

Stefanie Cobb & Tai Cobb Klam 972-989-5220 or 254-253-0157 cobbproperties@yahoo.com **COBB PROPERTIES** 10156 FM 219 Clifton, Texas 76634



284 CR 241 Hico, Texas 76457



liced







\$749,000

Enjoy the peace and tranquility of country living on this 95.66 acre ranch located just minutes from downtown Hico, Texas. Parts of this ranch are wooded with a wet weather creek and a substantial 4-acre lake stocked with fish. The remaining part of the ranch is clean and cleared, mostly open with sandy loam that has been seeded with native grasses.

with native grasses. Custom Home: Beautiful 2200 sq. ft. custom home built with ICF (Insulated Concrete Form), 3 bedroom/2.5 bath Built with no lumber in exterior walls. It is fire resistant, can take very strong winds, and no termites! Home is constructed of rock, cedar & authentic stucco Open concept with tile floors, solid surface counters and upscale appliances Custom stone wood burning fireplace, propane for gas logs Master suite with office with outside separate entrance Electric Heat & Air Covered porches, screened in porch & pergola Views of large tank from front porch Beautifully landscaped Deep trinity water well

Horse Barn: 3 stall shed row metal barn Tack room & well house Hay storage Pipe fences, covered drive thru RV hookup Working cattle chute

Shop/Guest Apartment 40x60 barn/shop, 12 x 60 overhang on east side Concrete floors Guest Apartment: 1 bedroom/1 bathroom/kitchen

Terrain/Improvements: 100 Acres Large century old oaks cover the ranch 4 Acre Tank stocked with fish Wet weather creek Sandy Joam with native grasses Ag. Exempt Exterior fences are all net wire, cross fencing is smooth wire Pasture area for cattle Well maintained property, and roads throughout the ranch



See the Virtual Tour! www.tourfactory.com/1374182

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed 畣

























Stefanie Cobb & Tai Cobb Klam COBB PROPERTIES 972-989-5220 or 254-253-0157 cobbproperties@yahoo.com http://www.COBBRANCHPROPERTIES.com



