



## 1216 HCR 3412

**\$1,150,000**



120.85 Acres  
Hill County  
1216 County Road 3412 Bynum, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Well-maintained family ranch property with two homes, located at end of long entrance drive creating a serene, secluded environment. Property is primarily open terrain with a nice 30 ft elevation change, productive soils, and native and improved grasses. Ag exemption in place, and it is currently leased for grazing. Surface water at the front of property includes a stocked 1.6 acre pond and a smaller .08 acre stock pond. The rear of the property has 2,200 ft of frontage along White Rock Creek with mature trees lining both sides. The property is perimeter fenced for cattle, and improvements include a 30x40 shop with electricity, upstairs storage, and an attached 30x30 carport; a 12x24 detached toolshed with attached 20x24 2-car covered parking; a 30x40 cow shed; and a 40x65 set of steel livestock pens.

The main home is 1875 sqft, 3BR 2B, built in 1987, brick and siding construction with a metal roof. The interior is designed with a rustic finish. The yard is partially fenced with mature trees surrounding the house, and a 50x75 fenced garden area. Appliances are all electric.

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