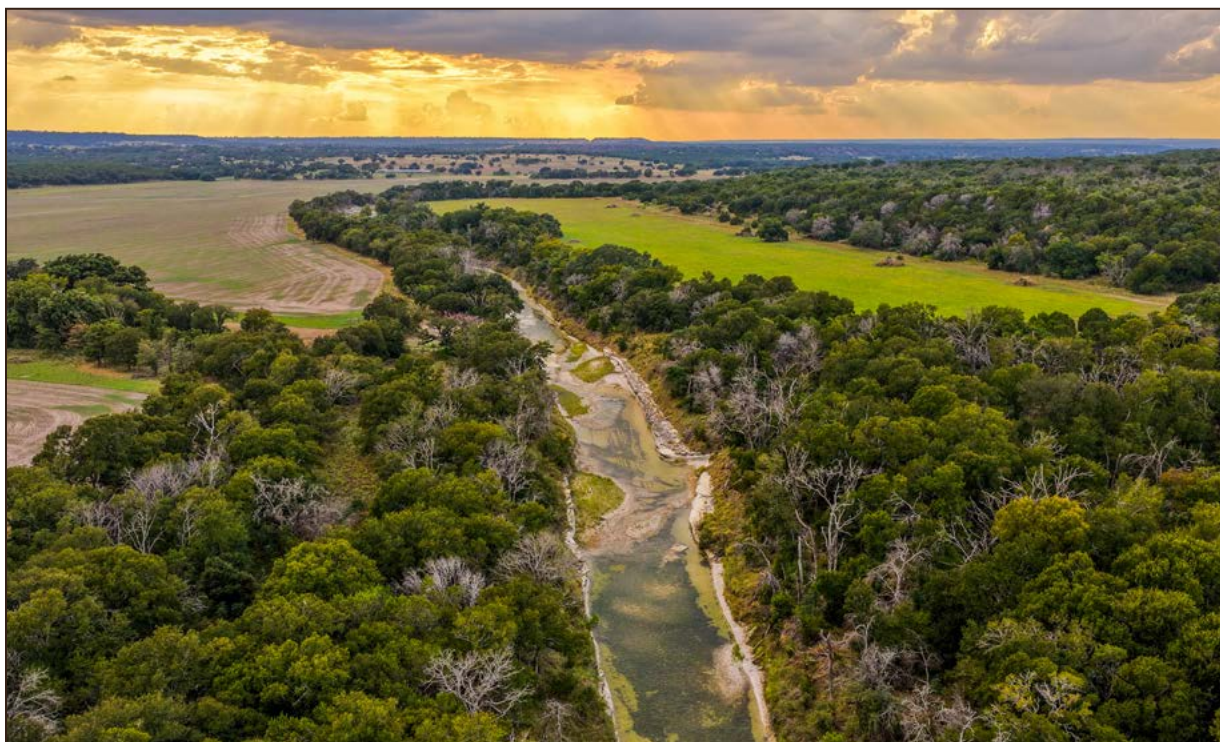




Cowhouse Creek Ranch
PURMELA, TEXAS





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\$3,948,611 | 458± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Cowhouse Creek Ranch sits under two hours north of Austin, cradled in the rolling hill country of Coryell County, Texas, along the banks of Cowhouse Creek. This 458± acre ranch pairs nearly a mile of live, rock-bottom water on Cowhouse Creek with a fully developed family compound built for gathering family and friends or full-time residency. Roughly 160 feet of elevation change hides the improvements, lush bottom land, creek frontage, two major ravines, and scenic bluffs from public view, with two stock tanks and three water wells providing water throughout the property. A 2021-built main cabin, a collection of guest cabins designed as independent suites, a treehouse, and a central pavilion with an outdoor kitchen already give the ranch immediate functionality for a multitude of buyers, and the mix of native cover and open ground supports strong wildlife habitat and an underscored ag component. The ranch is roughly 20 minutes from Gatesville, Hamilton, and Evant, and within a comfortable drive of Waco, Austin, and the Dallas-Fort Worth Metroplex, making it equally suited to weekend use or full-time living. For a buyer looking to expand, an adjoining 155± acres is available for separate purchase alongside this offering.



