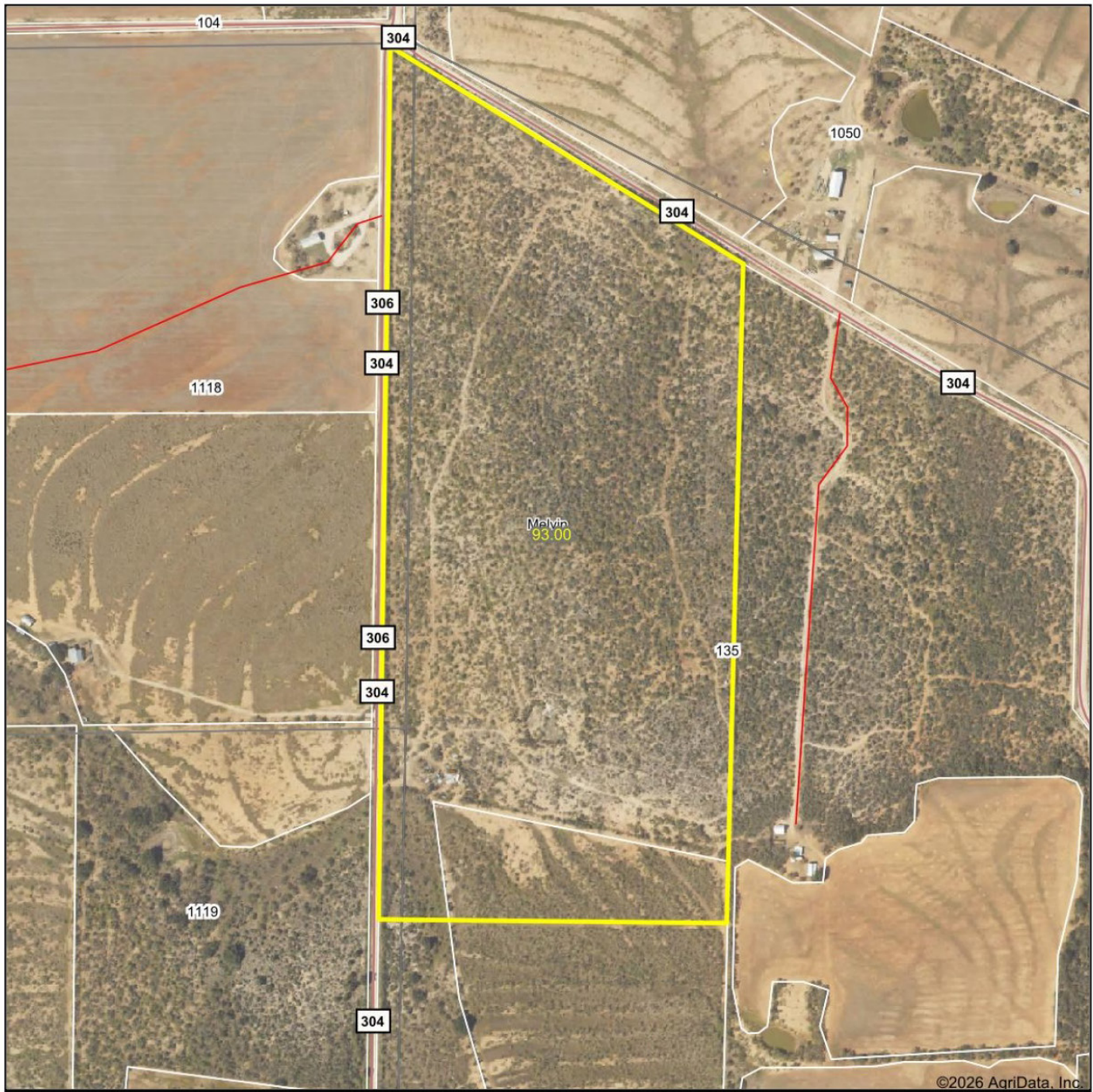


# TRAIL CAM PICTURES

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# AERIAL MAP



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



