



FARM & RANCH

STUNNING PROPERTY SPANNING OVER 150 ACRES

43425 FM 2481 — Hico, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

This is a rare opportunity to own a working cattle ranch within 15 miles of Stephenville. The property comes with all the necessary equipment for running a successful ranch. It is fully fenced & cross fenced with 5 strand barb wire. The ranch features a cattle barn, goat barn, equipment barn, & a storage barn, providing ample space for all your farming needs. With two sides of road frontage, accessibility is not an issue. Beautiful, mature pecan and oak trees add to its natural beauty. Water sources include tank water, creek water, well water; all ensuring a reliable water supply for your animals and crops. The charming 3 bed 2 bath farmhouse is a delightful addition to the property. The bathrooms have been updated, and the overall charm and attention to detail throughout the home are impeccable. This property is truly a must-see for anyone looking to own a picturesque cattle ranch in a convenient location.

LOCATION

CITY	Hico
County	Erath
Schools	Hico ISD

OFFER SUMMARY

List Price	\$1,695,000
Lot Size	154.110 acres
Utilities	Septic, Well

Driving Directions From 67, head west on 220. Then right on CR 545. Left on CR 214. Left on FM 2481. Property will be on your left. GPS friendly.

HIGHLIGHTS

- WORKING CATTLE RANCH
- FULLY FENCED & CROSS FENCED
- CATTLE BARN • GOAT BARN
- EQUIPMENT BARN
- TANK WATER • CREEK WATER
- 3 BED / 2 BATH FARMHOUSE

LISTING PRESENTED BY:



PROPERTY WEBSITE LINK:
stephenreichgroup.com/20386859



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com

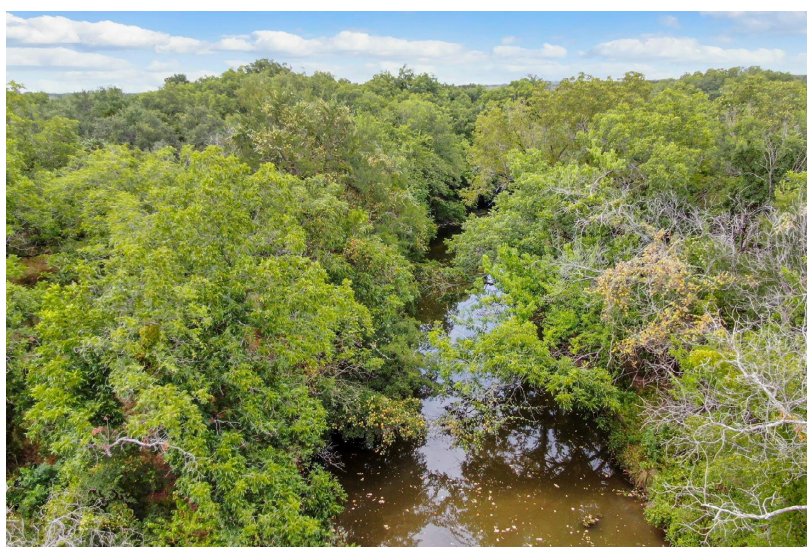
TAMMY ROKUS
817-694-8019
tammy.rokus@williamstrew.com



PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



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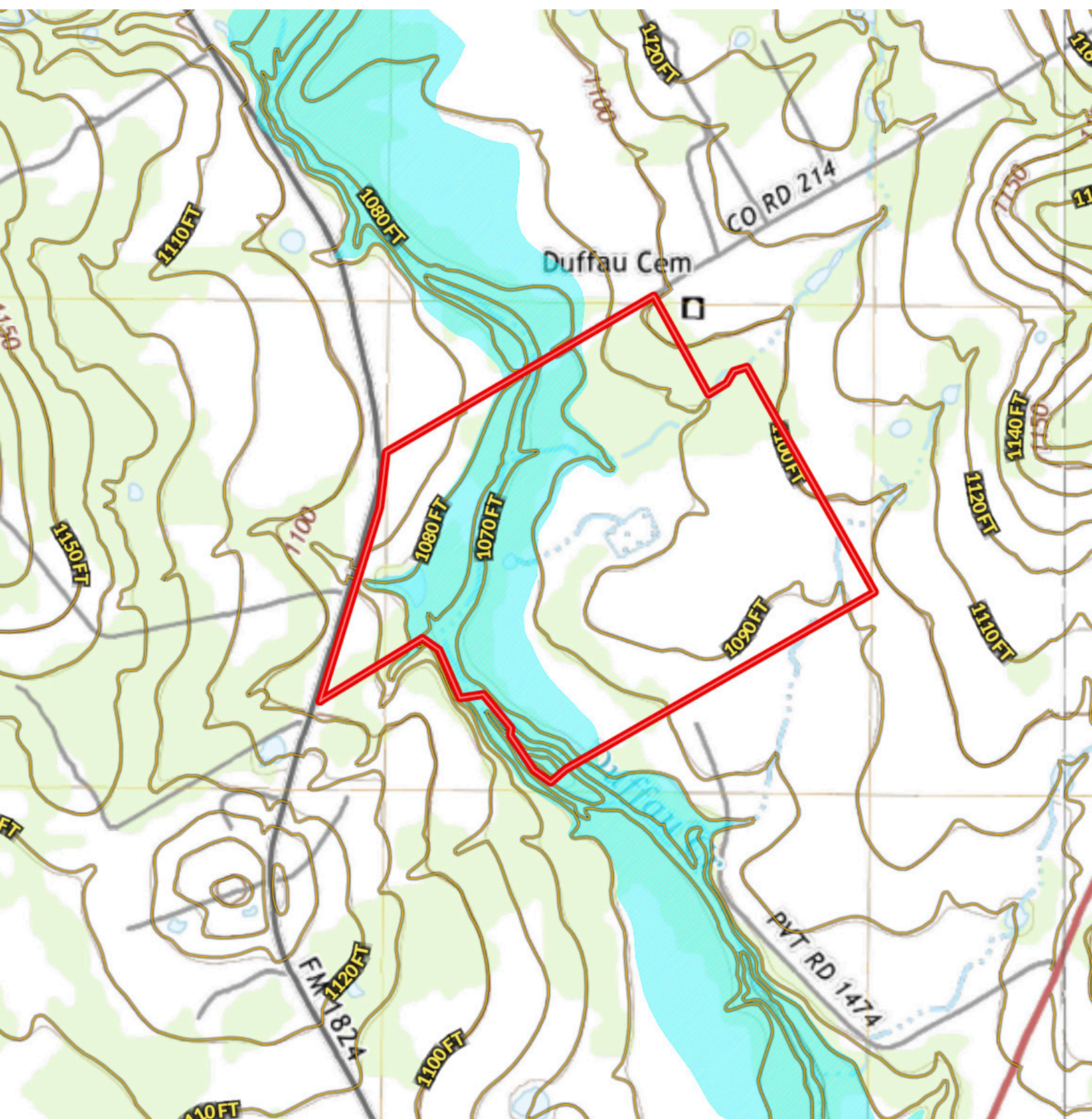
AERIAL MAP



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CONTOUR LINES & FLOODPLAIN



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