



# CHIMNEY DRAW RANCH

1695 CR 2823 Carlton, TX  
51 Acres | 2 Bed/ 2 Bath | \$775,000



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Craig Bowen  
Broker Associate  
[craig@grandland.com](mailto:craig@grandland.com)  
(512) 571-4305

# PROPERTY DESCRIPTION

These 51 acres in northwestern Hamilton County is quintessential central Texas! A mix of oak/ juniper savannah and wooded areas with elm, live oak, and hackberry creates diverse wildlife habitat and privacy. A well-built and maintained 1,250 sq. ft. home serves as a primary residence and could be used as a guest house, or temporary home during new construction. At just over half an hour to Stephenville and 22 minutes to Hamilton, this homestead has a definite country feel with most amenities nearby.

This property has 460 feet of road frontage on FM 2823 and slopes down from the entrance. The main road is the northeastern boundary of the property and is shared easement access with one neighbor. As you travel down the driveway and towards the house, the elevation drops and the oak/ juniper savannah gives way to a wet-weather riparian area with large oaks, elms, and other native trees and brush.

The ranch has historically been hunted, and white-tailed deer, dove, and feral hogs are abundant in the area. There is plenty of grass for a few cattle or horses, and room to have a few well-placed hunting stand setups.

The current owners oversaw the construction of the beautiful 1,250 sq. ft. ranch home that sits in the middle of the ranch. This 2 bedroom, 2 bath house features a workable kitchen, open living room looking over the pond and creek areas, and a screened-in porch for enjoying the seasons.

The landscaping around the home is beautiful, and a huge oak tree greets the owners and visitors just outside the yard. There is a historic chimney about 50 yards from the house as a reminder of the storied history of this part of Central Texas.

The home relies on water well and septic for utilities.

The ranch is in 1-d-1- Ag Valuation and the current taxes with the home are \$2,544.66

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SCAN HERE TO SEE MORE OF  
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## LOCATION

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Hamilton County

31 minutes to Stephenville and 22 minutes to Hamilton, 1.5 hours to Dallas/ Fort Worth.

Stephenville is only 30 minutes away, giving the owners access to basic health care, good grocery and other shopping, restaurants, and a lively college town community. For big-city amenities, Waco and Fort Worth are both just an hour and a half away.