Maps Provided By



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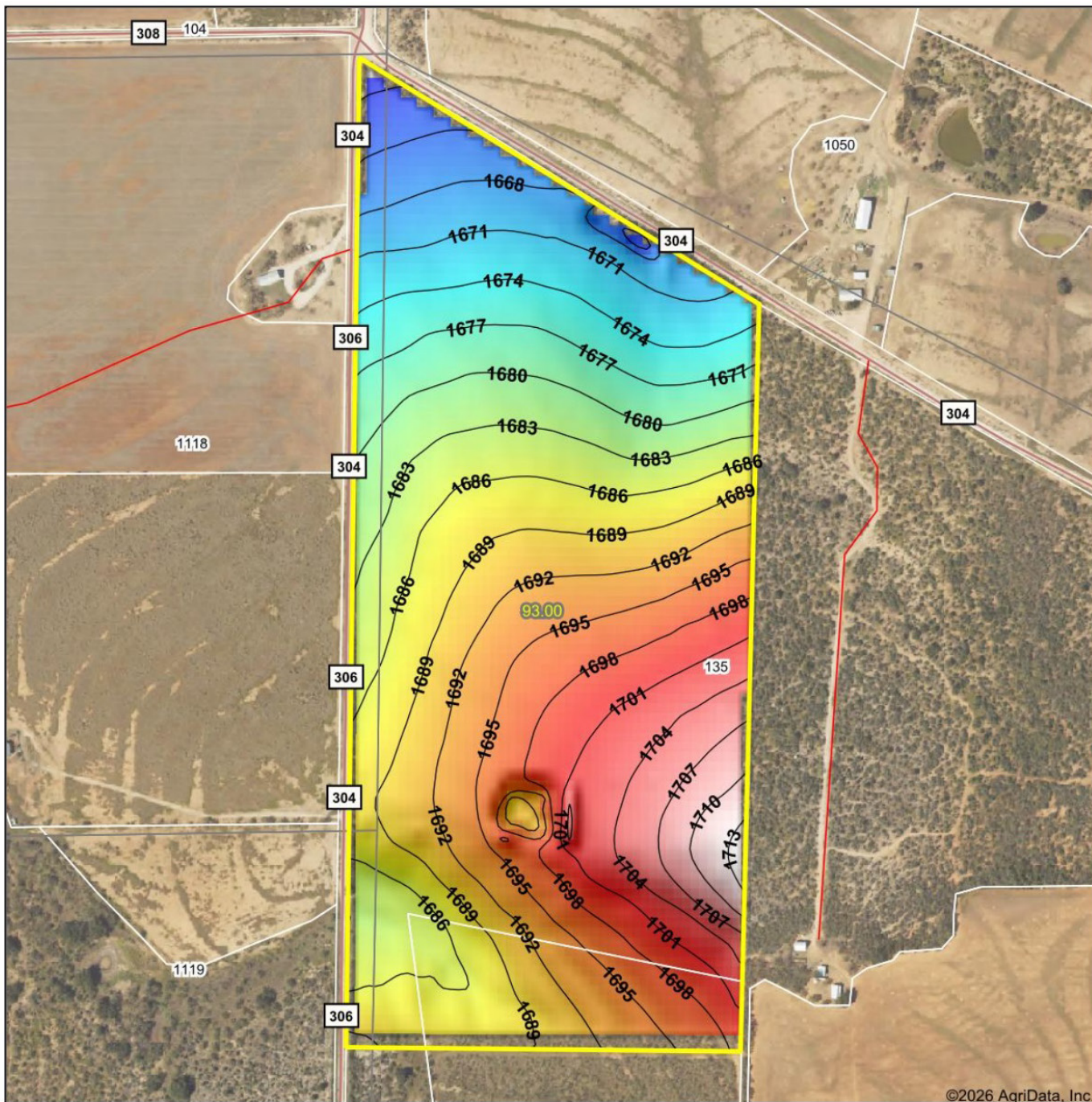
McCulloch County  
Texas



