



## Plentiful Pecan Trees and Jack's Branch Creek Frontage

**\$775,000**



54.45 Acres  
Hill County  
837 County Road 2421 Hillsboro, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Desirable combination of wooded acreage and open pasture with over 2,900 ft of Jacks Branch creek frontage that runs the entire eastern boundary of the property. Property boasts hundreds of mature pecan trees along with other hardwoods that create a large shaded yard for the house and great wildlife habitat along the creek frontage. The rolling terrain features a 60 ft elevation change and good surface water from 1 pond and 1 seasonal pond. The 2,418 sqft house was built in 1995 and has 3BR 2.5B plus a screened rear porch overlooking the large backyard area. Interior features include wood floors in the primary bedroom and his and hers walk-in closets in the primary bath. The two additional bedrooms share an adjacent bath. Two living areas provide flexibility and separation with a freestanding woodburning fireplace between the two rooms. The kitchen features electric appliances and a walk-in pantry. An added feature is a bonus room overlooking the backyard that could be used for office or hobby space.

Additional improvements include a 75x35 shop with 25x60 equipment parking attach...



