



Aquila Ranchette

1129 FM 1534, Hillsboro, TX

58 Acres | \$879,000



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Property Description

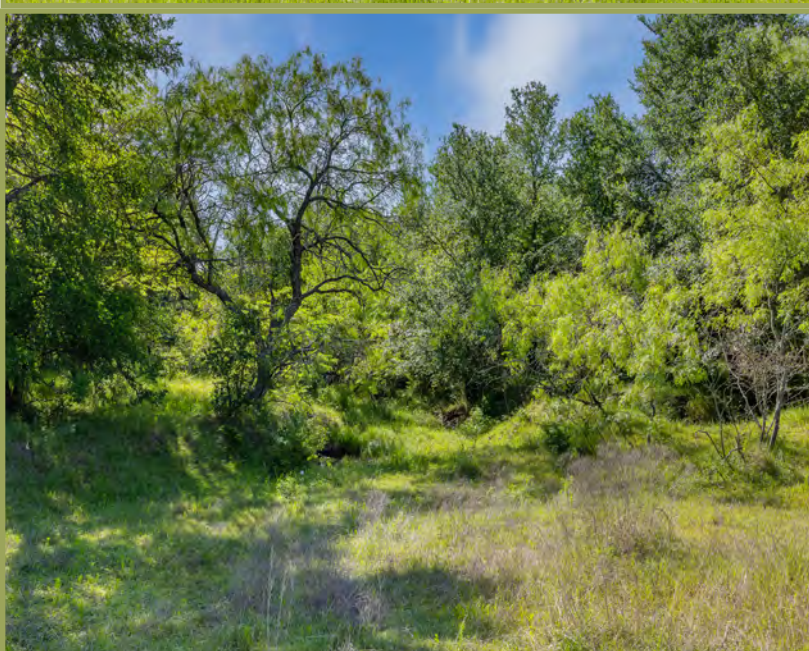
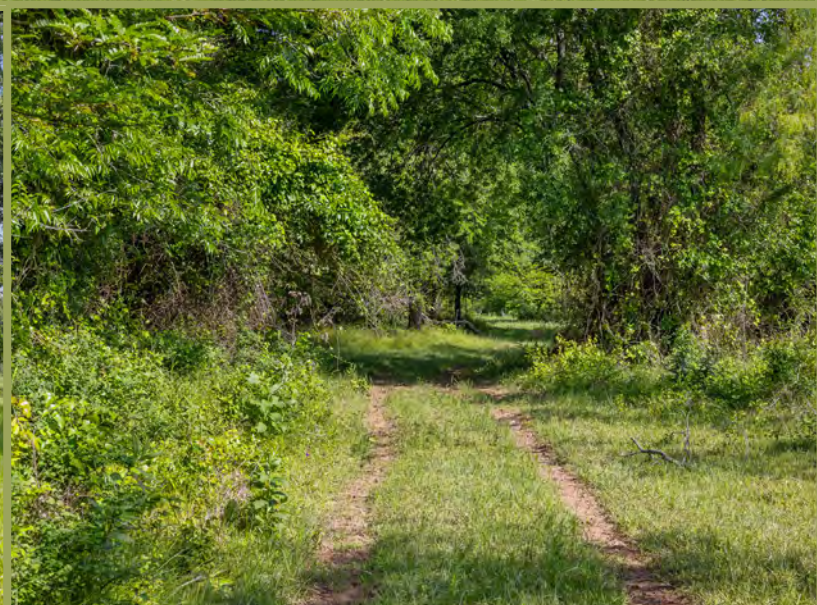
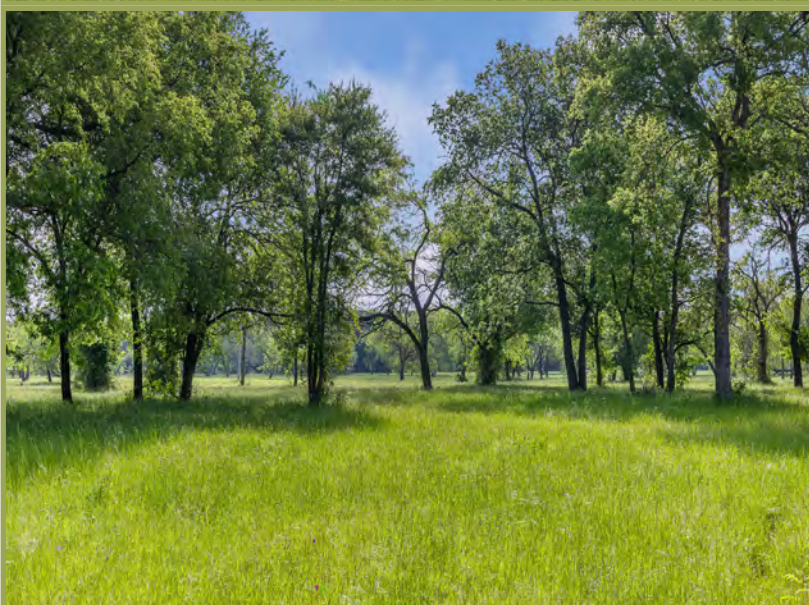
Aquilla Ranchette is 58 acres located in Hillsboro, TX, less than a mile from Aquilla Lake. On the property, you'll find a 1,200 sq ft, 2-bedroom, 1-bath barndominium that has been meticulously cared for. An oversized two-car garage with additional living quarters attached accompanies the barndominium. The land comprises a mix of pastureland and woods, with an Aquilla Lake tributary and a large 1/2-acre pond. This property also features an RV hookup to complement the other amenities. Given the proximity to Aquilla Lake, this property would make for a perfect recreational getaway or homestead.