## DIRECTIONS

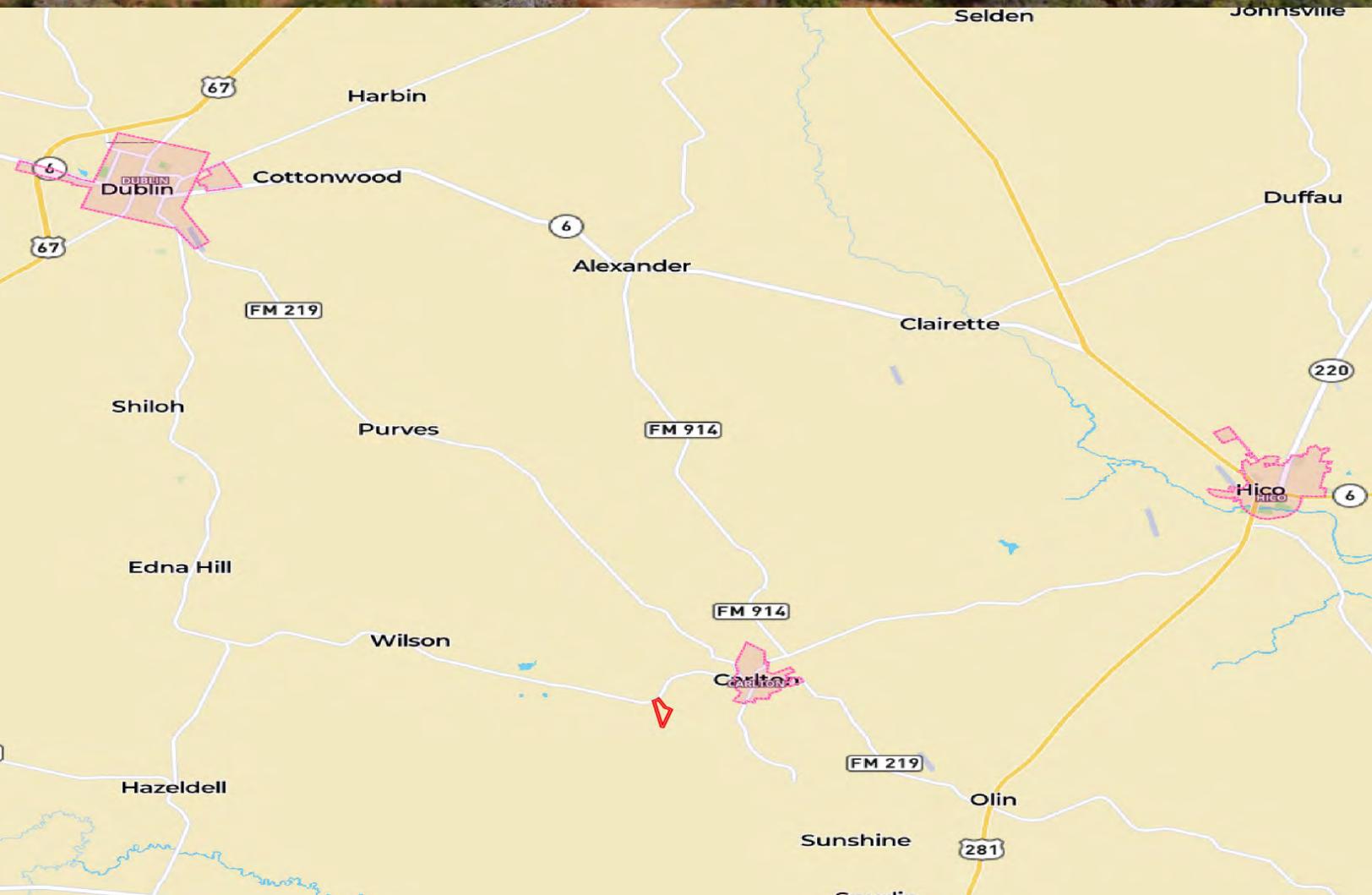
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