



**CLAYTON - WAGGONER**  
PROPERTIES

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## 5978 State Hwy 22

## \$950,000



20.00 Acres  
Hill County  
5978 E State Hwy 22 Hillsboro, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

20-acre horse property with beautiful, updated home, 6-stall barn, and 7,500 sf commercial building that could be used for a family-owned business or leased out to generate income. The barn has tack and feed rooms, a concrete breezeway, water, and electricity. Five of the stalls have 50x12 pipe runs and the 6th stall has a 270x70 fenced run. This ag exempt property is perimeter fenced and has a separate 25x25 livestock shed.

The commercial building is a 150x50 metal shop building with concrete floor, 2 large roll-up doors and 1 set of sliding doors. Has both 220 and 110 electricity. Interior includes a finished office space with a half bath.

The 3,500 sf 3BR 3B Austin Stone home is situated at the end of long, gated, entry drive for maximum privacy. Originally built in 1988 with an addition added in 1995. Interior features include some aspen walls and pine beadboard ceilings, Austin Stone hearths, a spacious master suite with marble shower and countertops in the master bath. The home has 2 living areas, both with vaulted ceilings, and one with room for a pool table. Other amen...

