



1708 State Hwy 171

\$2,719,000



447.00 Acres
Hill County
1708 State Hwy 171 Hubbard, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Excellent surface water on this livestock property with beautiful custom-built home. Partially wooded with rolling topography and a great combination of improved and native grasses. Surface water includes 11 good stock ponds and 1 4-acre lake. Approximately 25 acres of floodplain, offering a perfect spot for additional water development. Fenced and cross-fenced for cattle with numerous pastures for rotational grazing and a good set of pipe working pens with squeeze chute. Outbuildings include a 30x20 storage building with electric, a 12x16 Morgan building used for storage, and 22x22 detached covered parking.

Custom brick home built in 1990, 3BR 2B, 2,358 sqft. Open concept living and dining space with built-in bookshelves and a fireplace plumbed for a propane insert. Kitchen is all electric, with a serving window connected to a breakfast bar in the dining area. Primary bedroom has a large walk-in closet and attached bath. Separate office with built-ins. Outside amenities include a fenced backyard with mature oak trees and a covered rear porch. Co-op water meter.

Location provi...

