

384 acres in Hamilton County, Texas

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384 acres west of Hamilton, TX on FM 2486 in Hamilton County. There is a 3 BR 2 BA home that was built in 2008 and was framed with 2 x 6 for additional strength and insulation, it has a metal roof, hardy plank siding, stained concrete floors for easy maintenance and marble counter tops. The barn is 60 x 40 with concrete floor in one end and is wire for 220. The property has 8 stock tanks, 2 wells, 2 sets of corrals and 100 acres of Klein grass. The property has good rolling terrain with great views from the front porch of the house. This is an excellent cattle place being fenced and cross fenced for cattle rotation and the hunting on the property is excellent.

The Seller is also willing to convey all the mineral rights he owns with the property which is around 50%.

All of the farm and shop equipment and much of the home furnishings will convey with an offer approximating the listing price (See Equipment List under Helpful Files). You could purchase the property on a Monday and move in that night and start enjoying the property on Tuesday. You must see this property to really appreciate it.

*Bedrooms: 3

*Baths: 2

*Square Feet: 1600 sq. ft.

*Year Built: 2008

*School District: Hamilton I. S. D.

*Water: 2 wells & 8 stock Tanks

*Terrain : Rolling with good tree cover

*County: Hamilton

*Terms: Cash or Third Party Financing

Price: \$998,400

Acres: 384

County: Hamilton

City: Hamilton

State: Texas

Property Type: Farms,
Ranches



Driving Directions:

From Hamilton go west on Hwy 36 1/2 mile then turn left on FM 218 and then go 4.6 miles and then turn right on FM 2486 and go 5.5 miles and the property will be on your right at the corner of FM 2486 and CR 611.

6310 FM 2486 Hamilton, Texas 76531

