

## Pecan Creek Farm

**\$1,034,400**



431.00 Acres  
Hill County  
County Road 3424 Bynum, Texas

### Contact the Agent

**Tim McGinty**  
469-441-9052  
[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

Productive farmland with excellent tenant in place. Pecan Creek defines the northern border with over 1.5 miles of creek frontage. Production includes cotton, milo, corn, and wheat rotations, could also be used for hay production. Well-maintained property with recently reconstructed terraces, includes portion of soil conservation lake. County road frontage on 2 sides, .2 miles of frontage along CR 3424 (all-season) and .5 miles of frontage along CR 3430. Old barn on property contributes no value.

This property is exclusively listed by Tim McGinty of Clayton-Waggoner Properties, LLC. Any and all information contained herein has been obtained from sources deemed reliable by Listing Broker. Listing Broker does not warranty or guaranty the accuracy of the information.

Buyers broker/agent must be identified on first contact and must accompany prospective buyer on first showing to be allowed full fee participation. If this condition is not met, the fee participation will be at the sole discretion of the Listing Broker. Prospects may be required to provide proof of..