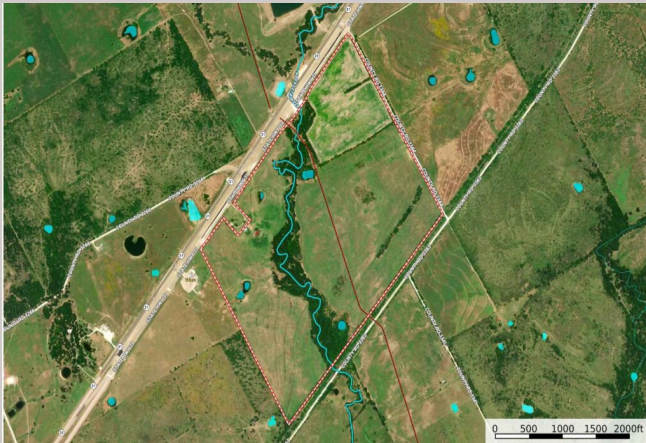




State Hwy 31 & CR 3344

\$1,282,680



213.78 Acres
Hill County
31 County Road 3344 Mount Calm,
Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Situated in a prime location along State Highway 31, this agricultural property offers opportunities for farming, ranching, or investment. With 4,500 ft of frontage on Navasota River headwaters, the land features mostly improved grasses for hay production. The property is ag exempt, fully fenced for livestock, and includes two hay barns, sized 30x50 and 60x60. With 5 stock ponds scattered throughout, ample surface water is available for various agricultural needs. Approximately 54 acres falls within the floodplain. The land's level terrain and significant road frontage, including 3,431 ft along SH 31 and 2,800 ft along CR 3344, make access and transportation convenient. A pipeline easement exists.

