



7700 State Hwy 22

\$400,000



100.00 Acres
Hill County
7700 State Highway 22 Mertens, Texas

Contact the Agent

Tim McGinty
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PROPERTY HIGHLIGHTS

Income-producing farmland and recreational property. Approximately 90 acres of good cultivated ground that's currently leased. 1,000 ft of road frontage along State Hwy 22 and 2,800 ft dirt county road frontage along HCR 3413. Remainder of property is primarily wooded with 2 seasonal creeks, some hunting. No fences. Water currently not available. Wind lease in effect, income-producing test tower in place. Will consider selling as 100 acre and 75 acre tracts.

