

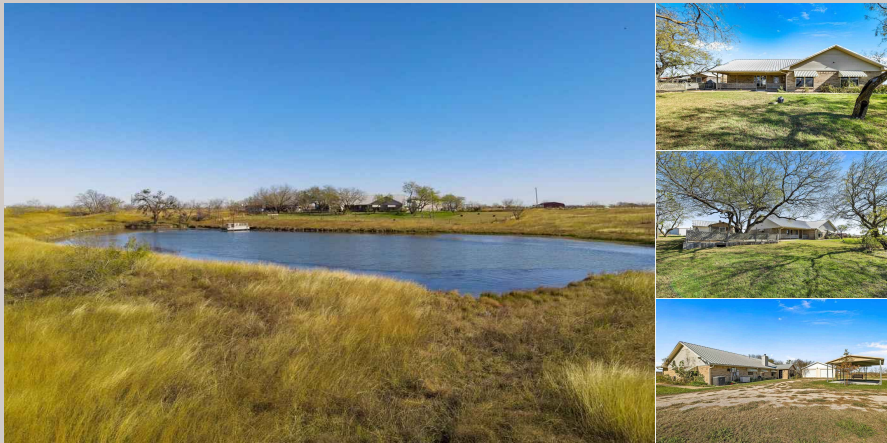


**CLAYTON - WAGGONER**  
PROPERTIES

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## Self Sufficient Living

**\$562,500**



108.00 Acres  
Hill County  
172 County Road 3303 Malone, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Great family farm for someone interested in self-sufficient living with several small barns for poultry or rabbits, a rainwater collection system, 2 greenhouses, a fenced garden area, and multiple outbuildings with space for a workshop, equipment storage, parking, and office space. Acreage is primarily native grasses with great surface water. Property is fenced and cross-fenced for cattle/horses with 2 livestock sheds, and there is a small area with high fencing.

The long entrance drive creates a sense of privacy, and the house is oriented to overlook the largest of the 4 ponds, including a shaded, oversized deck for outdoor entertaining. The 2188 sqft 3BR 2B house was built in 1997 and has new laminate flooring throughout the house. The open concept living and dining space includes good natural light and a woodstove with brick hearth. The spacious master bedroom includes a bonus room with closet that could be used as an office or craft room or could be converted to an additional bedroom. The kitchen has two walk-in pantries, one of which has room for a second refrigerator/freezer...

