



## Shelley Ranch

**\$1,975,000**



310.00 Acres  
Hill County  
100 County Road 4261 Hillsboro, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

End of the road privacy combined with beautiful long-range views across 300+ acres of rolling pasture make this livestock property a must see. The 1,795 sqft farmhouse with 2BR 2B has 2 living areas, some original hardwood flooring, a separate mud room/utility room, and a bonus room that could be an office or hobby room. Fenced backyard with nice shade trees surrounding the house. Detached 2-car garage with roll-up doors and partitioned storage space with built-in shelving.

The property is perimeter fenced and cross-fenced for cattle, has livestock pens, corrals with working chute and hay trap. Improvements include numerous livestock sheds and other outbuildings. Native and improved grasses. Surface water includes 3 stock ponds.

This property is located at the dead end of both HCR 4260 and HCR 4261, and the farmhouse is a third of mile from the gated entrance. Despite this sense of seclusion, this ranch is conveniently located less than 2 miles from I-35 and just minutes from town. Co-op water. Hillsboro ISD.