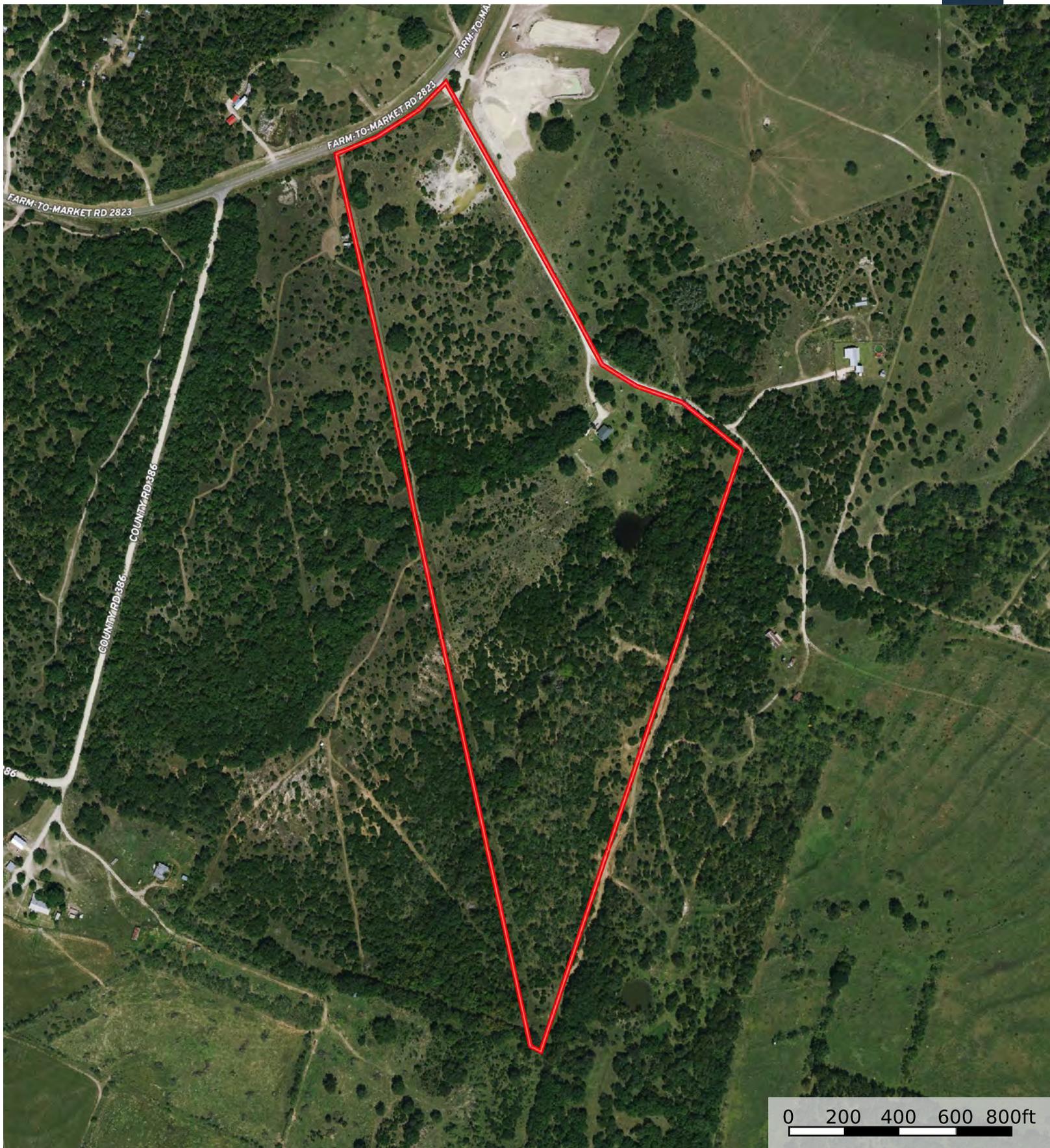
From Hamilton, take Hwy 281 to Olin, then FM-219 to Carlton and FM-2823 to the entrance to the property.

