



**CLAYTON - WAGGONER**  
PROPERTIES

325 N. St. Paul, Suite 3350  
Dallas, TX 75201  
[claytonwaggoner.com](http://claytonwaggoner.com)  
[\(844\) 725-6247](tel:8447256247)

## Cattle Land

**\$943,400**



356.00 Acres  
Hill County  
651 FM 3049 Blum, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Price Reduced to \$2650/acre!. Nice cow place with good grasses. Fenced and cross-fenced. 85 acres has been cultivated for grains and winter grazing. Old farmhouse that needs a lot of work but can be salvaged. Commodity barn (50' x 180'). Barn with shop area (20' x 85'). 70' x 80' working pens with 25' x 30' cattle shed. 90' x 80' holding trap connected to working pens, livestock shed. Nice wing with lane for cattle penning ease. Water development includes 5 stock tanks.

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