

HAMILTON RANCH

\$1,350,000

RANCH CONNECTION

Est. 1984



Selling Ranches All Over Texas

HAMILTON COUNTY

Hamilton, Texas

89.86 ACRES

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL

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PROPERTY FEATURES:

- House Built in 2002
- 3 Bdrm / 2 Bath
- Bonus Room
- Porches & Carport
- 1500 Sq Ft Shop Bldg
- 3 Hunting Blinds
- 5 Deer Feeders
- Pond and Dry Creek

1784 County Rd 610
Hamilton, Texas 76531



A scenic and spacious ranch with a beautiful country home, long vistas and terrific hunting opportunities !



These nearly 90 acres of ranch land offer long vistas of the surrounding countryside in this idyllic country setting. The house has an open floor plan with a bonus room and multiple porches, making it a great place to entertain friends & family or just sit back and enjoy the wildlife and views. Multiple blinds and feeders provide the perfect opportunity for hunting turkey and whitetail deer, while the pond and dry creek bed can invite waterfowl. The soils are limestone base, with a native grass coverage and mix of open meadows and cedar cover. The close proximity of this ranch to Hamilton and Hwy 36 offers easy access to nearby shopping and attractions like Circle T Arena. Don't hesitate - make an offer today!



Vaulted Ceilings



Upgraded Kitchen



Great Hunting Land



Wildflower Meadows

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PROPERTY VIEWING BY APPOINTMENT ONLY

AMENITIES

Barn Information

- Barn(s)
- Electric to Barn
- Equipment Barn
- Shop Building
- Tack Room

Game

- Ducks
- Turkey
- Whitetail Deer

Land Type

- Livestock

Lot Description

- Acreage
- Heavily Treed
- Horses Permitted
- Pasture
- Tank / Pond
- Undivided

Number of Stock Tanks

(water under 1 acre)

- 1

Number of Wells

- 1

Present Use

- Grazing
- Hunting / Fishing

Property Type

- Farm / Ranch

Road Frontage Desc.

- Gravel/Rock

Street / Utilities

- All Weather Road
- Septic
- Well
-

Topography

- Rolling
- Sloped
- Varied

Type of Fence

- Barbed Wire

Will Subdivide

- No



LOCATION: Just 15 minutes west of Hamilton, Texas. From Hamilton, head west for 9 miles on TX-36. Turn left on County Rd 608, right on County Rd 607, and left on County Rd 610. Property is on the right.

Located 1.5 hours from Waco and 2 hours from Dallas/Fort Worth. 30 minutes to Comanche and 50 minutes to Stephenville.