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

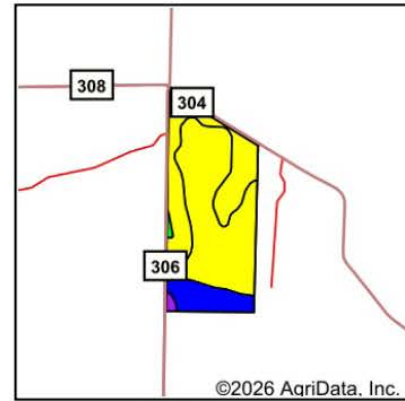
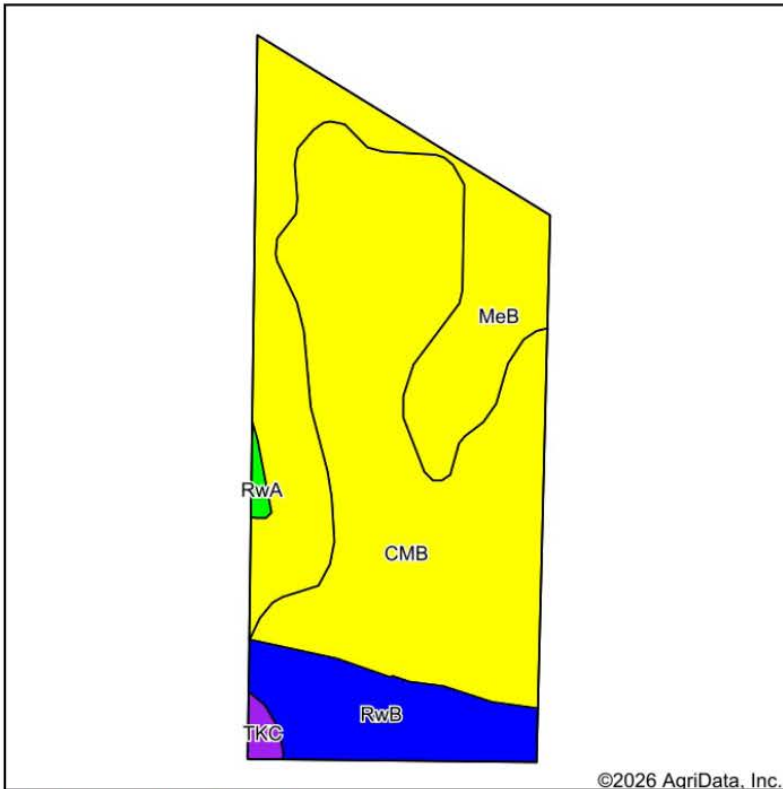


