

Big Water Meadows Ranch
1364 FM 574 W
Mullin, TX 76864

\$470,000
33.14± Acres
Mills County



Big Water Meadows Ranch
Mullin, TX / Mills County

SUMMARY

Address

1364 FM 574 W

City, State Zip

Mullin, TX 76864

County

Mills County

Type

Ranches, Single Family, Recreational Land

Latitude / Longitude

31.480462 / -98.7819

Dwelling Square Feet

1

Bedrooms / Bathrooms

7 / 3

Acreage

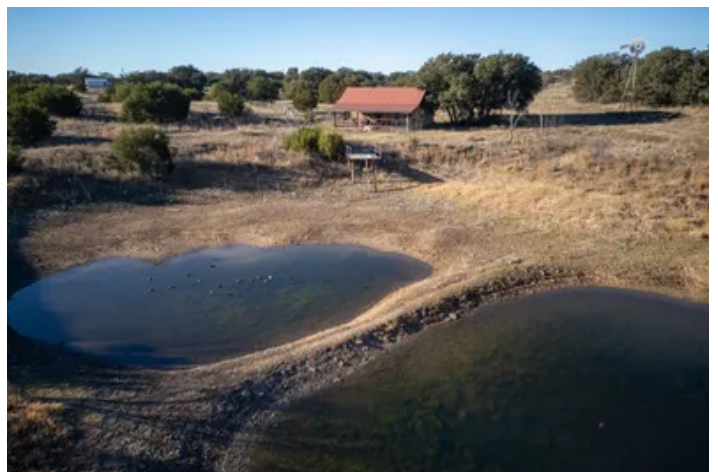
33.14

Price

\$470,000

Property Website

<https://ranchrealestate.com/property/big-water-meadows-ranch/mills/texas/98027/>



Big Water Meadows Ranch Mullin, TX / Mills County

PROPERTY DESCRIPTION

1364 W FM 574, Mullin, TX 76864

Overview

This **33.14-acre** property offers a versatile setup with a main home, a separate cabin, multiple outbuildings, and great recreational features-ideal for full-time living, a weekend place, or a multi-structure property. You will not find a more well appointed property in this acreage range on the market.

Main Home

A **4 bedroom / 2 bath** manufactured home built in 2013. The cedar on the front and the massive covered porch next to the live oak make for quiet, easy mornings and a great Hill Country feel.

Cabin

A **3 bedroom / 1 bath** cabin that feels like its own retreat. The cabin is in fair condition and includes its own established water well, septic tank, and individual electric meter.

Shops + Storage

Outbuildings include:

- **25' x 30'** 2-car garage/shop
- **Two 20' cargo containers** with covered parking between them (large enough for 4 vehicles)
- **Large single-car/truck garage**

Land + Wildlife

You won't find a more diverse property in this price range with these amenities. The land features gentle rolling terrain, scattered oaks, typical mesquite flats, and native flora. Three ponds (mostly seasonal) draw ducks and dove and hold some fish. It's a fun property to explore and truly feels bigger than it is.

Utilities

Electric is present with several meters via Hamilton County Coop. Both homes have separate water wells.

Taxes

2025 taxes \$2,085.72 via Ag Valuation.

