



**CLAYTON - WAGGONER**  
PROPERTIES

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

## 2554 State Hwy 22

## \$799,000



149.00 Acres  
Hill County  
2554 E State Highway 22 Whitney,  
Texas

### Contact the Agent

**Tim McGinty**  
469-441-9052  
[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

Large acreage residential and recreational property east of Whitney. Nice stock pond with adjacent 1-room cabin. Native grasses, good fencing. Good hunting for turkey, deer, pigs, dove. Majority of the property is surrounded by other large acreage landowners. Property is subject to pipeline easements.

2120 sqft 3BR 3B home surrounded by huge mature pecan and oak trees. Kitchen has updated stainless appliances and plenty of cabinet space. Master bedroom has a walk-in closet and a master bath. Both the living room and master bedroom contain tile flooring and woodburning fireplaces. The house has a separate office and utility room. Oven/range, HVAC, and hot water heaters (2) are all propane.

Outbuildings include a small storage building and a 30x40 shop building with both 110 and 220 electric, slab floor, 2 12ft roll-up doors, workbench, hobby room, and a game hoist. It also has 30x40 covered equipment parking on one side.

Property has good State Highway frontage. Located in Whitney ISD.

