

325 N. St. Paul, Suite 3350 Dallas, TX 75201 <u>claytonwaggoner.com</u> (844) 725-6247

## FM 933 & FM 934

## \$1,109,250



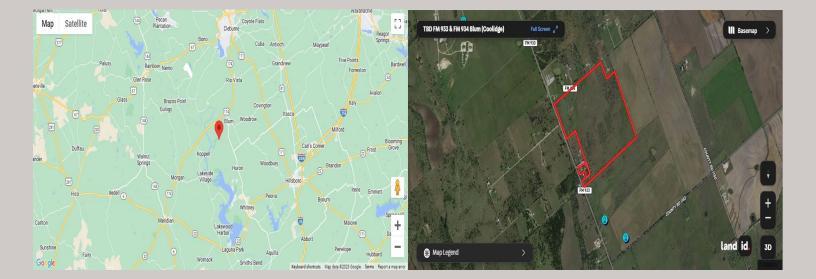
153.00 Acres Hill County FM 933 & FM 934 Blum, Texas

## Contact the Agent Tim McGinty

469-441-9052 tim@claytonwaggoner.com

## **PROPERTY HIGHLIGHTS**

Level, open terrain with native pastures, perimeter fenced for cattle. Good grazing land that also has development potential. Half-acre seasonal pond located in headwaters of Cedar Creek. Excellent road frontage with 2,410 ft of FM 934 frontage and 1,545 ft of FM 933 frontage. Additional 2.6 acres available for \$150,000 that includes a 1,200 ft Trinity well with new pump (set at 800 ft) and new wiring. Additional acreage also has several old livestock structures. Located between Blum and Whitney, Blum ISD.



 $\ensuremath{\mathbb{C}}$  2023 Clayton-Waggoner Properties, LLC This Business is Regulated by the Texas Real Estate Commission