



Family Farm with Multi-Use Business Improvements

\$695,000



102.00 Acres
Hill County
2450 FM 308 Malone, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Ag exempt cattle property with 3BR 3B house that also includes a separate office building and two large metal storage buildings that could be used for a family-owned business or leased out as income-producing properties.

The center of the home is a spacious eat-in kitchen with natural gas appliances and the adjoining family room with large natural gas fireplace. French doors and windows at both ends of the family room provide lots of natural light and great views of both front and rear acreage. There are 2 bedrooms and a full bath on one side of the house, and the master suite on the other side. The master bath is handicap accessible.

The acreage has native grasses, 2 stock ponds, and is completely fenced for cattle. Improvements include a 65x100 livestock barn with partially covered pipe working pens; a 23x40 metal shed with electricity and an additional 40x40 covered equipment parking on one side; and a metal livestock shed with storage room.

The property also includes a free-standing 540sf office building, currently configured with 3 workstations, a break area, and a hal...



