

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



\$1,149,000

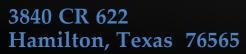
4 Beds, 3.5 Baths











- PECAN WELLS RANCH- 200 ACRES HAMILTON COUNTY
- 4 Bed/3.5 Bath 2700 sq. ft. custom rock home
- Custom cabinets, granite countertops, walk-in pantry
- 2 living areas separated by a large wood burning rock fire place
- Exterior has hot tub, covered outdoor kitchen w/ fireplace, grill, sink & refrigerator
- Large wrap around porch w/ 2 car carport
- Home has a generator for back up protection
- 3 wells, 5 tanks (one when full is 3 acres)
- · Several established food plots have been scattered throughout the property providing easy feed for the turkey and white tail deer. There are several hunting blinds and feeders. Deer camp located close to the main house, and has RV hook-ups. The property is currently under Pecan Wells Wildlife Management, providing bonus deer tags for the property.
- · Much of the ranch has improved grasses
- Ag.Exempt



See the Virtual Tour! www.tourfactory.com/1374316



























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