



Plains Vista

TBD County Road 520, Evant, TX

49 Acres | \$439,000



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PROPERTY DESCRIPTION

Plains Vista offers 49 acres of picturesque land in Hamilton County. With nearly a mile of road frontage on three sides, this diverse property combines rolling topography, improved pasture, and mature hardwoods, creating a versatile landscape to fit your needs. Whether you're seeking a weekend retreat, hunting property, or a scenic homesite, Plains Vista offers natural beauty and endless opportunities.

This ag-exempt 49-acre property showcases more than 30 feet of elevation change providing sweeping hilltop views and visual interest throughout the property. Approximately 80% of the acreage is open, improved pasture with native grasses, while the remaining 20% is covered with mature hardwoods dominated by oaks. This balance delivers both strong grazing potential and excellent wildlife habitat. The pasture supports high-quality native grasses ideal for grazing, while the wooded areas feature a healthy mix of Live Oak, Blackjack Oak, and other native species. These stands offer excellent wildlife cover and enhance the property's natural character. A small pond supplies water for both livestock and wildlife.

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TREES

Live Oak
Cedar
Blackjack Oak

IMPROVEMENTS

Property is fully perimeter
fenced in 5 strand barbed
wired

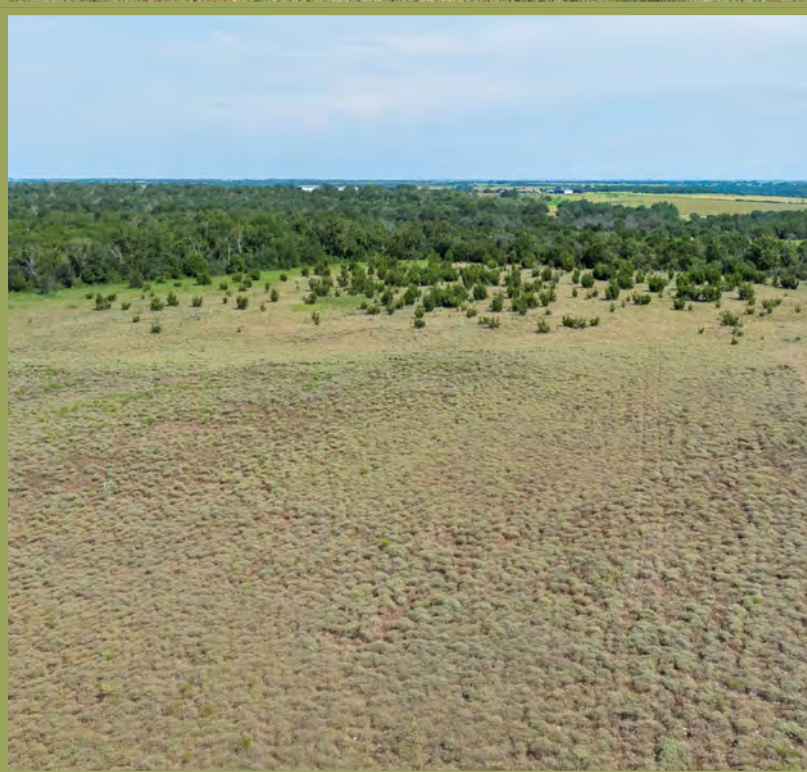
WATER

A small pond available
for both livestock and
wildlife.

UTILITIES

Electric available at the
road
Well required





SCAN HERE TO VIEW MORE OF
PLAINS VISTA

LOCATION

Hamilton County

31 miles to Lampasas, 57 miles to Waco, 88 miles to Fort Worth, 112 miles to Austin- Bergstrom International Airport

.

DIRECTIONS

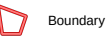
From HWY 281, turn west onto CR 522. Drive 2 miles, and the property will be on your right.

