

## Leon River Frontage Tract B

**\$999,900**



125.00 Acres  
Hamilton County  
1033 County Road 305 Jonesboro,  
Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

A 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 residences and livestock.

Numerous potential building sites with two existing residences. The framework of a 1584 sqft house stands overlooking the bottom land with a beautiful view toward the river. Nearby is a new metal shop building bu...