

56 acres in Wichita County

Turner Country, LLC | 940-636-7039 | stephen@turnerappraisaltx.com



Property Address

7996 Clay Road
Wichita Falls, Texas 76305

Property Description

Hamilton Ranch House --- 56 +/- Acres

The Hamilton Ranch house is located near Thornberry in the northwest portion of Clay County with a small amount of acreage along Clay Rd located in Wichita County. It is conveniently located 15 minutes southeast of Burkburnett and 15 minutes northeast of Wichita Falls.

The land is improved with a very well maintained metal house. The home has 2,940/sf, with 3-4 bedrooms, 3 full baths, a huge living room with tall ceilings, kitchen, dining area adjacent to kitchen with a breakfast bar. The 4th bedroom could be a second living area, formal dining, or a room of your choice. The house features large walk-in closets, tons of built-ins and storage, huge pantry, an oversized attached 3 car garage, storm closet, cover patio and porch. The second floor offers additional space for an office, media room, or a play room. In addition to the house, the property is also improved with a hay barn, equipment shed, a pull through covered parking for RVs, or boats, a workshop that could be used as a man cave and steel corrals.

The house sits on the back of the acreage on top of a bluff that overlooks a wooded draw. The western 2/3rds along Clay Rd is nearly all open improved pasture. To the north of the house is a stunning view of the stock pond.

Water is currently supplied by Dean Dale Water. Friberg Cooper Water is also available. The house is on a septic system and private propane. There are several electrical meters on the property.

The Hamilton Ranch House is a move-in ready maintenance free exterior awaiting a new owner.

Barn, RV Parking, Carport, Man Cave, or Workshop, pens,

Asking \$395,000

Property Highlights

- Price: \$395,000.00
- Acres: 56.00
- County: Wichita
- State: Texas
- Closest City: Wichita Falls
- Property Type: Farms, Ranches, Residential Property



**TURNER COUNTRY
PROPERTIES**
FARM • RANCH • LAND

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The seller owns an additional 88 acres for a combined total of 144 +/- acres that can be purchased all together, or separate. 144 Acres and

56 acres in Wichita County

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House: \$595,000, 56 acres and house: \$395,000, 88 Acres of vacant
land: \$2,250/Acre, or \$198,000 (Will Sub-Divide)

Contact Stephen Turner, Listing Agent - 940-636-7039

Do not trespass, the listing agent must be present at all showings.
Buyer to confirm all information contained herein. Buyers agent must
make first contact and be present at all showings to be allowed full
fee participation.

Driving Directions

From Kell, go north towards Burkburnett on I44, Take the exit towards
the base, then exit Airport Dr which turns into FM 171, continue for
8.5 miles, turn Left on Clay Rd, continue for a half mile then the
property will be on your right.