



40.8 Acres in Hillsboro

\$570,000



40.80 Acres
Hill County
948 Farm to Market Road 1947
Hillsboro, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Livestock property with 1,354 sf house located west of Hillsboro in the Peoria area. Open, rolling terrain with sandy soils, improved grasses and hay production. Perimeter fencing in good condition with some cross-fencing. Surface water includes 2 stock tanks. Dense woods along the rear boundary lines provide for good wildlife habitat and some hunting for deer and turkey. Outbuildings include a 25x45 wood frame shed and a livestock shed.

The 3BR 1B home was built in 1963 and has a metal roof and brick veneer. The carpeted 22x15 front room could be used as living, dining, or office space. A second 10x15 carpeted living area adjoins the kitchen. The 10x15 kitchen includes a pantry, convection oven, and a new stainless range and hood. All 3 BR have vinyl flooring. Central heat and hot water heater are propane, owned propane tank will convey with property. Washer/dryer space is in the 1-car garage. Co-op water. Located in Hillsboro ISD district, convenient to SH 22 and I-35.

