



CLAYTON - WAGGONER
PROPERTIES

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

2323 FM 1304

\$810,000



99.00 Acres
Hill County
2323 FM1304 Abbott, Texas

Contact the Agent

Tim McGinty
469-441-9052
tim@claytonwaggoner.com

PROPERTY HIGHLIGHTS

Awesome Central Texas recreational property that has a combination of heavily wooded areas, open pastures, and good surface water. Unique 1560 sqft home has pecan wood interior, including the vaulted ceilings. The 2BR 2B home also has a striking Austin Stone wall with open stone shelves that separates the Master BR and living areas. The open-concept kitchen has a large granite-top breakfast bar, granite countertops, a commercial gas stove, and a custom copper vent-a-hood. There are covered porches on both the front and rear of the home, and both the front and rear yards are fenced. The yard includes a high-fenced garden area, and there are numerous fruit trees and hardwoods. The home's exterior is Austin Stone with a metal roof.

Excellent hunting - whitetail, turkey, dove and hogs. Surface water includes a nice stock pond behind the house and a small pond in front of the house. A seasonal creek runs the width of the rear of the property. The property is fenced for cattle, no leases in effect. Approximately 10 acres of improved grasses for hay production, remainder is native pastu...