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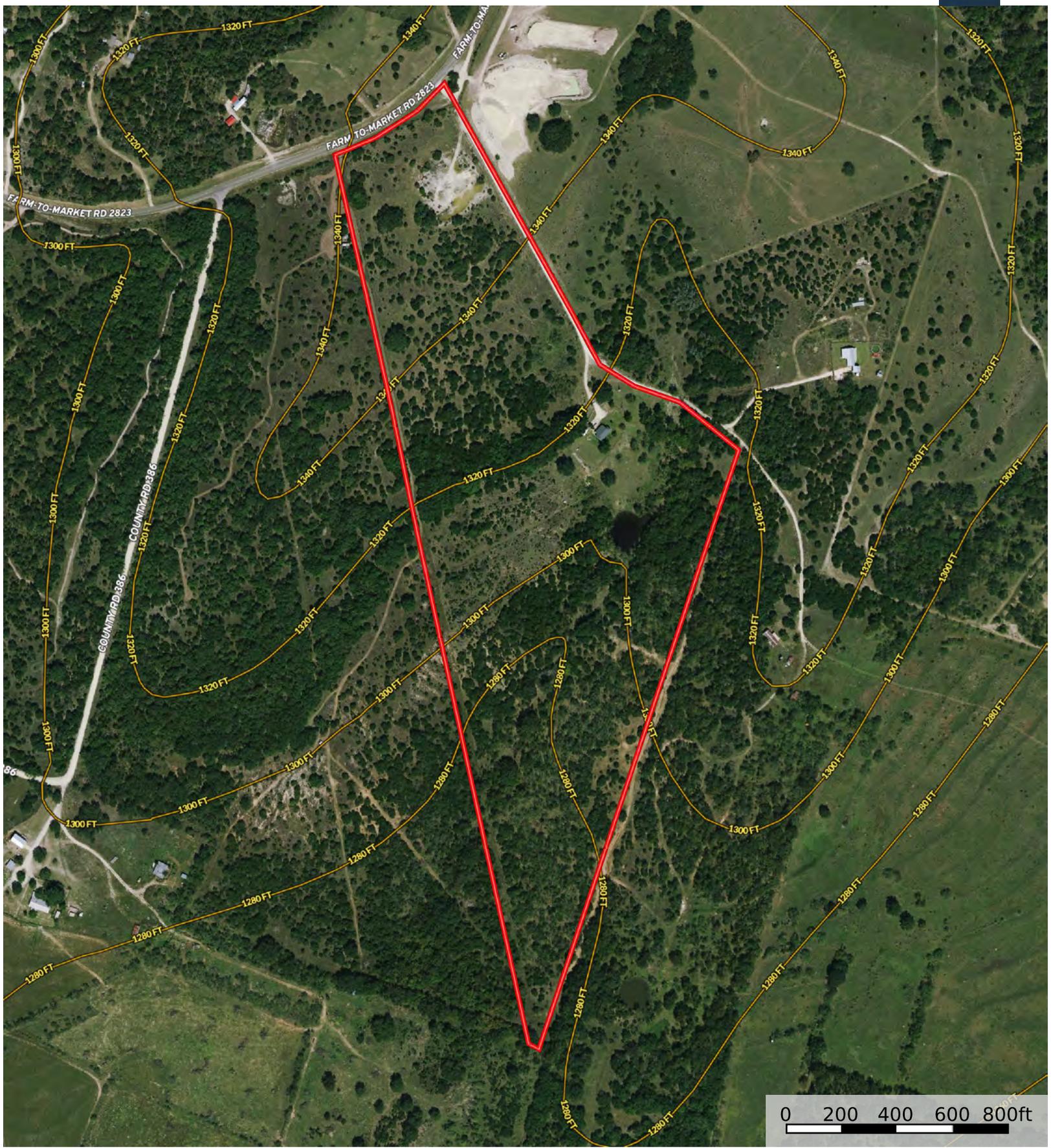
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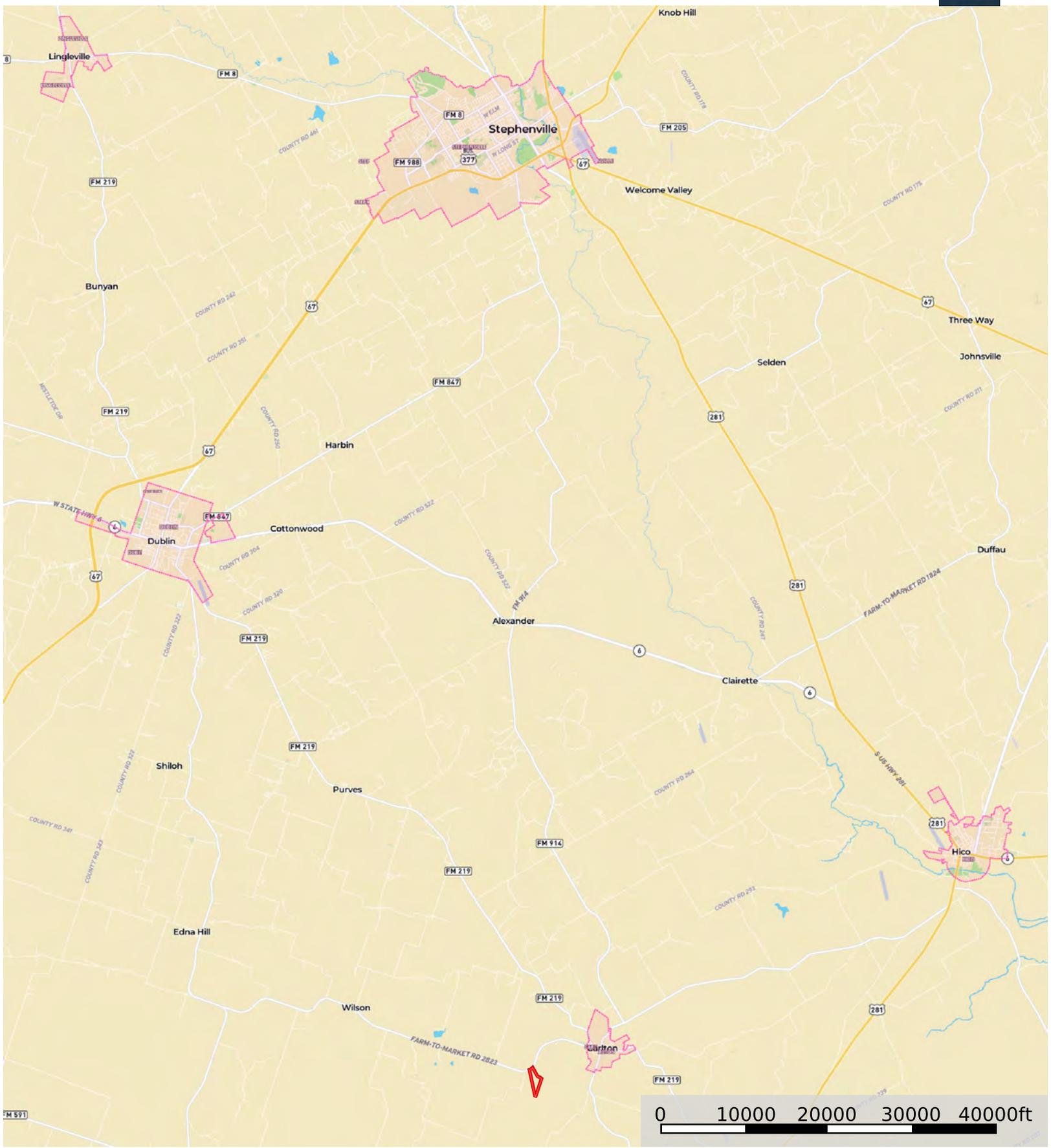


