

RS# 49681 - 183 ac FM 2006, Chillicothe TX
TBD FM 2006
Chillicothe, TX 79225

\$402,512
183± Acres
Hardeman County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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Chillicothe, TX / Hardeman County

SUMMARY

Address

TBD FM 2006

City, State Zip

Chillicothe, TX 79225

County

Hardeman County

Type

Ranches

Latitude / Longitude

34.297977 / -99.609132

Acreage

183

Price

\$402,512

Property Website

<https://moreoftexas.com/detail/rs-49681-183-ac-fm-2006-chillicothe-tx-hardeman-texas/49681/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Vicky Blair at [940-224-4799](tel:940-224-4799) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

MOTIVATED SELLER! With a little bit of love and a good rain, these approximately 183 acres of pure North Texas country on FM 2006 and Hopkins Rd in Hardeman County, just west of Chillicothe, TX is well situated for a great cattle property. The terrain is rolling is easy to traverse. Six nice ponds (5 holding plenty of water) dot the landscape and a seasonal creek meanders across the property. A set of pens is located at the entrance, along with electricity and a rural water meter. A water well is in the SE corner of the property, but needs a new pump. Food plots could be added to enhance the hunting experience. Property has been lightly hunted the last 3 years. Cattle can be purchased outside of a property contract and are not included in the price. Survey is available.

LOCATION: TBD FM 2006, Chillicothe TX 79225 GPS: 34.297977,-99.609132

WATER: rural water meter in place at the SW corner, water well on SE corner (needs new pump), six ponds and seasonal creek

UTILITIES: electricity and rural water

WILDLIFE: whitetail deer, mule deer, hogs, varmints

MINERALS: seller does not own any

VEGETATION: native grass and mesquite

TERRAIN: rolling with a 20 ft elevation change

SOILS: clay

TAXES: AG exempt

IMPROVEMENTS: small set of pens

CURRENT USE: grazing and hunting

POTENTIAL USE: residential, grazing, hunting and cultivation

FENCING: barbed wire - fair to good

ACCESS: main access at FM 2006 and Hopkins Rd - 1,200 ft +- frontage on FM 2006 and over 5,000 ft on Hopkins Rd (gates at both locations)

EASEMENTS: pipeline line along FM 2006 and transmission line along Hopkins Rd

LEASES: none

SHOWINGS: contact Vicky Blair [940-224-4799](tel:940-224-4799) for more information and to schedule a showing

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas. Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or



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may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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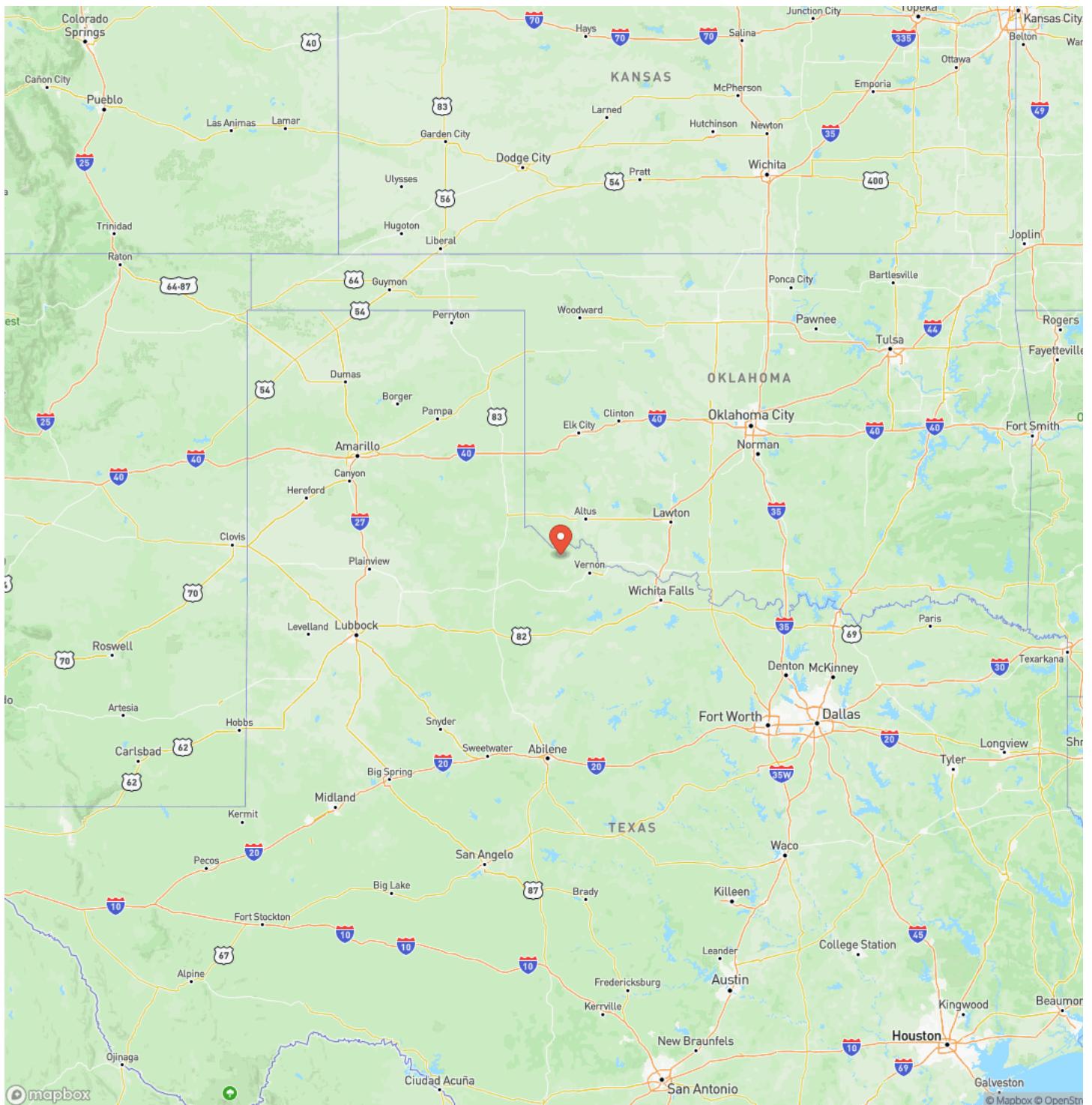