1/28/2026

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>

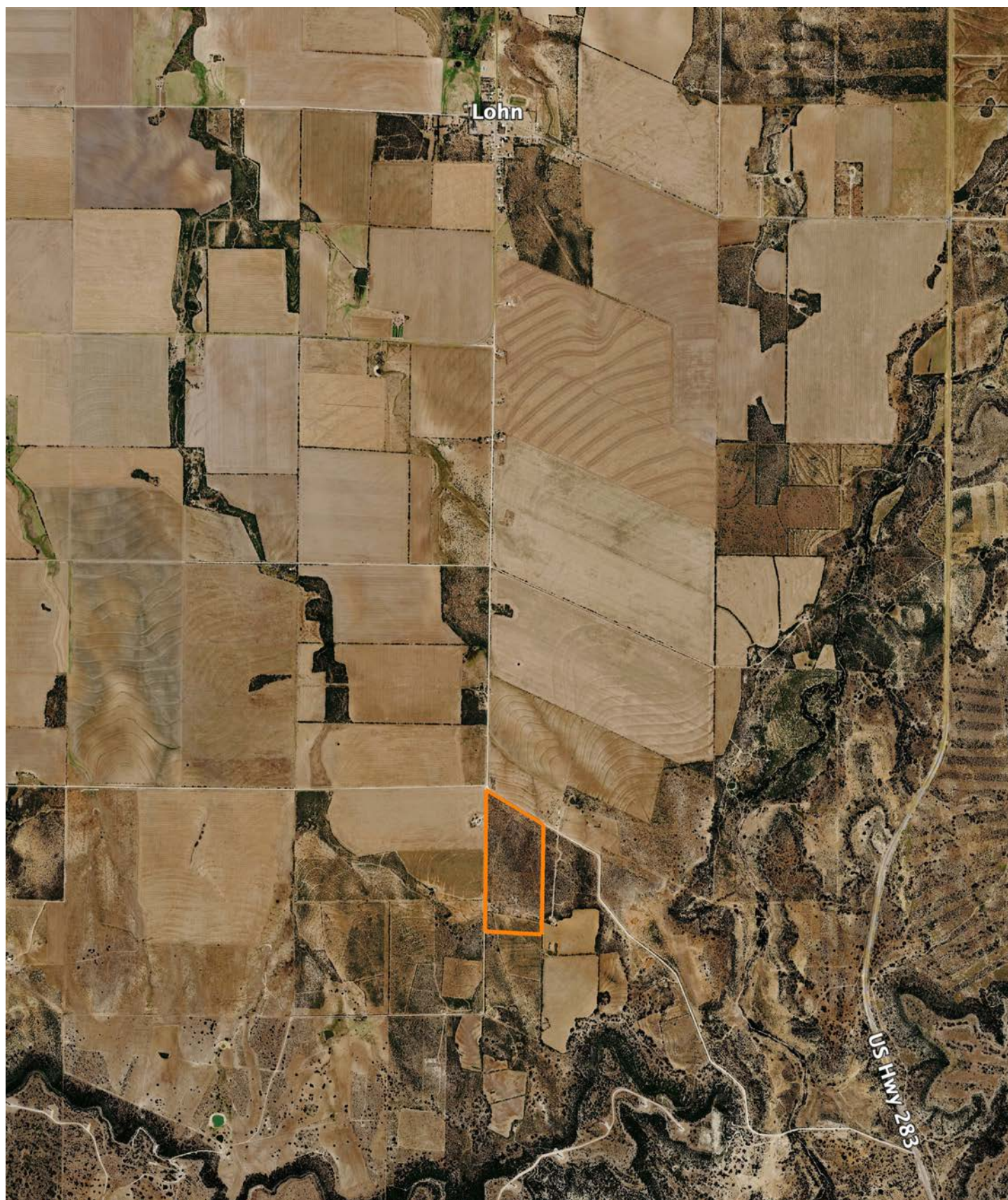
\*n: The aggregation method is "Weighted Average using all components"

\*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

With a lifelong respect for the outdoors and a proven record of professional success, Joel Owens brings a unique blend of passion, discipline, and relationship-driven experience to his role as a land agent, serving clients throughout Central Texas.

Before pursuing land sales, he spent 25 years in technology sales, where he built strong client relationships, negotiated complex deals, and earned multiple leadership and performance awards, including several President's Club honors. Though he thrived in that fast-paced world, Joel felt called to work with something more tangible, something that would connect him to the land, people, and lifestyle he values most.

An avid outdoorsman, Joel grew up hunting, fishing, and working on ranches across Texas. Those hands-on experiences gave him a deep appreciation and understanding of what makes a property functional and desirable, whether for recreation, wildlife, or investment. His background in wildlife management further enhances his ability to help clients recognize a property's potential.

As a central Texas native now living in Cedar Park with his wife, Jill, Joel continues to lead with integrity, teamwork, and respect. The same values were instilled in him by his father and refined through decades of experience in business and land stewardship. Combining his professional expertise with a genuine love for land, Joel is committed to helping buyers and sellers achieve their goals with confidence and care.



**JOEL OWENS,** LAND AGENT  
**512.260.9255**  
JOwens@MidwestLandGroup.com



**MidwestLandGroup.com**

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