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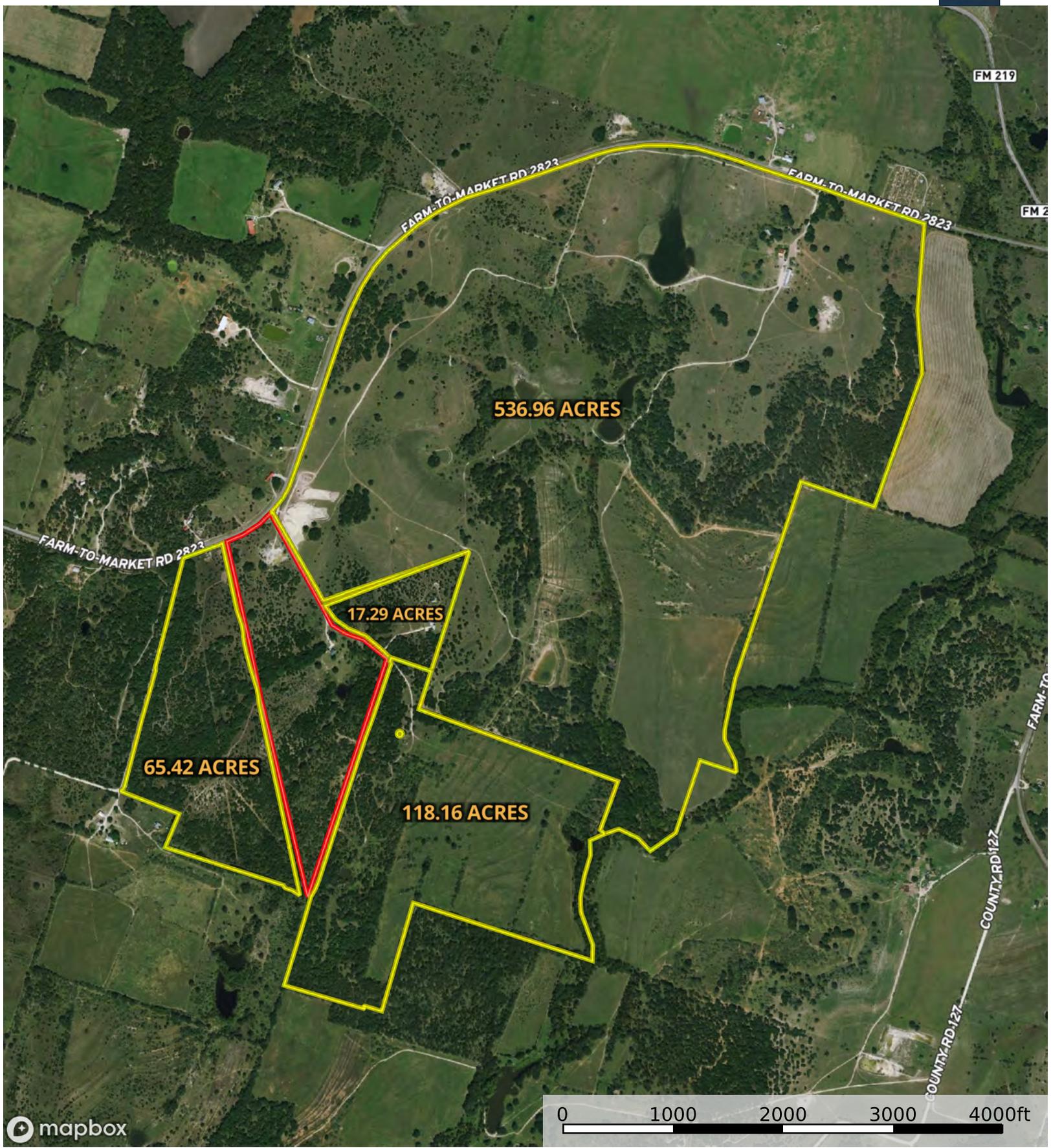
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Boundary



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