

# CENTURY 21<sup>®</sup>

Judge Fite Company



237 HCR 1444  
BLUM, TX 76627



\$3,200,000



1,844 sqft



3 beds



2 baths

## DESCRIPTION

Set on one of the higher elevations in Hill County near Blum, this 313-acre ranch offers a wide stretch of rolling pastureland with long-range views and a strong sense of scale from the moment you arrive. As you cross the cattle guard and follow the drive upward, the elevation and openness of the land become immediately apparent. The acreage is fully fenced and cross-fenced, creating a layout that supports grazing, livestock management, or long-term land use. Open pastures, natural contours, and consistent water sources make the property both functional and adaptable for a variety of agricultural or recreational purposes. The main residence includes three bedrooms and two bathrooms, centered around an open-concept living space that keeps daily living practical and efficient. A U-shaped kitchen with quartz countertops and ample cabinetry anchors the space, while each bedroom includes a walk-in closet. A large utility room with a sink adds convenience for everyday use tied to ranch life. Two metal buildings with concrete floors and electricity provide valuable flexibility for equipment storage, workshops, or operational needs, with the larger shop also featuring a sink. Ranch infrastructure is already in place, including a well-designed catch pen and squeeze chute, along with multiple stock tanks that reliably hold water throughout the year. The land itself supports a mix of uses, with native wildlife such as deer and turkey regularly present, and fish stocked in select tanks. With its combination of elevation, fencing, water, and infrastructure, this unrestricted Hill County property offers both productivity and long-term versatility. Private and peaceful, yet within reach of nearby towns and major travel routes, the property provides a balance of seclusion and accessibility within the broader North Texas ranching corridor. Opportunities to acquire acreage of this size, elevation, and usability are increasingly rare—come experience it in person for yourself!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21009578

**YEAR BUILT:** 1984

**COUNTY:** Hill

**TRACT OR SUBDIVIION:** T EVITTS

**LIST DATE:** 08/02/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,844

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 313.15

**LOT SIZE (SQFT):** 13,640,814

## INTERIOR FEATURES

### KITCHEN:

- LivestockEquipment

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### FIREPLACE:

- FreeStanding
- LivingRoom
- WoodBurningStove

### VIRTUAL TOUR:

- [View virtual tour](#)

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- Garage
- GarageFacesSide

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- PondOnLot
- ManyTrees

### ROOF TYPE:

- Composition
- Shingle

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BarbedWire
- CrossFenced
- Full

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- WoodStove

### UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CentralVacuum
- NaturalWoodwork
- WalkInClosets

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**LISTED BY:** Jason Cech 

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**BROKERED BY:** Fathom Realty, LLC