



CLAYTON - WAGGONER
PROPERTIES

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

Pecan Creek Frontage

\$1,271,250



84.75 Acres
Hill County
Highway County Road 3138 North
Bynum, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Over 2,000 ft of Pecan Creek frontage, a rock bottom creek with crystal clear water that's never completely dry, even during recent drought years. Two seasonal soil erosion control ponds on the property help protect the clarity of the creek. This property is a nice mix of rolling open terrain and dense wooded areas along the creek with plentiful mature hardwoods. Terrain has a 30 ft elevation change, with some improved grasses but primarily native grasses, and is currently used for native grass hay production. High fencing exists on the south boundary, and barbed wire fencing exists on the west boundary. Approximately 12 acres fall within the floodplain along the creek. A co-op water meter is in place and will convey with sale, and electricity is available at the county road. There are no wind or solar leases in place, and the abandoned pipeline has been removed by a prior owner. Hunting includes turkey, whitetail, varmint, dove, and occasional pigs. The location includes approximately 1,483 ft of frontage along County Road 3138 and falls within the desirable Bynum ISD.

