

# 176.13 acres in Hamilton County, Texas

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176.13 acres in Hamilton County on County Road 422 with 2 Br 2 Ba brick home and 1 Br 1 Ba guest house. The home has a sprinkler systems in the yards and the garden also is on a drip system.

The ranch has a nice 40 ft. x 60 ft. metal building with concrete floor and 3 roll up doors, 2 stock tanks and coop water. The boundry fences and the cross fences on the ranch are 6 strand barb wire and are in excellent condition. The ranch is divided into 11 pastures/fields with a lane coming to the cattle pens making it easy to pen the livestock. The ranch has approx. 55 acres of coastal and approx. 44 acres of farmland. The Seller is conveying all the mineral right with the sale of the property. Seller is motivated to sell.

- \*Parking/Garage: 2
- \*Bedrooms: 2
- \*Baths: 2
- \*Square Feet: 1451
- \*Year Built: 1946
- \*School District: Hamilton I. S. D.
- \*Water: Coop Water and 2 tanks
- \*Terrain : Rolling with scattered tree cover
- \*County : Hamilton
- \*Terms: Cash or Third Party Financing

Price: \$595,000

Acres: 176

County: Hamilton

City: Hamilton

State: Texas

Property Type: Farms,  
Ranches



## Driving Directions:

From Evant go north on Hwy 281 6 miles then turn right on CR 415 and then go 3.6 miles and then turn left on FM 1241 and go 1.5 miles then turn right on CR 422 and go 1 mile then the property will be on your left.

From Hamilton at the Court House go east on Hwy 36 2/10ths of a mile and then turn right on FM 932 and then FM 932 will run into FM 1241 and then continue on FM 1241 approx. 7 miles then you will turn left on CR 422 and go 1 mile and then the property will be on your left.

1175 County Road 422 Hamilton, Texas 76531

