

154.27 acres in Hamilton County, Texas

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154 acres west of Evant in Hamilton County with a nice 2 br 1 ba frame house that is approx. 1000 sq. ft. in size. The house has covered porches on 3 sides and a spa on the southside porch. The house has central heat & air. The roof was replaced in 2006. There are four outbuildings: a 14' x 20' bunkhouse/laundry that is carpeted & air conditioned, a 14' x 16' storage building that is air conditioned and has vinyl tile flooring, a 20' x 30' metal barn and a shed for the mowers. The property has 2 wells, 1 small tank, a 2 +/- acres lake that is stocked with hybrid bass & a nice seasonal creek that runs through the property. The 2006 taxes were \$1150.23. The current owner owns all the mineral rights & they would convey with the property.

Price: \$586,226

Acres: 154

County: Hamilton

City: Evant

State: Texas

Property Type: Farms,
Ranches



Driving Directions:

From Evant go west on Hwy 84 3 miles then turn left on Cr 531 and go 1 1/2 miles then the property will be on your right.

1815 Cr 531 Evant, Texas 76525

