



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*Just Reduced*

## 1980 FM 3305 | Morton, TX

COCHRAN COUNTY

**NOW LISTED AT: \$190,000**

We are pleased to have obtained the exclusive listing of this wonderful family home located in Morton, Texas located in Cochran County.

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Located just off HWY 214, and on paved County Road 3305 (on the South side running East and West), the home features 2 bedroom, 1 & 1/2 bathrooms, as well as two living areas, and a garage. One of the living rooms could be converted into an additional bedroom. Per the seller and related sources, the square footage of the house 1,845 total sq ft. Enjoy the beauty of outside on a 40'x11' porch, and stay warm during the colder months stand alone wood burning fireplace. The home runs on a single well (¾ HP pump), has a septic system, fiberline ran for internet, a metal roof, and the backyard is fully fenced for additional privacy. The refrigerator will also convey with the property.

## Land Details-

The entire lot is 5+/- acres, of which 2.6 are in the CRP (Conversation Reserve Program).

## CRP-

As mentioned previously, 2.6 acres of the property are in CRP. The current contract runs through 2032, and pays \$114.00 annually.

## Additional Improvements-

No country property is complete without a barn, and this is no exception. The main barn is a 30'x50', and features two 12' doors, a 30 AMP RV hookup, and 110 plugs. There is also a 15'x15' storage shed with a carport attached. The property also has a 52'-55'x18' RV Cover, as well as a 40'x12' lean-to attached, also with its own 30 AMP hookup.

Price: \$190,000

Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.



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**Presented By:**  
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