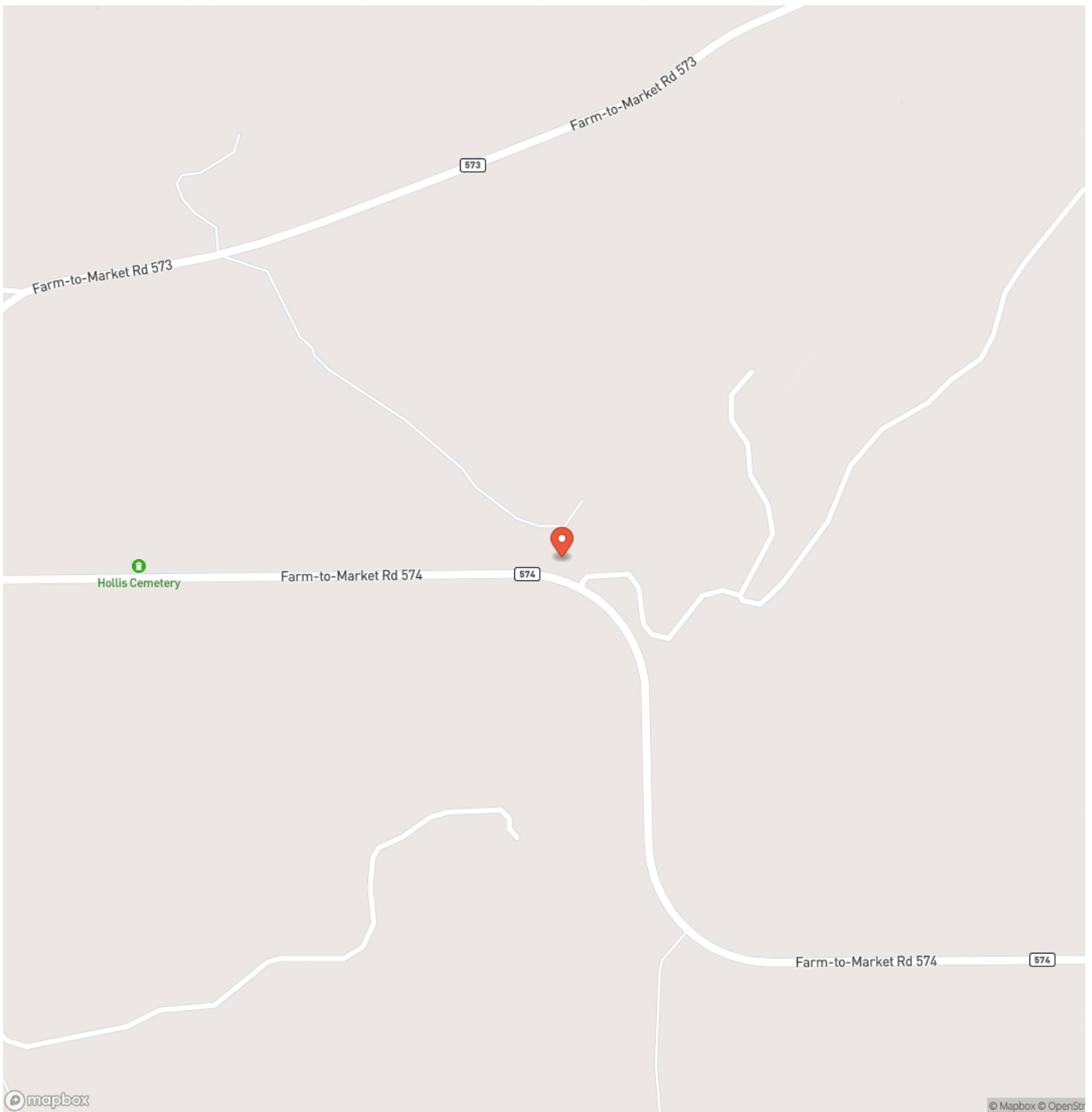
Location

Approximately **15 minutes due west of Goldthwaite.**

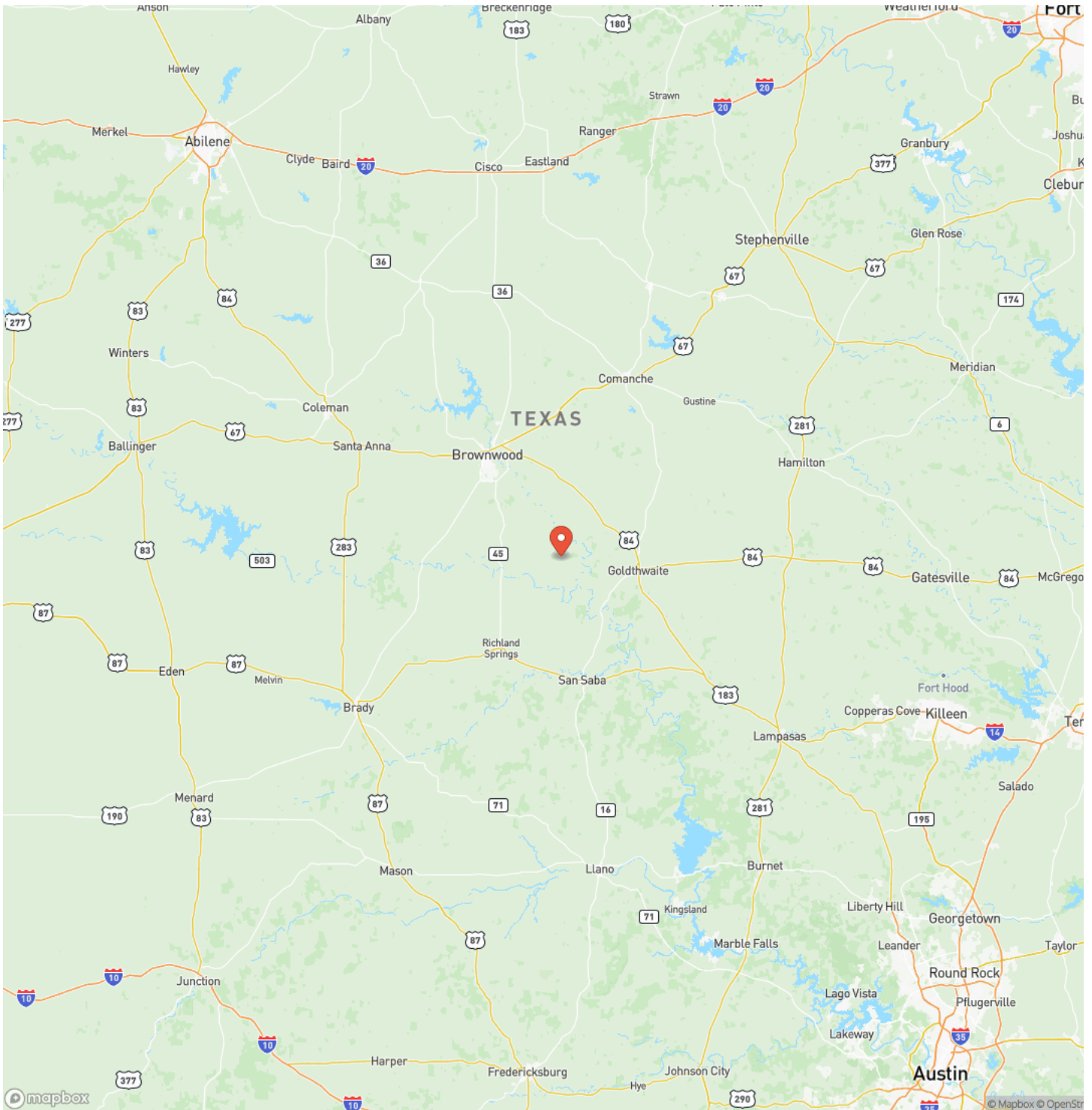
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Mullin, TX / Mills County



