

16157 S. HIGHWAY 6 | Hico, Texas 76457

STEFANIE COBB & TAI COBB KLAM

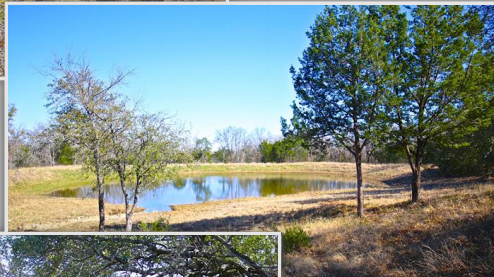
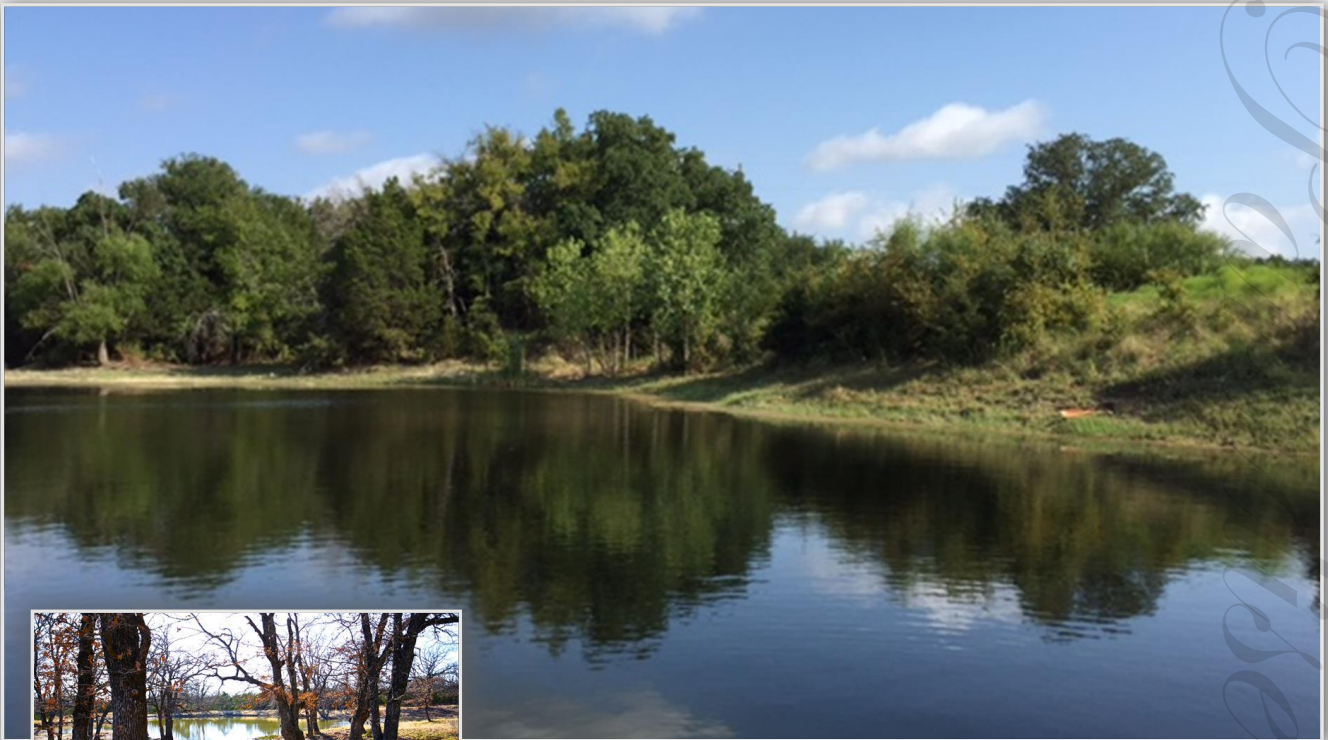
972-989-5220 or 254-253-0157

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The Nilsson Ranch consists of a contiguous 423 acres +/- Acres on Highway 6 South and 5.2 miles East of Hico and 5.0 miles West of Iredell, Texas. The ranch is on the Bosque River Valley along the West ridge facing East, on the down slope from the crest to near valley floor. The ranch has excellent fencing and cross fencing over the entire ranch including 12 fences and gates. The property offers a 90% completed grass airfield runway that is approx. 200wide x 2400 long. Most of the cedar and mesquite have been removed (except for the top of the ridge) that leaves mature live oaks; postoaks including several oak clusters that cover up to 15 trees trunks. The ranch has excellent views to the East and South, both of which would make outstanding additional building sites. The ranch is capable of holding over 100 cow/calves and is capable of harvesting 200 round bales of coastal hay annually. There is also access to the ranch off CR 2480.

\$1,649,700

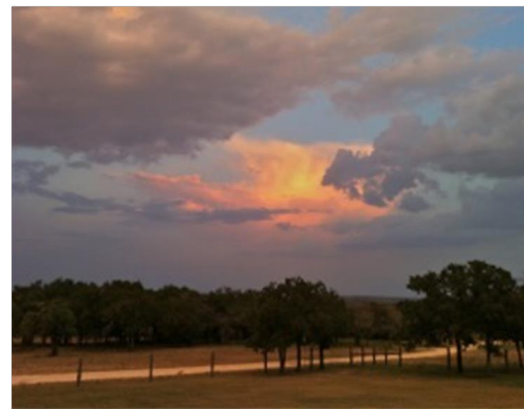


- 100 year old restored farm house- 2 bedroom, 1 bath
- (2) Manufactured homes: (1) 2007 model and (1) older model sold As Is
- (1) 2 acre lake, several deep stock tanks with fish (see aerial), seasonal creek
- (2) Water wells, 3 registered septic tanks
- (1) New 17x 24 cedar arbor with solid metal roof and fire pit
- Pipe fenced corral with squeeze chutes
- (4) Covered storage sheds
- Several deer blinds and (5) new fenced feeders



See the Virtual Tour! www.tourfactory.com/1529151

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



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