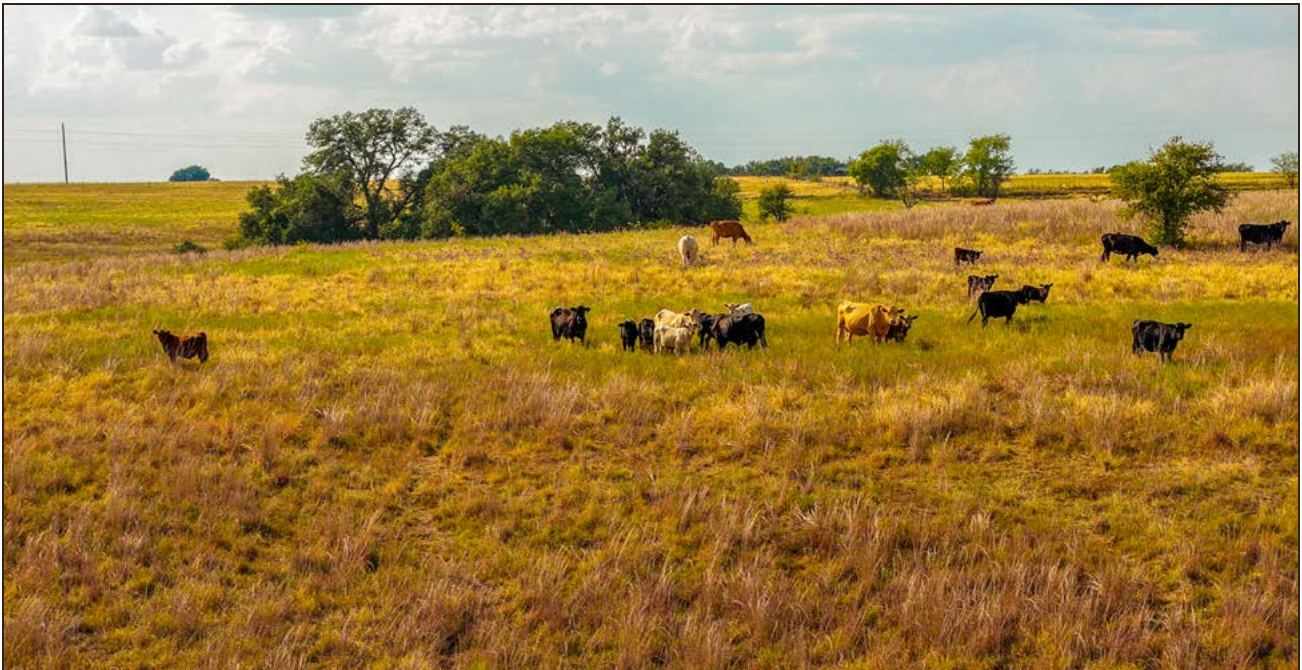
Location

The ranch is located along the FM 1241 corridor just west of Purmela, in Coryell County, Texas, with frontage giving straightforward, all-weather access from the county road system. It sits roughly 20 minutes from the towns of Evant, Hamilton, and Gatesville; about an hour from Waco, Temple, Stephenville, and Brownwood; approximately 90 minutes from Austin; and about two hours from the Dallas-Fort Worth Metroplex - close enough for a weekend retreat, yet far enough to feel completely removed from urban life. The property's position along Cowhouse Creek, with rolling hills rising abruptly above the water on both sides, gives the ranch a naturally private, sheltered feel.



Locale

The immediate surroundings are characterized by large, mostly unbroken tracts of Coryell County ranchland, giving the property a sense of privacy and relief from neighbors. Gatesville, the Coryell County seat, serves as the primary service center for the area, with banks, grocery and hardware stores, restaurants, a hospital, and schools. Hamilton and Evant offer additional small-town services nearby. Within roughly an hour, the ranch is within reach of the mainstream restaurants, shopping, and cultural attractions of Waco and the growing Austin metro area, while still positioned well outside the price pressure and traffic of those markets - a hallmark of well-located Texas recreational land.



