



**CLAYTON - WAGGONER**  
PROPERTIES

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## Cobb Creek Farm

**\$1,400,000**



162.00 Acres  
Hill County  
316 County Road 3123 Hillsboro, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Versatile property just outside of city limits is well-suited as a family farm, has improvements to accommodate various business endeavors, and also has potential for residential development. Well-maintained, 2-story 4054 sqft home with 5 BR 4.5B, 3-car garage, and downstairs master suite. The spacious kitchen includes a Viking commercial grill with double oven and Viking commercial vent-a-hood, granite countertops, and a separate dining area. The master bedroom has wood floors, a master bath with separate walk-in closets, separate sinks, and granite countertops. Living area features an Austin Stone woodburning fireplace, wood floors, and a state-of-the-art entertainment center that will convey with the sale. Upstairs includes 4 additional bedrooms and 3 additional bathrooms.

Adjacent to the house is a separate office building divided into 28x28 office space and bath, and a separate 30x28 storage space with roll-up doors and bath. Additionally, there is a 130x50 insulated metal building with roll-up doors that is divided into 2 bays: one bay is set-up for mechanic work including...

