



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
[\(844\) 725-6247](tel:(844)725-6247)

Pecan Creek Farm

\$1,034,400



431.00 Acres
Hill County
County Road 3424 Bynum, Texas

Contact the Agent

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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.

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