



113 acres in Hill County, Texas

\$678,000



113.00 Acres
Hill County
TBD County Road 3220 Penelope,
Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Livestock property with improved and native grasses, currently leased for hay production. Improved grasses include Coastal, Jiggs, and Tifton. Beautiful homesite opportunities with co-op water meter and electricity both present. Surface water includes a 1+ acre pond and a half-acre pond. Over 2,800 ft of frontage along Ash Creek, with dense trees along the creek and 60 ft of elevation change from the creek to the front of the property. Perimeter fencing and cross-fencing in excellent condition, and livestock barn and set of working pens present. Some hunting including whitetail, pigs, duck, dove, varmint, and turkey. Location provides over 2,200 ft of HCR 3220 frontage. No wind or solar leases. On the border of Penelope ISD and Bynum ISD