General Description

Arriving at the ranch, the land unfolds in classic Coryell County hill country fashion, entering from the county road; there is no direct sight of the improvements or the dramatic character the land has to offer. The property begins with partially open, rolling native pasture cresting a prairie hill near the horse barn, before descending to the improvements hidden within the property's boundaries. Continuing from the improvements toward Cowhouse Creek, the land transitions to steep terrain with roughly 160 feet of elevation change, scenic bluffs, and two prominent canyon-like ravines that provide incredible character, as well as two potentially large lake sites. Approximately 38 acres of the ranch are farmable bottomland along the creek, with 148± acres of native pasture and hilltop prairie offering a pleasant contrast to the heavier cover found throughout the balance of the property. Cowhouse Creek runs along the ranch, lined with towering hardwoods and flowing over a rock bottom that remains scenic and is typically a live-water feature. The combination of elevation change, live water, and varied cover gives the ranch a series of distinct characters and settings.



Acreage

The ranch comprises 458± deeded acres. There are no leased acres included in this offering.

Improvements

The ranch features a well-developed collection of residential improvements designed for a family compound or full-time living, centered on an outdoor entertainment and gathering area.

Main Cabin

Built in 2021, the main cabin offers three bedrooms and two-and-a-half baths across 1,400± square feet, with a laundry room, covered front porch, and a detached two-car garage. The cabin is in excellent, like-new condition with wood finishes on the walls, ceiling, and trim.





Guest Accommodations

A one-bedroom, one-bath guest cabin and two additional cabins, each with a private bath, provide flexible sleeping quarters for family and guests. An RV site and a treehouse structure add further variety for overnight guests and their families.





Gathering Area and Workshop

A central pavilion with an outdoor kitchen anchors the ranch's entertaining space, supported by a climate-controlled men's and women's restroom and shower house. A workshop building includes two additional guest suites above it, adding still more capacity for hosting. Several metal outbuildings provide equipment and storage space, including an approximately 24'x36' horse/ag barn, a 30'x24' shop, and a 60'x42' Morton building. A chicken coop and garden area round out improvements for buyers interested in a working homestead component.





Water Resources

Water is one of the defining features of this ranch. Cowhouse Creek runs along the property with a rock bottom and live water, lined by towering hardwoods that shade the creek corridor. Roughly 70 acres along the creek are encumbered by the floodplain; however, none of the floodplain affects any structures or improvements on the property other than fencing along the creek. Two stock tanks are distributed across the ranch, providing additional surface water for wildlife and recreation. Three water wells serve the property, all are equipped with solar-powered pumps, giving the ranch a reliable, low-cost water supply independent of the electric grid.



Wildlife & Recreational Considerations

The ranch's mix of native brush, open pasture, wooded draws, and live water creates a strong wildlife habitat typical of the best Central Texas properties, supporting whitetail deer, turkey, dove, and other native species, along with the recreational hunting opportunities that come with them. The stock tanks and creek frontage offer additional recreational fishing opportunities, and the varied terrain lends itself naturally to hiking and off-road exploration by ATV or side-by-side. Combined with the ranch's improvements, the property is equally well-suited to a dedicated hunting camp, a family recreational retreat, a small cattle operation, or a full-time residence with complete privacy and abundant outdoor amenities close at hand.



Additional Opportunity - Adjoining Acreage Available

For a buyer interested in expanding this offering, an adjoining 155± acres is available for purchase separately, including a 53.89±-acre tract improved with a large metal shop of red-iron R-panel construction. This adjoining acreage can be purchased alongside the ranch to create a combined holding of well over 600 acres or considered independently. Please contact Hall and Hall for details on this adjoining offering.

Personal Property

Certain items of personal property may be included or negotiable outside of closing; details available upon request.



Taxes

Details available on request.

