



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
[\(844\) 725-6247](tel:8447256247)

51 acres in Bynum TX

\$400,475



51.73 Acres
Hill County
1318 County Road 3214 Bynum, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Two separate parcels with related owners being sold together as one property. Parcel 122494 is 50.73 acres of pasture with rolling terrain with 30 ft elevation change, native grasses, and fenced for cattle, with fencing being in average condition. Surface water includes 2 stock ponds and part of a small lake. This parcel is subject to a wind lease, although there are no turbines present. There is no floodplain and no pipelines. The location has road frontage on 2 sides: 1,640 ft along HCR 3220 and 1,300 ft along HCR 3214. No water meter.

Parcel 396587 is a 1.0-acre parcel with a water meter, electricity available. No improvements, prescriptive easement. Bynum ISD.

