



# RANCH CONNECTION

EST. 1984

A photograph of a cowboy on a horse herding other horses in a field at sunset. The scene is silhouetted against a bright, golden light, creating a dramatic and atmospheric effect. The cowboy is in the background, wearing a hat and a red shirt, holding a lasso. The horses are in the foreground and middle ground, their forms dark against the bright sky. The overall mood is peaceful and evokes a sense of traditional ranch life.

## MILBURN RANCH

[www.ranchconnection.com](http://www.ranchconnection.com)

FORT WORTH · AUSTIN · CENTRAL TEXAS · SOUTH TEXAS

5049 Edwards Ranch Rd, Flr 4 | Fort Worth, Texas | 76109



# MILBURN RANCH

Granbury, Texas

**HOOD COUNTY**

Granbury, Texas

**460.23 ACRES**

CONTACT FOR PRICE

RANCHING • HUNTING • RECREATIONAL • COMMERCIAL

[www.milburn-ranch.com](http://www.milburn-ranch.com)



4301 Monroe Hwy  
Granbury, Texas 76035



- LEGACY RANCH
- RUCKER CREEK FRONTAGE
- ABUNDANT WILDLIFE
- WELL-MAINTAINED TANKS
- COMMERCIAL OPPORTUNITY
- HIGHWAY FRONTAGE

Nestled just 5 miles north of the rapidly developing town of Cresson, TX, lies the stunning Milburn Ranch. This expansive 460 acre property embodies the perfect blend of natural beauty, strategic location and vast potential, making it an attractive opportunity for commercial investment. Approximately half a mile of highway frontage offers great visibility. The ranch's diverse landscape, featuring open pastures, wooded brush areas, the serene Rucker Creek and several well-maintained tanks, provides a versatile canvas for a variety of commercial ventures. Remarkably, the Milburn Ranch has been in the same family for nearly a century, adding a rich, historical significance and legacy of land stewardship that has remained paramount.



### PROPERTY VIEWING BY APPOINTMENT ONLY

**LOCATION:** Just 5 minutes north of Cresson via State Hwy 171 and 15 minutes from the charming town of Granbury. Only 20 miles to Weatherford and 30 miles to Fort Worth.

**AREA:** Located in the Grand Prairie-Cross Timbers ecoregion of North Texas. Cresson offers nearby necessities while local attractions include the recreational havens of Lake Granbury, Granbury City Beach and the beautiful Brazos River, as well as the Granbury Opera House, Motorsport Ranch and Revolver Brewery.



### SHELDON WELLBORN

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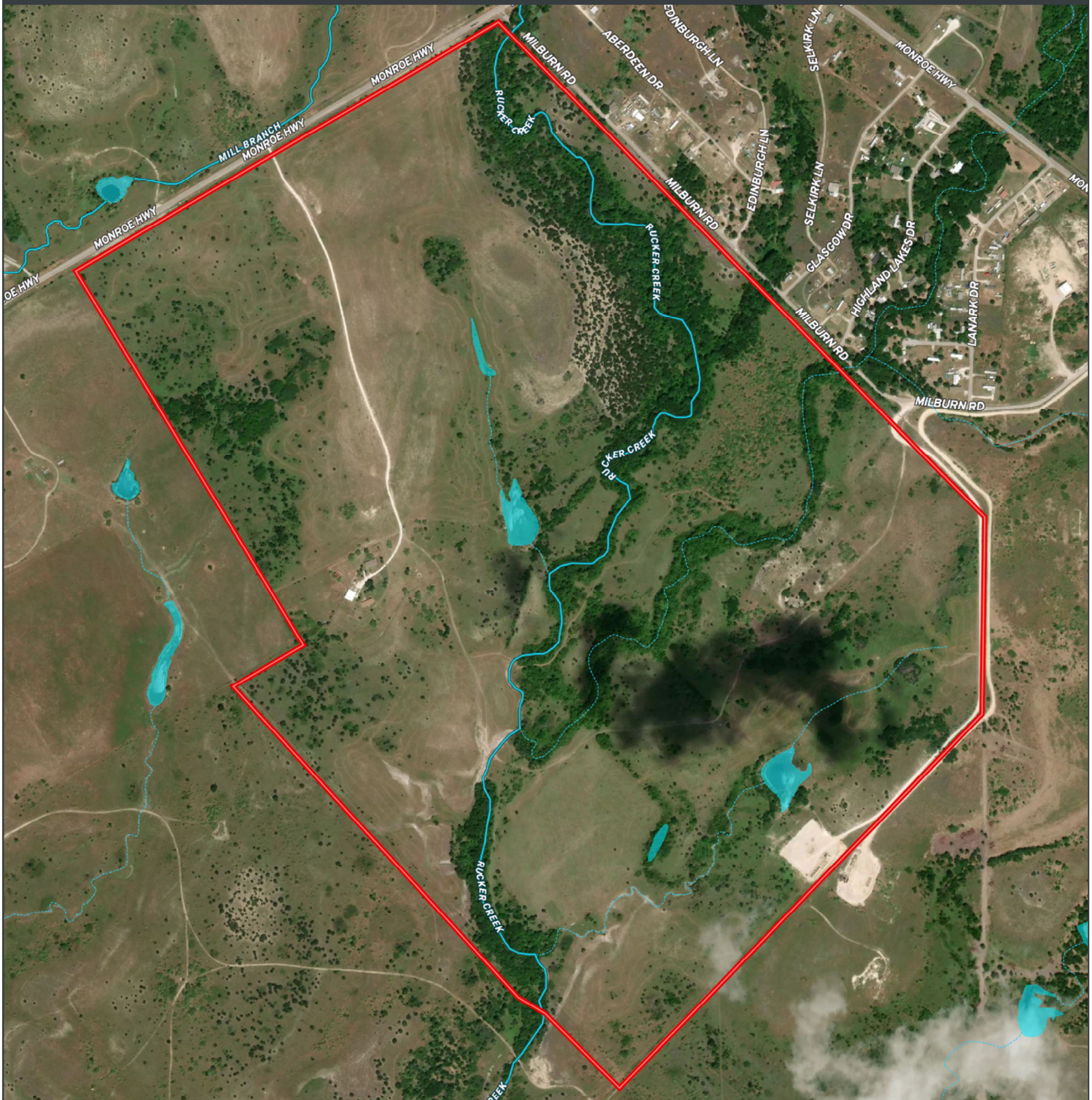


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# MILBURN RANCH

Granbury, Texas



-  Boundary
-  Water Body
-  River/Creek
-  Stream, Intermittent

**Disclaimer:** This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.