

# Kannon Ranch

223± acres | \$1,973,550 | Hico, Texas | Hamilton County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331



# Kannon Ranch

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## Property Description

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The Kannon Ranch is located on Highway 6, approximately 5 miles east of the historical town of Hico, TX, and the intersection of US Highway 281. The property's southeastern corner also offers access to County Road 2480.

The ranch encompasses 223± diversified acres, giving plenty of potential for food, water, and cover to a variety of wildlife. Currently, the land is being operated for recreational use, as well as some cattle production. This property has proven to be a great retreat for the Kannon Family, granting plenty of amenities to ensure a well-balanced investment for the future owner.

The landscape of the ranch varies from picturesque rock formations to open pastures adjoined by juniper and live oak groves. A range of grasses such as switchgrass, bluestem, and grama grass now flourish on what was once a mowed airstrip. The soil on the ranch spans from fine sandy loam to clay loam with gradual slopes. Additional improvements such as four sizeable stock tanks, RV plug, carports, and a newly constructed barn create a significant head start for those looking to purchase and operate a new ranch. The Kannon Ranch embodies the welcoming feel of the northernmost section of the Texas Hill Country.

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## Water Features

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This property is equipped with four scenic water tanks, the two largest being near the house or the northeast portion of the ranch.

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## Hunting • Wildlife • Recreation

This area is known to produce an ample amount of whitetail deer and varmint hunting. The stock tanks within the ranch allow for great waterfowl and dove hunting. There are three operational deer blinds and feeders with opportunities for more.













## Improvements

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A great 2 bedroom, 1 bath house, operating on well water, presents an inviting opportunity for those wanting either a permanent home or an escape from reality. The home is paired with an above-ground pool as well as an outdoor cooking patio. Ranch improvements include an open sided feed barn that doubles as horse pens, a great two-year-old 40x40 metal barn, a 20x10 storage shed, and a RV plug with underground septic.

## Price

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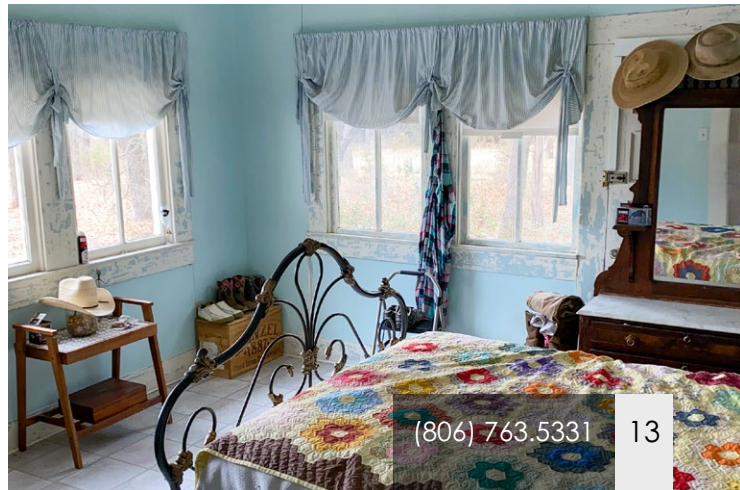
\$1,973,550 • \$8,850 per acre

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*For more information, or to schedule a showing, contact Cade Standlee at (806) 790.7377.*





















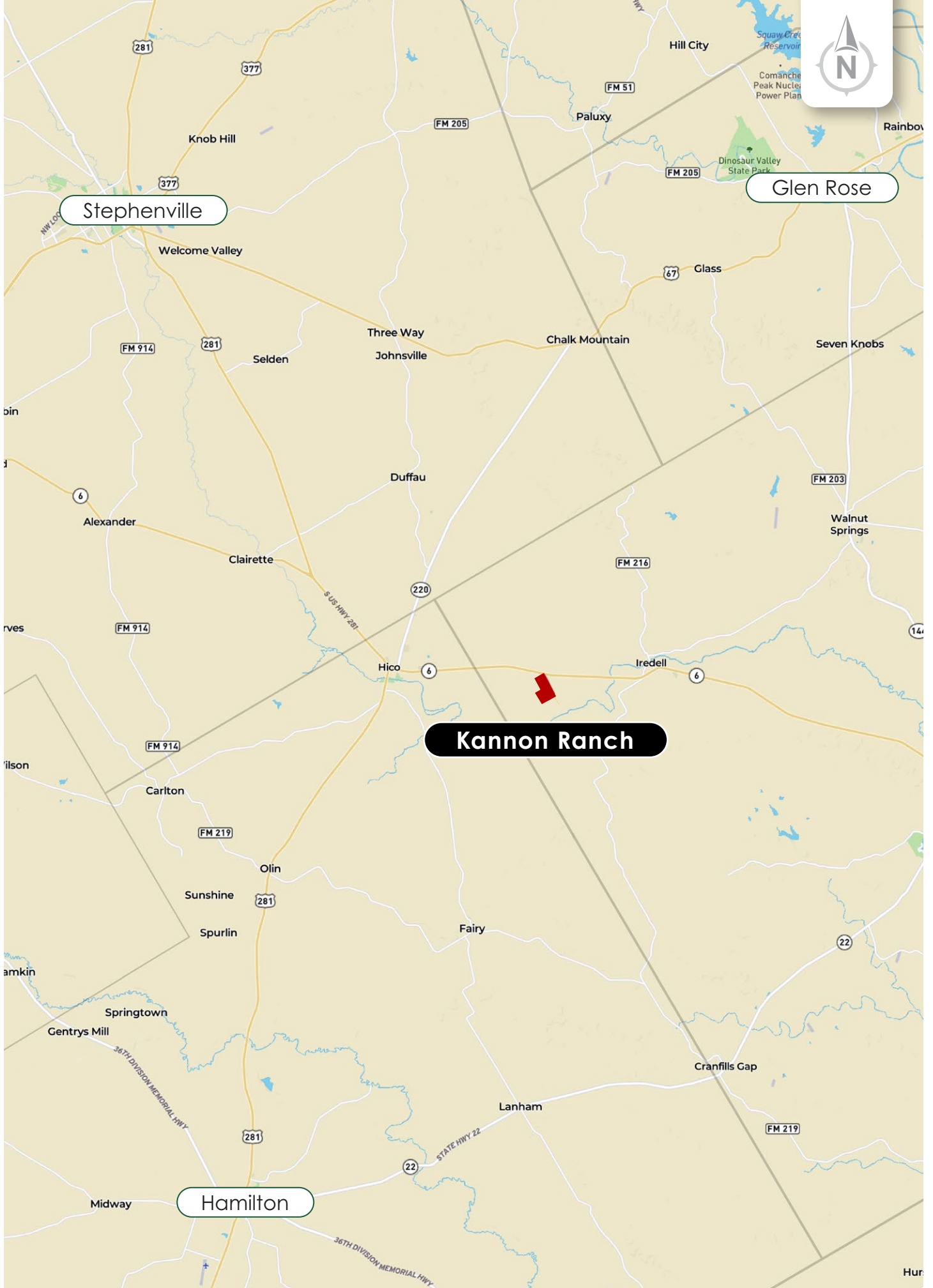


Stephenville

Glen Rose

Kannon Ranch

Hamilton





6



6

6

6

6

6

6



House



Shed / Shack



Barn



Well

31.9718, -97.9384

Segment of Kannon Ranch to CR 2480  
COUNTY RD 2480  
COUNTY RD 2480





1090

6

1060

1000

Segment of Kanyon Ranch to CR 2480

1000

983



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E



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YouTube

