



## H3 Hill Ranch

199 +/- Acres | Fairy, Texas

Located in Hamilton County right outside of Cranfills Gap, Texas in the town of Fairy. 199 +/- acres with amazing elevation! The H3 Hill Ranch has 120 ft of elevation change with the highest point reaching 1240 ft. above sea level. This ranch has diverse terrain with (2) tanks, one that can be fed from the water well. The house was built in 1940 and has 3 bedrooms and 2 baths. The home will be sold fully furnished and ready for you to make it your weekend ranch! The property has a deep 2nd trinity water well. The original storm shelter, barns, and cattle working pens remain. There is a washhouse with washer, dryer and storage with tankless hotwater heater. This ranch has a huge storage barn that is 2400 sq. ft. with a bathroom and separate room that could easily be made into an apartment. Additional acreage is available.

\*Seller financing if needed

Taxes: \$4300 per year



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