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Locator Map

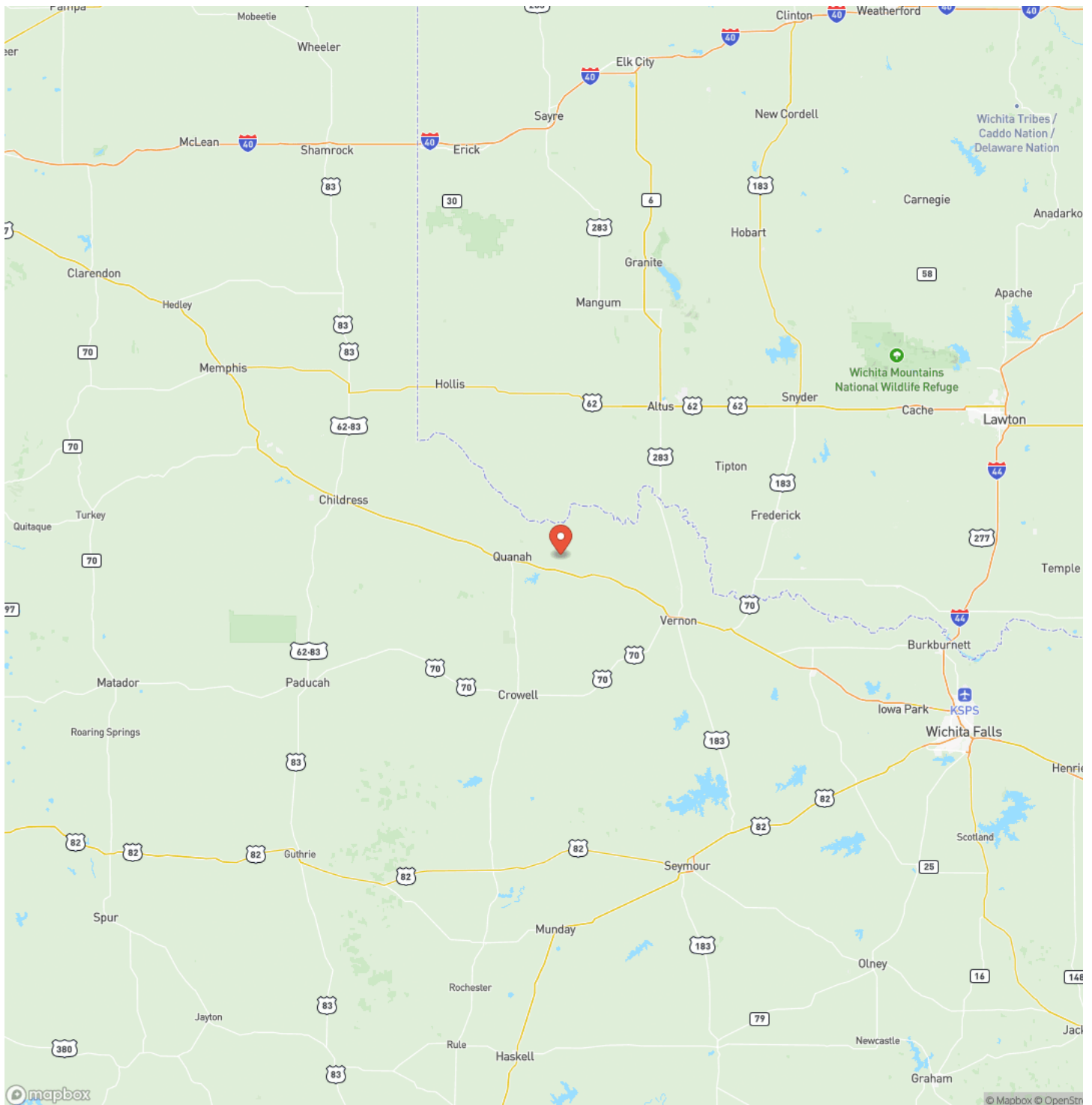


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Locator Map



