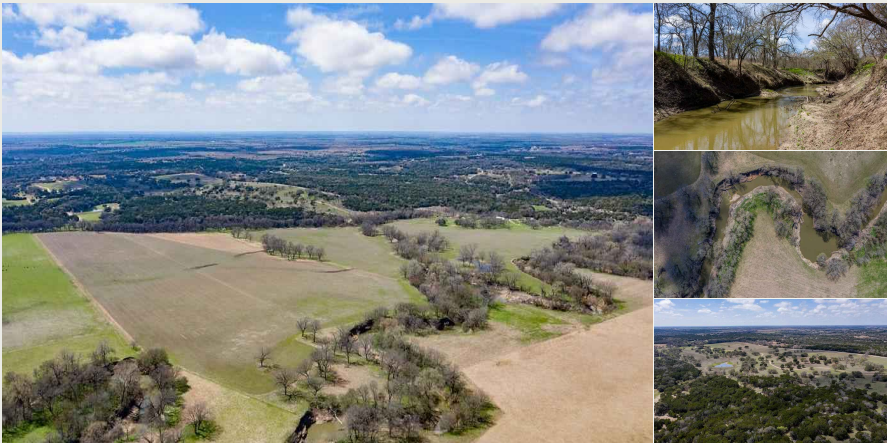


Leon River Frontage Tract A

\$999,900



125.00 Acres
Hamilton County
1033 County Road 305 Jonesboro,
Texas

Contact the Agent

Tim McGinty
469-441-9052
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PROPERTY HIGHLIGHTS

A quarter mile of winding Leon River frontage defines the northern boundary of this combination ranch that offers recreational, residential, and ranching opportunities. Dramatic elevation changes and extended cliffs lead to sweeping views of the pecan orchard and fertile river bottom. County road access at the southern boundary leads to native pastures with areas of thick tree cover. Orman Creek arches across the land creating waterfalls over rocky terrain. Productive hay pastures with common Bermuda, Coastal, and Tifton grasses. Good hardwoods including live oaks and pecan orchards of 200+ mature trees. Large garden space with peach, apple, and plum trees. Good road infrastructure, great fencing and cross-fencing, one all-season pond. Excellent wildlife including whitetail, turkey, hogs, dove, and ducks. Two new water holding tanks supply water to both the residence and livestock.

Numerous potential building sites with one existing residence. A 728 sqft 2 BR 1B mobile home with native stone foundation offers a unique indoor-outdoor space near the entry gate. Interior has high-en...

