

# 22.67 acres in Hamilton County, Texas

Burks Real Estate | 254-471-5738 | burks@centex.net



22.666 acres with 2 Br 1 1/2 Ba home north of Evant, TX in Hamilton County. The property has 1 well 100 ft deep, 2 barns and 3 out buildings. The property has good fences and is cross fenced with water piped to each pasture. The property is conveniently located being 12 miles from Hamilton, 29 miles from Gatesville and 34 miles from Lampasas. The property will qualify for USDA financing with zero down payment.

- \*Bedrooms: 2
- \*Baths: 1
- \*Half Baths: 1
- \*Square Feet: 1497 sq. ft. (H.C.A.D.)
- \*School District: Evant I. S. D.
- \*Water: 1 well & 2 stock Tanks
- \*Terrain : mostly flat
- \*County: Hamilton
- \*Terms: Cash or Third Party Financing

Price: \$169,900

Acres: 23

County: Hamilton

City: Evant

State: Texas

Property Type: Farms,  
Ranches



### Driving Directions:

From Evant go north on Hwy 281 4 miles then turn right on County Road 417 and go 1/2 mile then the property will be on your left.

493 County Road 417 Evant, Texas 76525

