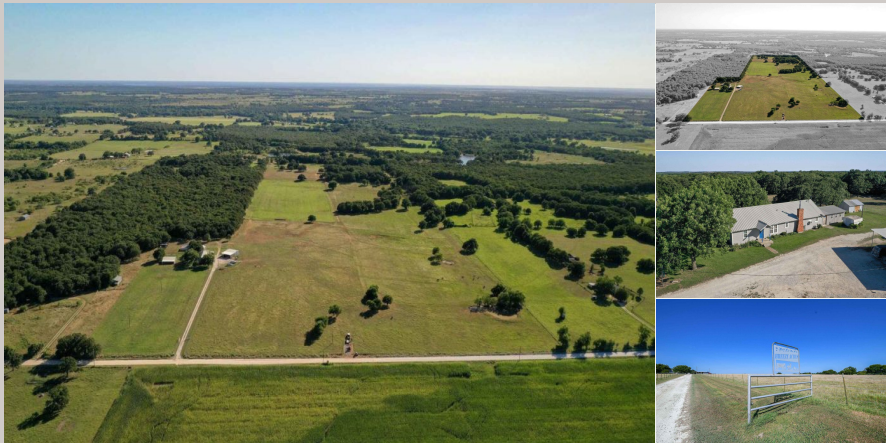




Breezy Acres

\$729,000



65.50 Acres
Hill County
413 County Road 1450 South Itasca,
Texas

Contact the Agent

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

PROPERTY HIGHLIGHTS

Well-maintained livestock property with 1960 sqft farmhouse in peaceful setting bordered by dense hardwoods. Predominately open pasture with some hay production, combination of Klein, Jiggs, Coastal and common Bermuda, and some native grasses. Perimeter fenced for cattle with cross-fencing, all in good condition. Rolling terrain, 2 ponds, and scattered trees on the property. Some hunting.

The farmhouse is 3BR 2B with a 672 sqft addition for entertaining. House has large living area, spacious combined kitchen/dining area, and an office or 2nd living area. Man cave addition creates a fun outdoor living/dining space for hosting family and friends, including a deep sink with space for cabinets or prep space, room for refrigerator/freezer, a smoker vented to the exterior, and oversized doors at the front and rear. House is surrounded by nice trees and has a large grassy backyard with a cleared garden area.

Additional improvements include a 3-sided metal barn (30x40) with a head gate, electricity and water; an open metal livestock shed (15x30), a metal storage building (20x20), and...