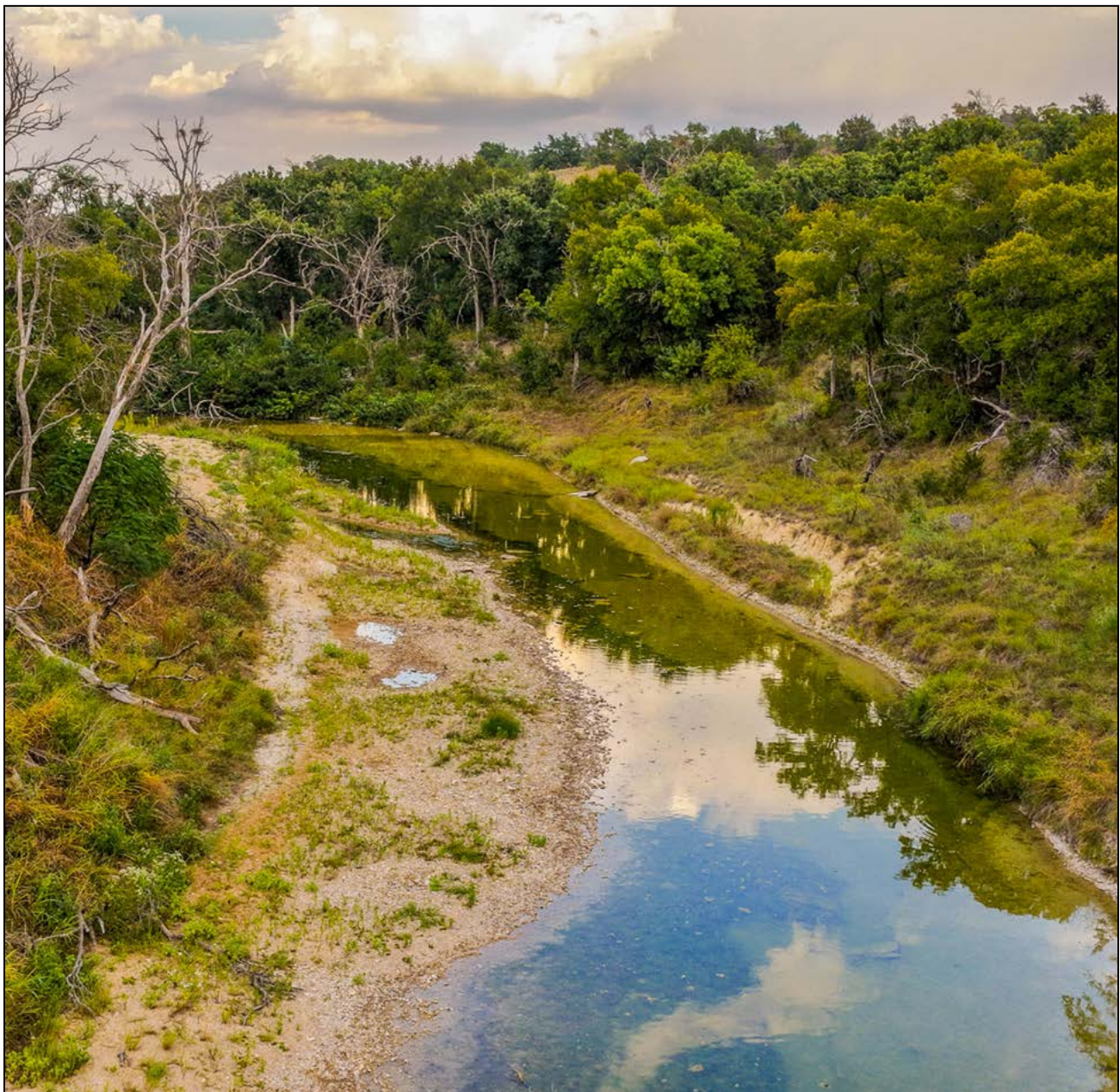


Water Rights

Any owned rights convey with the property; buyers are encouraged to conduct independent due diligence.

Mineral Rights

No reservations, buyers are encouraged to conduct independent due diligence.



Terms

Cash at closing, or terms to be negotiated with a qualified buyer. Buyer broker participation is welcomed, buyer broker compensation offered by the seller is subject to the discretion of the seller, with consideration to the offers presented. Buyer brokers are encouraged to obtain a buyer broker representation agreement with their buyer. All showings are subject to buyer's proof of funds acceptable to the seller prior to scheduling the showing.

