



## 19 to 176 ACRE OPPORTUNITY

### 1 MILE EAST OF HYE ON HWY 290

- ◆ Historic original house from 1904
- ◆ 2,100 feet of Highway 290 road frontage
- ◆ Can be bought in 20 to 100 acre tracts
- ◆ 20 mile views throughout property
- ◆ Fields approved by A&M for vineyards
- ◆ Four hwy entries TXDOT pre-approved
- ◆ Only one mile east of Hye, Texas
- ◆ 120 GPM well
- ◆ Perfect mixture of hardwoods & fields
- ◆ Multiple commercial opportunities
- ◆ 10 min to Johnson City / 20 min to Fburg
- ◆ 95% of cedar removed by hand
- ◆ Additional ranch house toward back
- ◆ Excellent value for the area

