**For Sale: Hat M Ranch -640 Acres SE Nolan Co.**

Discover the perfect retreat on this expansive 640-acre hunting ranch, nestled in Nolan County, Texas. This property offers privacy and tranquility with its own caliche road leading to a well-equipped 1,200 sq. ft. Barndominium.

**Barndominium Features:**

* **Size:** 1,200 sq. ft., single-story
* **Living Space:** Open kitchen, living area, and bedroom
* **Sleeping Arrangements:** 2 full-size bunk beds and 1 full-size standalone bed
* **Additional Rooms:** Back room with a 10x8 ft high overhead door, bay area, and bathroom
* **Climate Control:** 2 refrigerated AC units inside, plus a swamp cooler on the covered patio

**Utilities and Infrastructure:**

* **Water Supply:** 2 water wells
* **Waste Management:** Septic system
* **Additional Features:** Grass around the Barndominium, newer stalls built

**Outdoor Amenities:**

* **Tanks:** 6 tanks on the property, with 4 holding water and 1 stocked with catfish
* **Fencing:** Fences in excellent condition, with 2 sides bordered by high-fence properties

**Natural Surroundings:**

* **Vegetation:** Live oak, Spanish oaks, cedar, and mesquite trees
* **Wildlife:** Ideal for hunting with game including white-tailed deer, hogs, turkey, quail, and dove

This hunting ranch offers a unique blend of comfort and wilderness, making it an ideal destination for avid hunters and nature enthusiasts alike. Don’t miss out on this rare opportunity!