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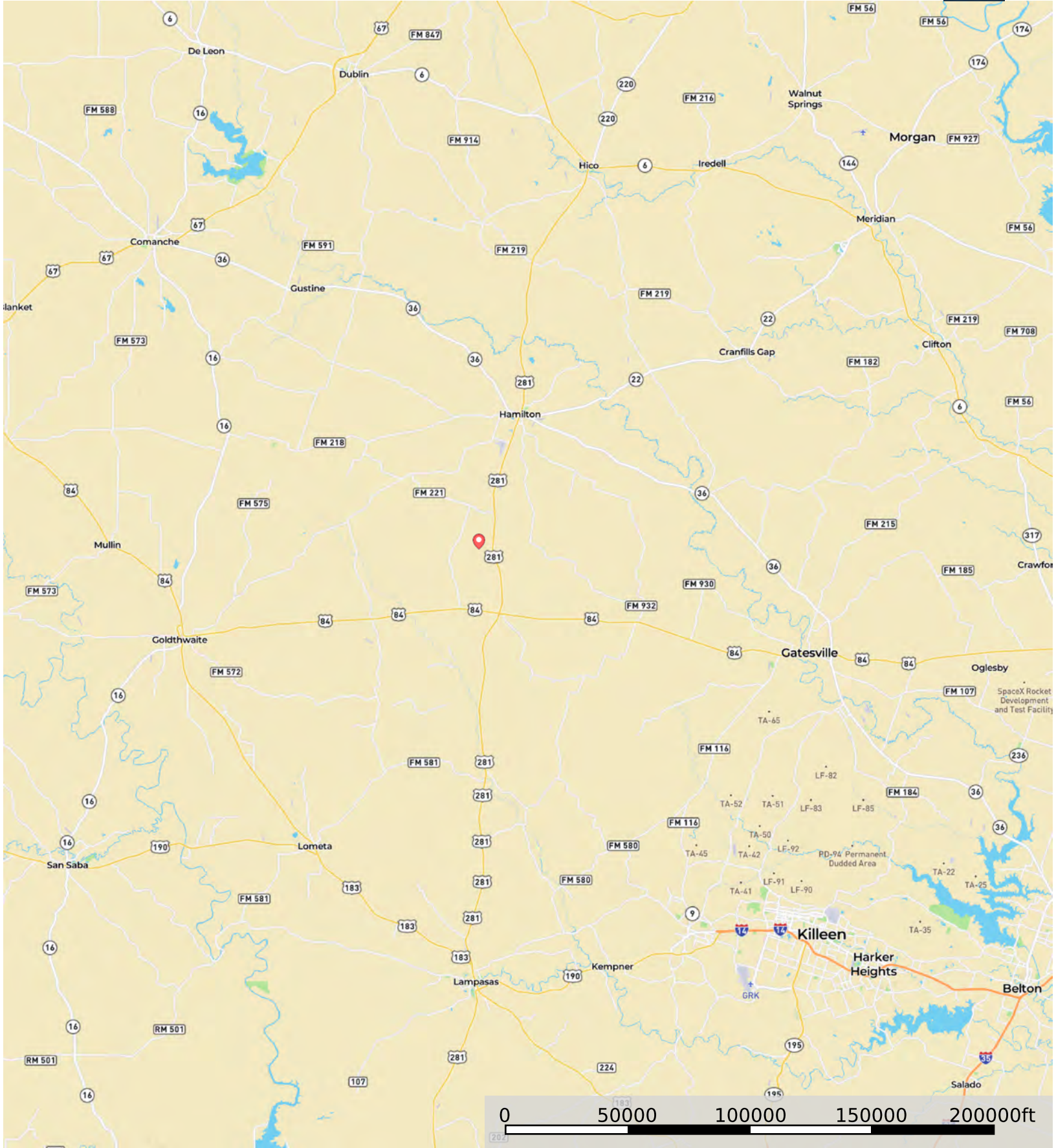




