

# 88 acres with 3 BR 3 BA Frame Home north of Evant, TX

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



88.713 acres with 3 Br 3Ba frame home with front & Back porches, vent-less gas fireplace & Hardwood floors. The home will come furnished with the exception of personal items and the wooden bed frame in the master bedroom. The property has a nice guest house with bathroom & shower and a metal building/workshop. The property has 2 stock tanks, Community Water & 1 well 490 deep that produces 6 GPM. From the front porch of the house you are overlooking one of the tanks that is stocked with catfish. The water well is used to help maintain the water level of the tank. The property is completely fenced with most of the fence being in fair condition. The property has rolling terrain with good tree cover. The property has an abundance of wildlife (Deer, Turkey, Dove & Hogs). The property is in the Evant ISD School District and the 2016 property taxes were approx. \$1850. High Speed Internet service is available through Central Texas Telephone Coop. in Goldthwaite, TX. The seller will also convey with the sell of the property a 3038 John Deere 37 HP tractor with loader& shedder and a 2004? Polaris Ranger.

Price: \$575,000

Acres: 89

County: Hamilton

City: Evant

State: Texas

Property Type: Hunting Land, Recreational Property, Residential Property



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**Driving Directions:**

From Evant go north on Hwy 281 6 miles turn right on CR 415 and go 1.5 miles the property will be on your left.

1107 County Road 415 Evant, Texas 76525

