

1000 +/- Acres

3724 SH 22—Hillsboro, TX 76645

FOR SALE

\$2,999,500

BEAUTIFUL OPERATING FARM NEAR DALLAS

DIRECTIONS

From Dallas take I-35E South 48 mi to Hillsboro, exit US 77 3 mi to Right on SH 171, Bear Left SH 22 3 mi to property on Left, Sign on Property. Enter at home, Combo lock on gate



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

OFFICE: 972-524-0689

FAX: 972-551-2525

frank@rmlandmark.com



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LAND TEAM

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PROPERTY DESCRIPTION:

Quality farming operation, good road system, perimeter fenced, normal crops incl. corn, wheat, milo. Farm is very versatile with nice mix of cropland, pasture, and wooded areas. Could make excellent yearling operation, with plenty of ponds for cattle. Updated 50s brick home, good older barns, & horse barn w 8 stalls, 4 pipe cross fenced pastures approx 5 ac each for horses with loafing sheds (need tin). No minerals available—severed.

TOPOGRAPHY:

Level

CROPS/GRASSES:

Non-irrigated
Small Grain

SOIL:

Sandy Loam

FENCING:

Barbed Wire
Pipe fencing
Cross-fenced

UTILITIES:

Asphalt
Co-op Water
Co-op Electric
Septic
Well
Rural Water District
Outside City Limits



Horse barn w. 8 stalls & 4 runs



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Large Lake



Cattle Pens



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Frank Roberts LAND TEAM

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HOME ON PROPERTY:

BEDROOMS: 2
BATHROOMS: 2 Full, 2 Half
LIVING AREAS: 2
OTHER: 2 water heaters

KITCHEN EQUIPMENT:
Built-in Microwave
Gas Cooktop
Gas Oven

LIVING 1: 24x14
LIVING 2: 29x18
BREAKFAST: 13x15

MASTER BEDROOM: 15x13
2ND BEDROOM: 13x15



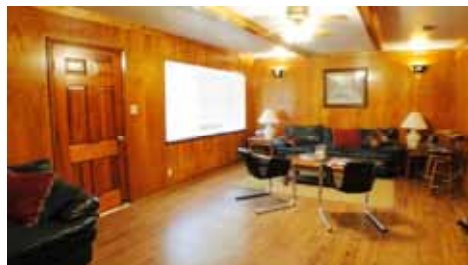
Front of Home



Back of Home



Front of Home from Distance



Entry



Great Room



Great Room



Kitchen



2nd Bedroom



Master Bedroom

