

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

8100 FM 2114

\$578,673



102.42 Acres Hill County 8100 Farm to Market Road 2114 Hubbard, Texas

Contact the Agent

Tim McGinty 469-441-9052 tim@claytonwaggoner.com

PROPERTY HIGHLIGHTS

Livestock property with native grasses and good surface water. Rolling terrain with 60 ft of elevation change, 8 ponds and a seasonal creek, and 22 acres of floodplain. Fenced and cross-fenced for cattle. Good hunting including some deer, occasional pigs, dove, varmint, and lots of ducks. Ag exempt and water meter present. Location includes 1,780 ft of FM 2114 frontage. Old cattle barn and holding pens onsite but contribute no value. Hubbard ISD.