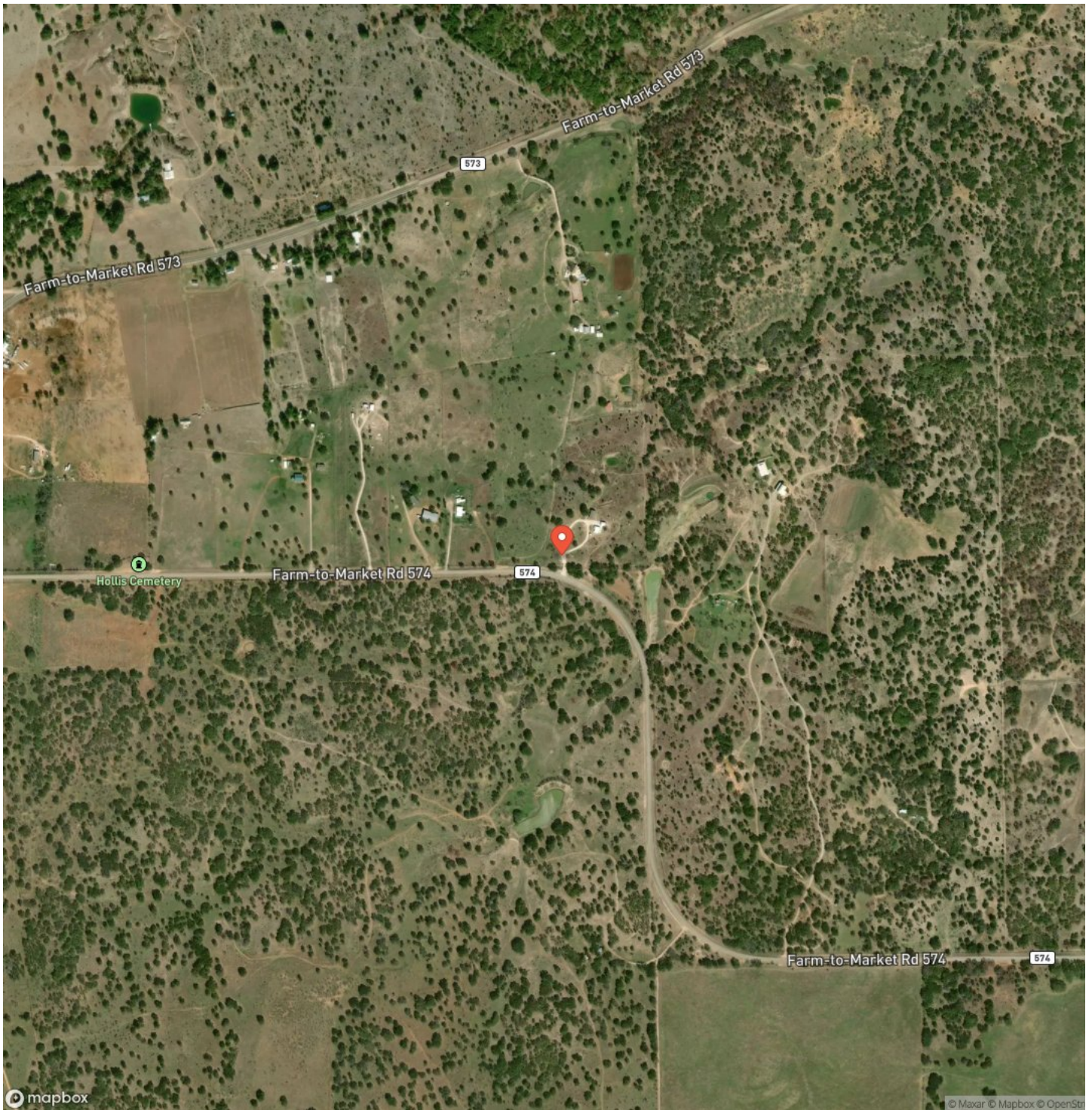
Locator Map



Locator Map



Satellite Map



Big Water Meadows Ranch

Mullin, TX / Mills County

LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

Austin, TX 78602

NOTES

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NOTES

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