



For Sale on Market

**\$899,000**

Call 512-310-8080 Today!

## 11 COUNTY ROAD 191, MULLIN, TX 76864

Located just 5 minutes from Zephyr, this 104± acre ranch in Mullin, Texas has been meticulously cleared and thoughtfully improved, offering a turnkey opportunity for your dream home or weekend retreat. The property features two water wells, a newly constructed stock tank, new perimeter fencing, and an established homesite complete with electricity and an existing septic system (buyer to verify condition). Dual road frontage provides convenient access from both Highway 84 and a gated, private entrance off County Road 191. Whether you're looking to build, graze, or simply enjoy wide-open spaces, this land is ready to go. The groundwork has been done—all that's missing is your vision. With a listing price of \$9,950 per acre, it offers significant value for an improved property in a prime location. Additional highlights: Gated access from both Hwy 84 and CR 191 Beautifully cleared terrain, ideal for building Secluded yet accessible setting Owner willing to subdivide Mobile home restriction in place Don't miss this rare opportunity to own a piece of the Texas Hill Country with all the essentials already in place. Contact the listing agent today to schedule your private tour! Pictures represent entire parcel. Only 104 acres are currently listed. Additional tracts available for purchase. Ask Agent for more information on other parcels.

### GENERAL DESCRIPTION

**Subdivision:** Nacogdoches University

**Lotsize:** 4,530,240 / OWNER

**MLS# / Area:** NTREIS-21144204



Get in touch  
**Morris Joseph**

512-310-8080

On Air Realty

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Visit <https://www.har.com/NTREIS-21144204> for more information