

# \$10,969,000 - 3485 County Road 530, Evant

MLS® #20885631

**\$10,969,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1567.00 Acres

none, Evant, TX

1,567-acre ranch just west of Evant, TX, in Hamilton County presents a rare opportunity for ranchers, hunters, & outdoor enthusiasts alike. The property features two older farm homes, one currently serving as a hunting cabin & the other ready for remodeling, along with a 30' x 40' metal workshop for storage & ranch operations. The land consists of approx. 60 acres of Tifton Bermuda grass, over 200 acres of productive farmland, & the remainder in native grasses, making it ideal for livestock & farming. With elevation ranging from 1,360 to 1,520 feet, the ranch offers breathtaking views, rolling terrain, & a diverse landscape.

Designed for efficient cattle management, the property includes two cattle pens & is divided into 25 pastures, most of which are fenced with electric cross-fencing. The ranch can easily sustain up to 150 plus head of cattle & benefits from a strong water supply, featuring three water wells with piped water to pastures, a 12-acre lake, 12 stock tanks, & two seasonal creeks. Fishing enthusiasts will appreciate the well-stocked lake & ponds, which provide excellent opportunities for fishing, making this property perfect for both work & recreation. Hunting is another major draw, with abundant wildlife including deer, turkey, dove, & hogs. With the addition of a game fence, the property could be converted into a premier hunting ranch. It is conveniently located approx. two hours from Austin & Fort Worth & one hour from Brownwood, Temple, & Waco,



this ranch offers both privacy & accessibility. Fiber optic internet is available, making it an ideal retreat for those who want the best of country living without sacrificing modern connectivity.

Surrounded by large neighboring ranches, this is a perfect location to build your dream home or develop a high-end recreational property. Whether you're looking for a working ranch, a hunting paradise, or a private getaway with exceptional fishing, this property has it all. Don't miss this incredible Texas ranch.

Built in 1925

**Essential Information**

|            |              |
|------------|--------------|
| MLS® #     | 20885631     |
| Price      | \$10,969,000 |
| Bathrooms  | 0.00         |
| Acres      | 1,567.00     |
| Year Built | 1925         |
| Type       | Land         |
| Sub-Type   | Ranch        |
| Status     | Active       |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3485 County Road 530 |
| Subdivision | none                 |
| City        | Evant                |
| County      | Hamilton             |
| State       | TX                   |
| Zip Code    | 76525-2558           |

**Amenities**

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Utilities | Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Well |
|-----------|-------------------------------------------------------------------------------|

**Interior**

|         |      |
|---------|------|
| Heating | None |
|---------|------|

**Exterior**

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Acreage, Agricultural, Cedar, Mesquite, Oak, Pasture, Rolling Slope, Tank/ Pond |
|-----------------|---------------------------------------------------------------------------------|

**School Information**

|            |           |
|------------|-----------|
| District   | Evant ISD |
| Elementary | Evant     |
| High       | Evant     |

**Additional Information**

|        |      |
|--------|------|
| Zoning | NONE |
|--------|------|

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Agent  | Calvin Burks      |
| Listing Office | BURKS REAL ESTATE |

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.  
Listing information last updated on November 20th, 2025 at 9:04am CST