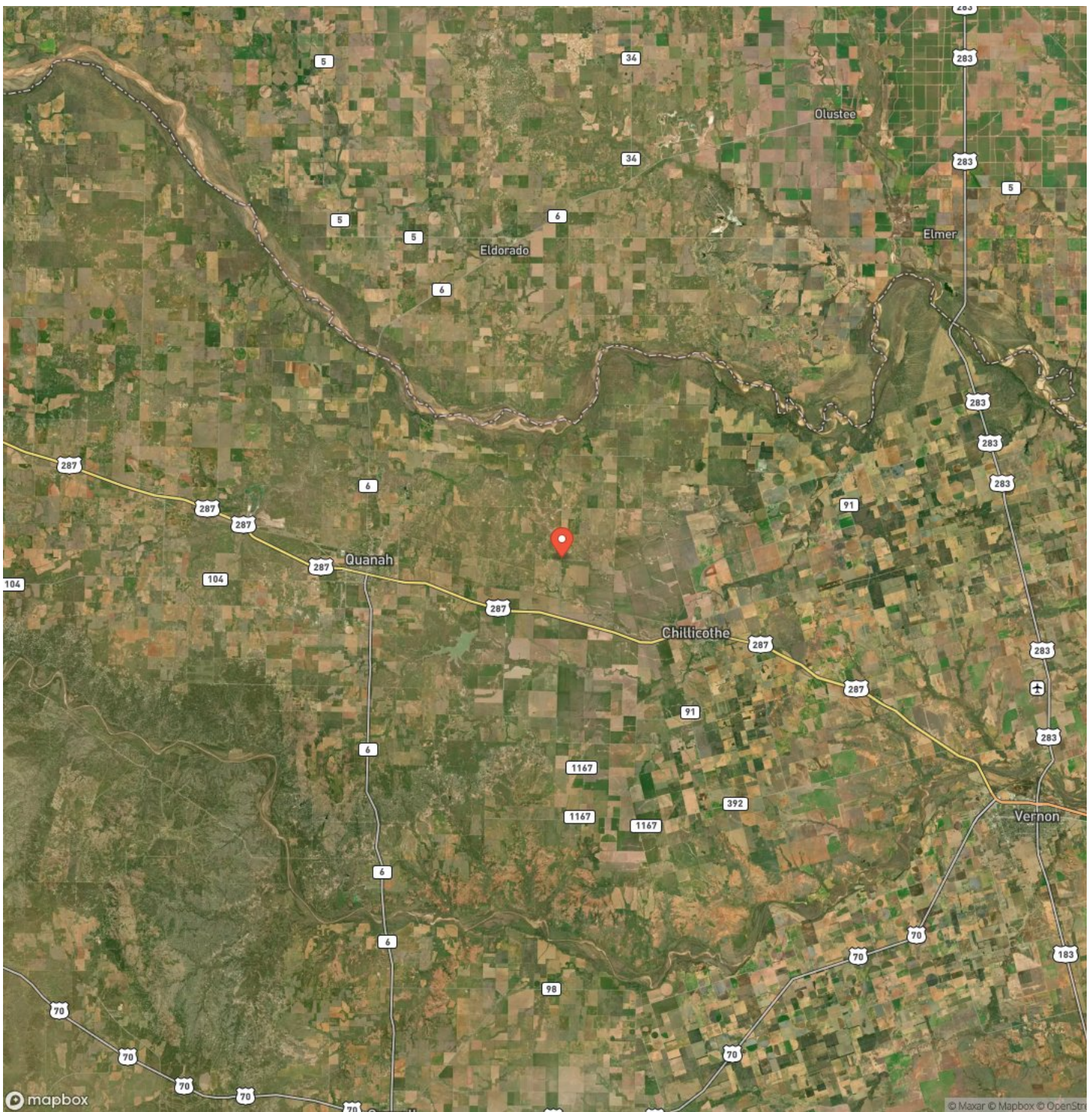
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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