The 58 acres of ag-exempt land feature more than 20 feet of elevation change with serene views. The property has a 60/40 mixture of woods and improved pasture. Wildlife on the property includes Whitetail deer, migratory waterfowl, wild hogs, and numerous varmints. Trees found on the property include Live Oak, Blackjack Oak, Post Oak, Cedar Elm, Honey Locust, and many more. Grasses mainly consist of Coastal and a Winter Rosette. An Aquilla Lake tributary runs along the east boundary, offering an additional water source for livestock and wildlife. The property also includes a 1/2-acre pond stocked with Bass, Crappie, and Perch.

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Improvements

Aquilla Ranchette features an approximately 1,200 sq ft, 2-bed, 1-bath barndominium. The interior includes tile and hardwood floors with newer carpet in the bedrooms. The kitchen features custom cabinetry and an electric cooktop. A laundry room is adjoined to the kitchen and includes full washer and dryer hookups. An oversized garage for storing vehicles or equipment accompanies the main house. Additional living quarters are attached to the garage.

Full RV hookups are located near the house for added accommodations. Aquilla Ranchette is perimeter fenced on three sides with 4- and 5-strand barbed wire. Current fencing is in great shape.

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SCAN HERE TO SEE MORE OF
AQUILLA RANCHETTE

Location

Hill County

25 miles to Waco, 42 miles to Corsicana, 50 miles to Dallas/Fort Worth

Directions

From HWY 22, turn south onto FM 1947 and travel for 1.5 miles. Turn right onto FM 1534 and drive for 0.25 miles. The property will be on your right.

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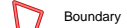


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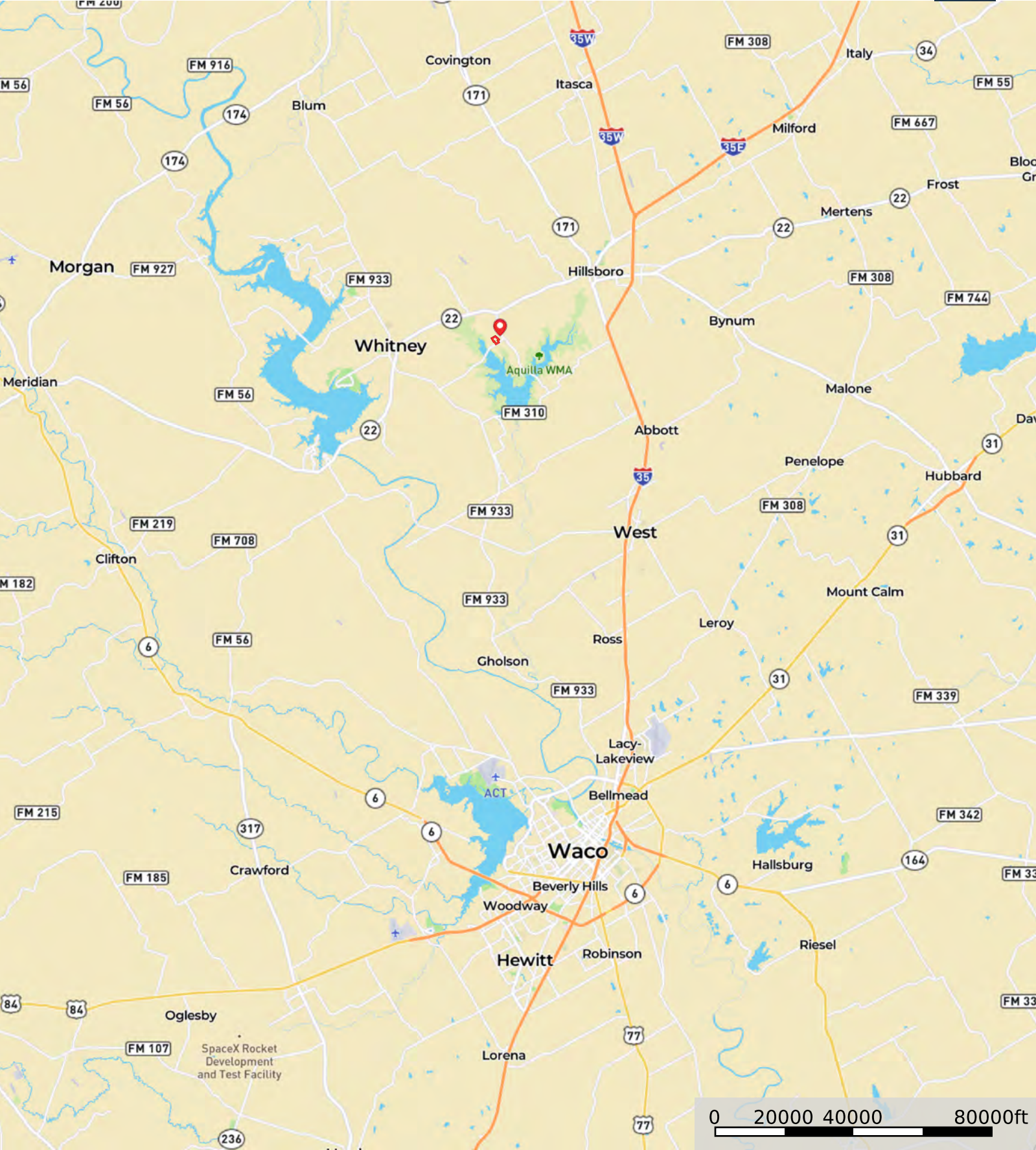
Boundary





1129 FM 1534, Hillsboro TX 76645

Hill County, Texas, 58.32 AC +/-



Marker Boundary





 Boundary  Boundary 1