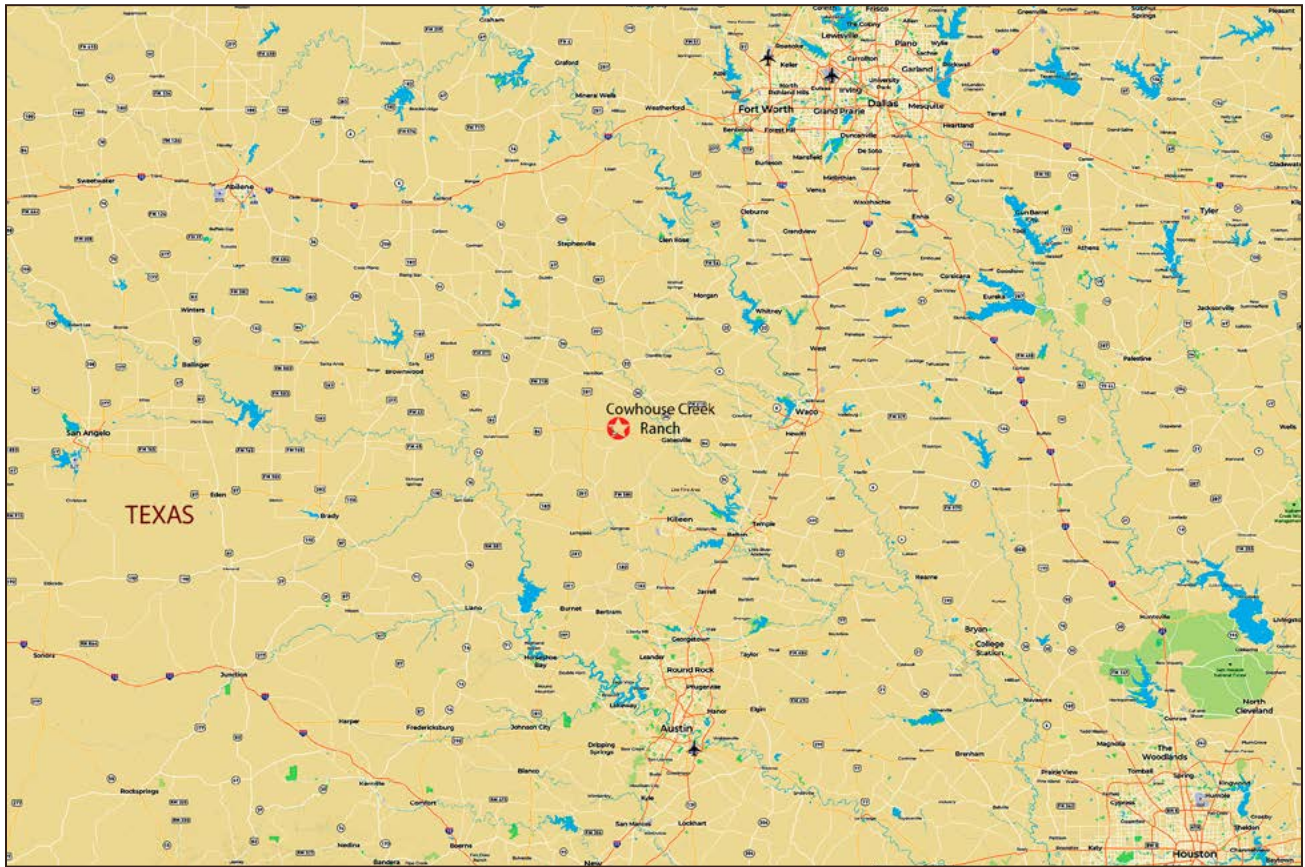
Special Conditions

Acreage figures are approximate and based on a recent survey provided by the seller. The seller and listing broker reserve the right to withdraw the property from the market, change the offering terms, or reject any and all offers at their discretion.



Broker's Comments

What sets this ranch apart is the optimal combination of elements on a single property: live water on a genuine limestone hill country creek, meaningful diversity in elevation and topography, and a fully built-out set of improvements ready for immediate enjoyment. Most buyers searching Coryell County have to choose between raw land with great topography and water, or a finished compound with limited natural features, but this ranch offers both. Add in the option to expand onto an adjoining 155± acres, and this offering has the flexibility to suit a buyer looking for a turn-key family retreat today, with room to grow and further improve with large water features.



