

\$1,099,000 - 8058 Milam County Road 455, Thorndale

MLS® #1877498

\$1,099,000

4 Bedroom, 3.00 Bathroom, 2,613 sqft

Farm Ranch on 45.80 Acres

N/A, Thorndale, TX

Welcome to Sunrise Ranch, a breathtaking 45.8 acre property with approximately 1,775 feet of frontage on CR 455. This unrestricted tract offers an ideal setup for a homestead, recreational retreat, or small-scale livestock operation. Enjoy scenic views, mature oaks, and abundant wildlife-free of pipelines and outside the floodplain. Situated on the southern border of Milam County, the land features a perfect mix of native pasture and beautifully manicured hardwoods. The 2,613 sq. ft. two-story home overlooks two scenic ponds, creating a peaceful country retreat. With two sheds, a barn, cattle pens, cross fencing, and three water wells (one active), Sunrise Ranch is ready for your dream rural lifestyle.

Home & Improvements Spacious 2,613 sq ft home 2 story 4 bedrooms, 2.5 bathrooms, and a 3-car garage Comfortable and functional floor plan for full-time living or weekend use The house is run on COOP Water, and the water well is used for agricultural use.

Additional improvements include: Barn 2 Sheds Cattle pens Fencing and cross-fencing in place for livestock or pasture rotation

Land & Terrain 45.8 acres of mixed improved pasture and native brush Scattered mature oak trees provide shade and character Gently rolling terrain with clean boundaries No pipelines and no floodplain - secure, usable land with potential

Wildlife Ideal for hunting or watching native species including: Whitetail deer Wild hogs Turkey Dove Coyotes, bobcats, and other varmints



Excellent natural cover and forage to support wildlife year-round Water Features 2 ponds perfect for livestock, fishing, or attracting game 1 working water well supplies the home and ranch 2 additional water wells (currently non-operational) offer future opportunities COOP water line running along the road feeding the house. Location & Access 1,775 feet of road frontage on CR 455 for easy access Peaceful rural setting with practical proximity to nearby towns

Built in 1978

Essential Information

MLS® #	1877498
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	45.80
Year Built	1978
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	8058 Milam County Road 455
Area	3100
Subdivision	N/A
City	Thorndale
County	Milam
State	TX
Zip Code	76577

Amenities

Utilities	Electricity, Water, Telephone
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School Information

District	Not Applicable
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	128
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Listing Details

Listing Agent	Charles Armstrong
Listing Office	Capital Ranch Sales, LLC

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