

HAMILTON COUNTY RANCH
HAMILTON COUNTY TEXAS
(Prepared by James Thompson)

Acres – 130 +/-

Location – Acreage is located approximately 3 miles East of Hamilton, TX with 2,422 +/- ft. of frontage on North side of Hwy. 36.

Description – Acreage is rolling terrain of 75 ft. of elevation change with native grasses and Mesquite, Cedar and Live Oak timber. There are two improved ranch roads thru the property with both entrances on Hwy. 36. Both ranch roads are easements to neighboring ranches. One road is located on the East perimeter and the second road is located thru the center of acreage. A 6-8 acre lake has recently been refurbished to provide good recreation and wildlife habitat. Property is located in a precinct that is “wet” which provides good commercial opportunities due to frontage on Hwy. 36.

Improvements – 6-8 refurbished lake, improved ranch roads, good perimeter fences, electricity

Water – 6-8 refurbished lake

Wildlife – Dove, Deer, Turkey, Duck

Minerals – 25% of minerals will be conveyed at closing

Easements – ranch roads and power lines

Taxes – Approximately \$325.00 per year w/ AG exemption

Price - \$721,500.00 Cash

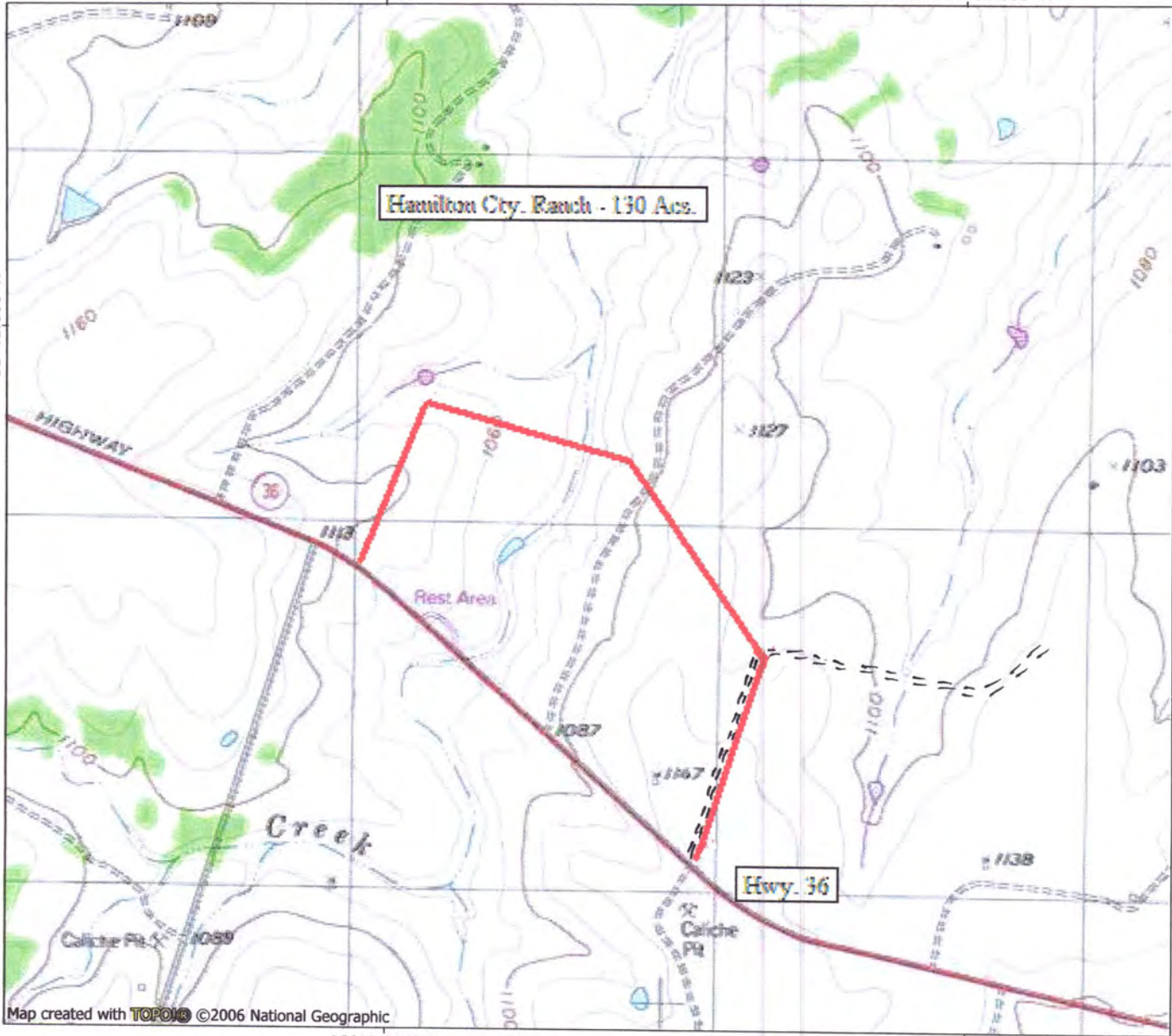
Comments – Seller requests first right of refusal should buyer put acreage up for future sale.

This property is offered subject to prior sale, changes in price or removal from market without notice. Information is deemed reliable but is not guaranteed. Notice that seller can receive back up contracts.



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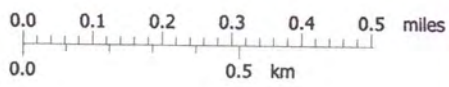
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98°03.000' W

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