



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
(844) 725-6247

174 Acres Productive Farmland

\$1,223,600



174.80 Acres
Hill County
1917 FM 308 Penelope, Texas

Contact the Agent

Tim McGinty
469-441-9052
tim@claytonwaggoner.com

PROPERTY HIGHLIGHTS

Productive Hill County farmland with existing crop share agreement that renews on a year-to-year basis. Rolling terrain with 40 ft elevation change. Surface water includes one pond. Partially fenced. Existing homesite with multiple improvements deemed to be of no value. One water meter that will transfer at closing. Location includes 1,836 ft of road frontage along FM 308 and 2,108 ft of road frontage along CR 3222. No floodplain, wetlands, pipelines, or renewable energy leases.