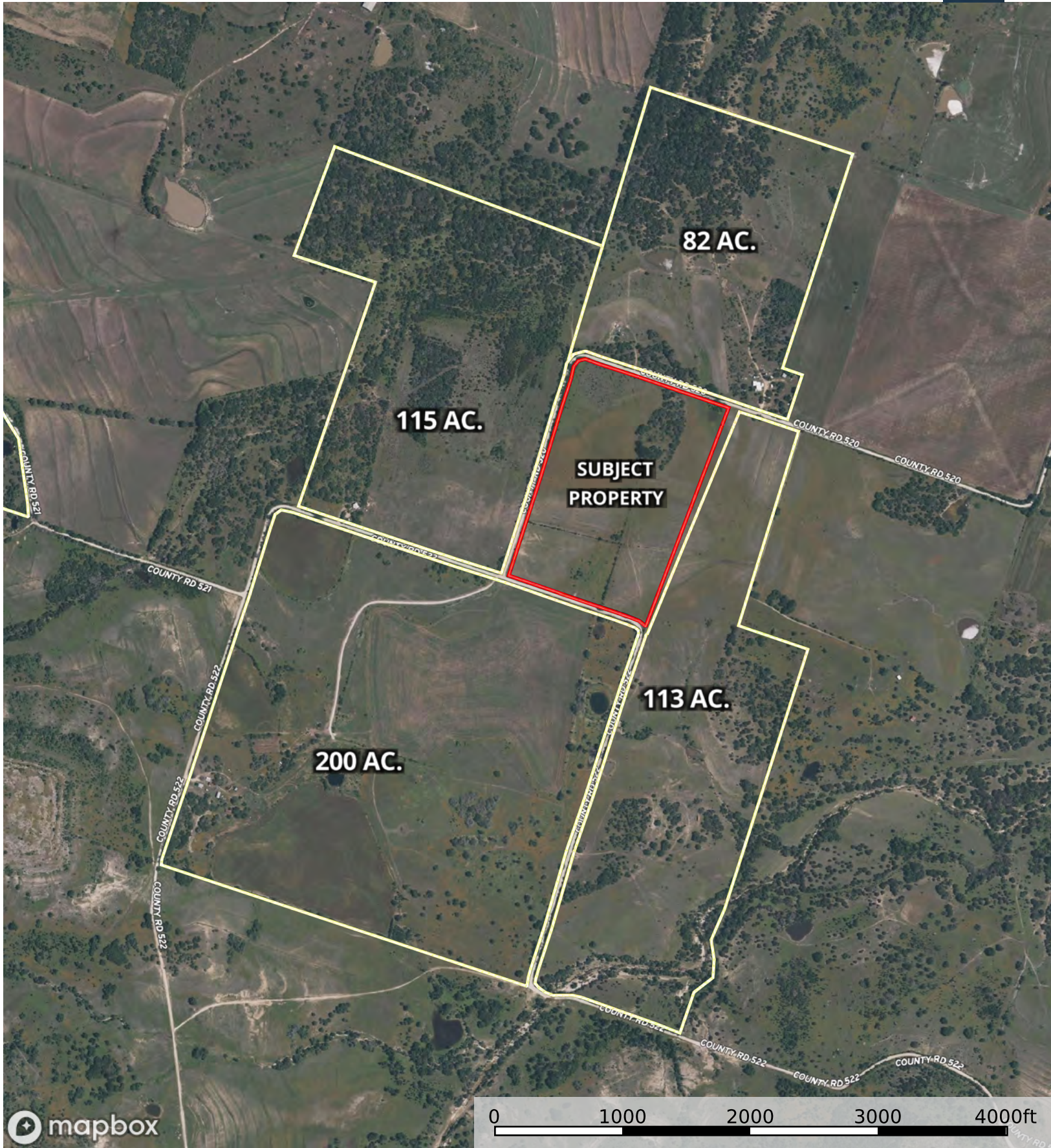
Boundary



Boundary



Marker Boundary



 Boundary 1  Boundary