

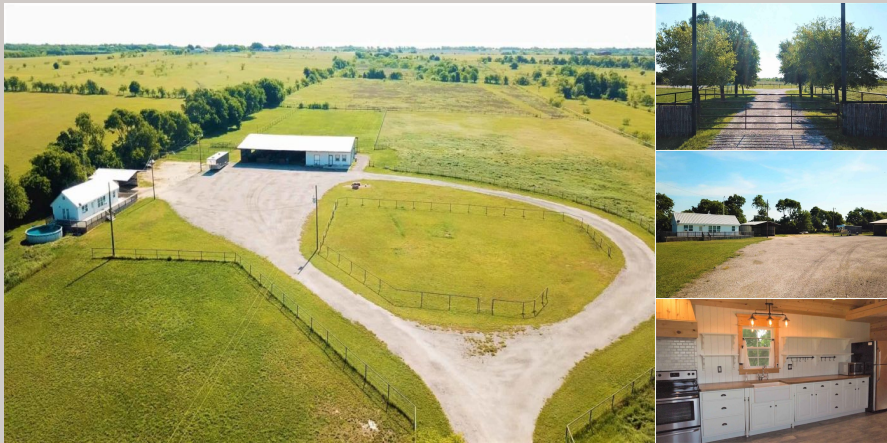


**CLAYTON - WAGGONER**  
PROPERTIES

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

## Yarman Ranch

# \$318,888



27.00 Acres  
Hill County  
1360 HCR 4235 Hillsboro, Texas

### Contact the Agent

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

### PROPERTY HIGHLIGHTS

Twenty-seven acre ranch with two residences just north of Hillsboro, TX is perfect for horse lovers. The main house, built in 2015, is 900 SF, 2 BR/1 BA with lofts above each bedroom that easily fit queen-size beds. The interior is designed with rustic pine, farm sink, shiplap, and wood-look tile floors. Energy efficient features include a tankless hot water heater and insulated windows and doors. The exterior includes a metal roof, large wraparound deck, and an above-ground swimming pool with Perma Salt filtration (all equipment included). Adjacent to the main house is a 30 x 30 detached carport.

The second residence is a 100 x 80 barndominium that has been completely remodeled in 2018 and creates a private space for guests or an opportunity to generate income by leasing it. 704 SF living quarters, 2 BR/2 BA with 2 large storage areas and new energy efficient HVAC. The barn has 2 extra-large stalls and an adjacent pipe-fenced arena for practicing your rodeo skills.

The property slopes toward the rear affording awesome views as well as a possible homesite I...