Click on map above for link to Land id™ map of property.

Price

\$3,948,611



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

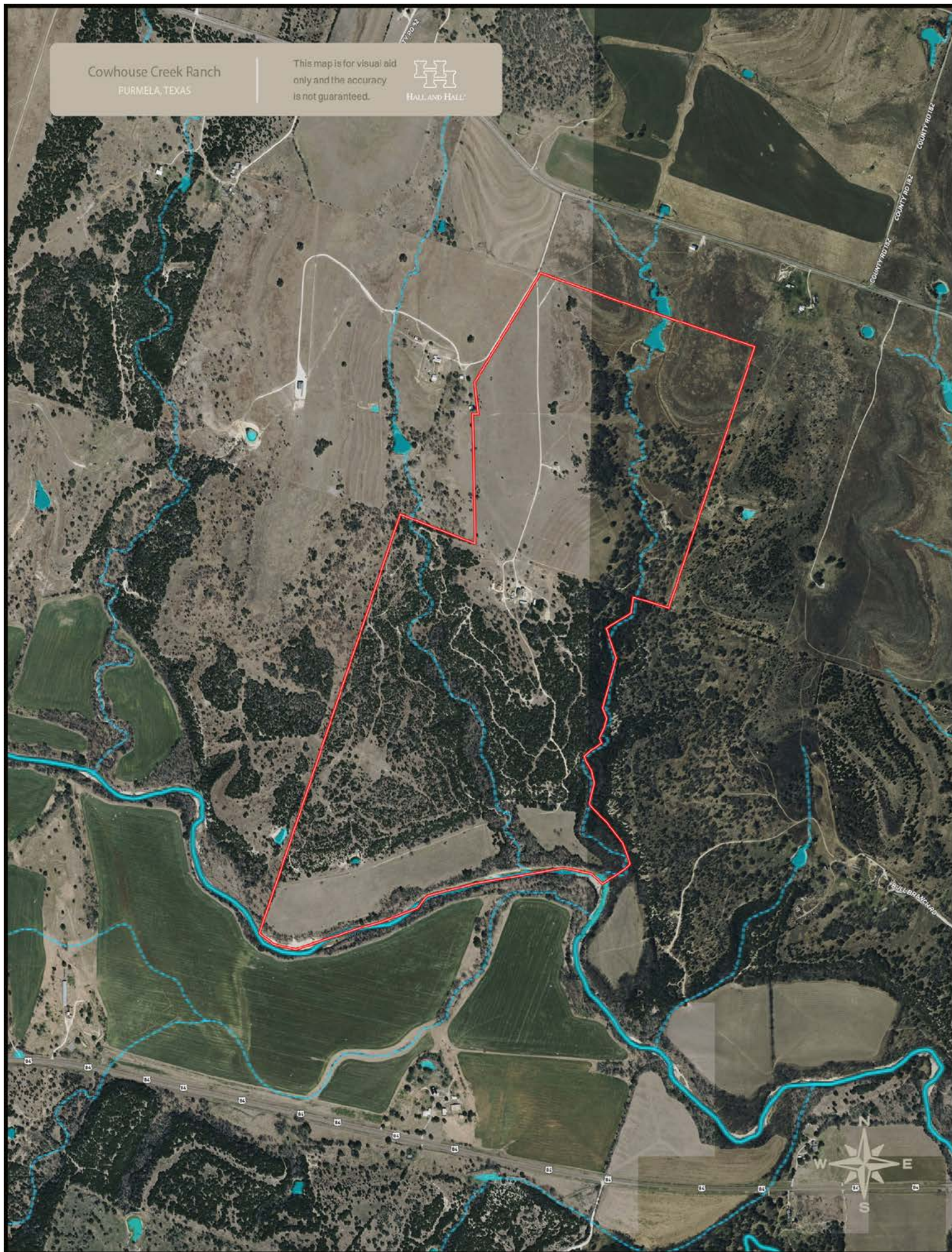
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Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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FURMELA, TEXAS

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