



FARM & RANCH

EXCEPTIONAL 160-ACRE RANCH OFFERING A PRIME LOCATION

10723 CR 539 | Hico, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Nestled just minutes from the scenic Chaulk Mountain, this exceptional 160-acre ranch offers a prime location with a unique combination of rugged beauty and practicality. The property boasts varied terrain with good elevation change, providing stunning views and excellent opportunities for recreational activities. A seasonal creek winds through the land, enhancing the property's natural charm and adding to its allure as a wildlife haven. The land is well-watered with a solid, reliable water well, ensuring the needs of both livestock and potential future development. This ranch is currently ag exempt, making it an ideal investment for agricultural purposes, as well as a versatile space for cattle ranching or outdoor enthusiasts. With additional acreage available for purchase, this property offers flexibility for expansion. All mineral rights are negotiable, allowing the buyer to have full control of the property. The habitat includes varied hardwoods and scattered junipers, making it perfect for wildlife. As well as offering plenty of opportunities for hunting, birdwatching, and other outdoor activities. Located just a short drive from local attractions such as the popular Loco Coyote restaurant and a nearby vineyard, this ranch offers a wonderful balance of rural tranquility and easy access to community amenities. Whether you're looking to run cattle, explore the natural beauty, or simply enjoy the serenity of country life, this property is an ideal choice. Don't miss your chance to own this incredible piece of Texas land!

LOCATION

CITY	Hico
County	Erath
Schools	Hico ISD
Driving Directions	From Hwy 67, go west on TX 220. Right on CR 536. Left on CR 539. Property will be on the left.

OFFER SUMMARY

List Price	\$2,240,000
Lot Size	160 acres
Utilities	Electric Available, Well

HIGHLIGHTS

AG EXEMPT	SOLID, RELIABLE WATER WELL
VARIED TERRAIN GOOD ELEVATION	MINERAL RIGHTS ARE NEGOTIABLE
SEASONAL CREEK	POTENTIAL FUTURE DEVELOPMENT

LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20885172



PROPERTY PHOTOS

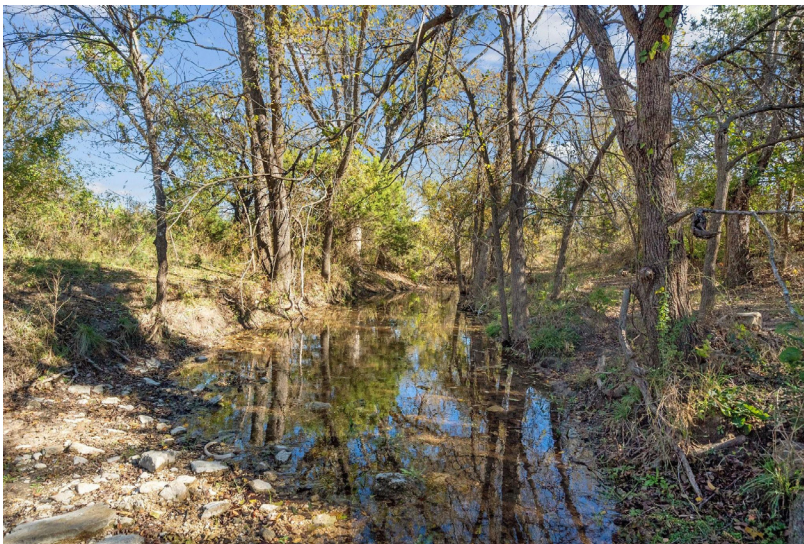


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PROPERTY PHOTOS



AERIAL MAP



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CONTOUR LINES & FLOODPLAIN

