



# Capstone Ranch

# \$1,063,600



106.36 Acres  
Hamilton County  
1450 E Farm To Market 219 Fairy, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Discover the perfect blend of ranching, recreation, and relaxation on this 106-acre property located in Hamilton County, TX. This property offers a variety of landscapes, making it ideal for agricultural, hunting, and outdoor activities. Property includes a mix of open pasture with native grasses, 50 acres of productive cropland, and approximately 30 acres of dense natural brush at the rear, providing ample opportunities for grazing, farming, and wildlife habitat. Features a 1.8-acre pond, making it ideal for livestock and wildlife. There is 1,788 feet of frontage on FM 219 with 2 separate entrances, making it easily divisible. Capstone Ranch has 40 feet of elevation change from the front to the rear of the property.

The 1,200 sq. ft. metal barndominium features 2BR 1BA, metal roof and carport, fenced yard, well water, electricity connected, central heating and air conditioning, and a septic system. The land supports an abundance of wildlife, including whitetail deer, turkey, dove, hogs, and varmints, great for hunting. The entire property is perimeter fenced and cross-fenced. Cu...

