

**202.45 Acres with Cabin**  
**2400 CR 101**  
**Hamilton, TX 76531**

**\$1,900,000**  
**202.450± Acres**  
**Hamilton County**



## 202.45 Acres with Cabin

### Hamilton, TX / Hamilton County

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#### **SUMMARY**

**Address**

2400 CR 101

**City, State Zip**

Hamilton, TX 76531

**County**

Hamilton County

**Type**

Hunting Land, Ranches, Recreational Land,  
Residential Property

**Latitude / Longitude**

31.7505969 / -98.1355413

**Dwelling Square Feet**

816

**Bedrooms / Bathrooms**

-- / 1

**Acreage**

202.450

**Price**

\$1,900,000

**Property Website**

<https://cobbranchproperties.com/property/202-45-acres-with-cabin-hamilton-texas/33403>





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### **PROPERTY DESCRIPTION**

202.45 Acres located just outside of Hamilton, Texas off highway 281 and CR 101, just two hours from DFW metroplex. This ranch is very diverse-- pasture land in the south corner, a mix of hardwoods and cedar, nice seasonal creek and (2) tanks (tanks are currently dry due to the drought). There is (1) water well on the property that services the cabin. The cabin is approx. 816 sq. ft. with large open kitchen, living room and bunkroom concept currently used as a deer camp. There is one spacious bathroom with ample room and shower. The property offers multiple outdoor improvements including large 1800 sq. ft. barn, 1100 sq. ft. shed and 160 sq. ft. storage building. The ranch is set up for cattle with working pens, large barn, and cross-fenced for rotational grazing land.

24 hour notice for all showings. Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb ([\(972\) 989-5220](tel:9729895220)) and Tai Cobb-Klam ([\(254\) 253-0157](tel:2542530157)). Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. \*Buyer(s) agent/broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.

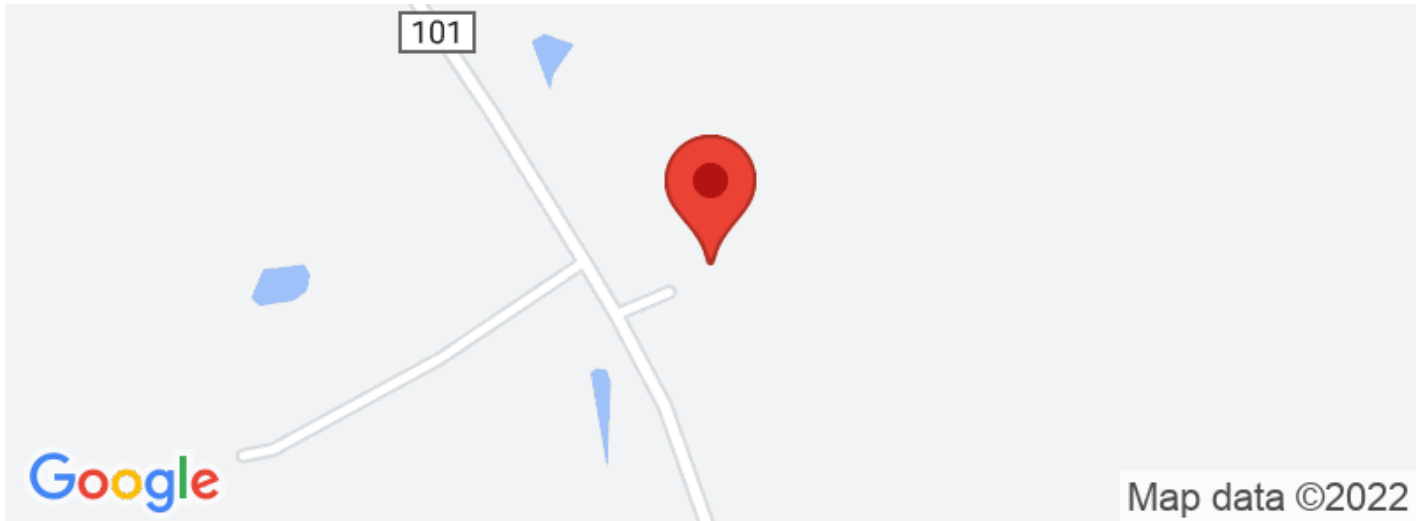


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## Locator Maps

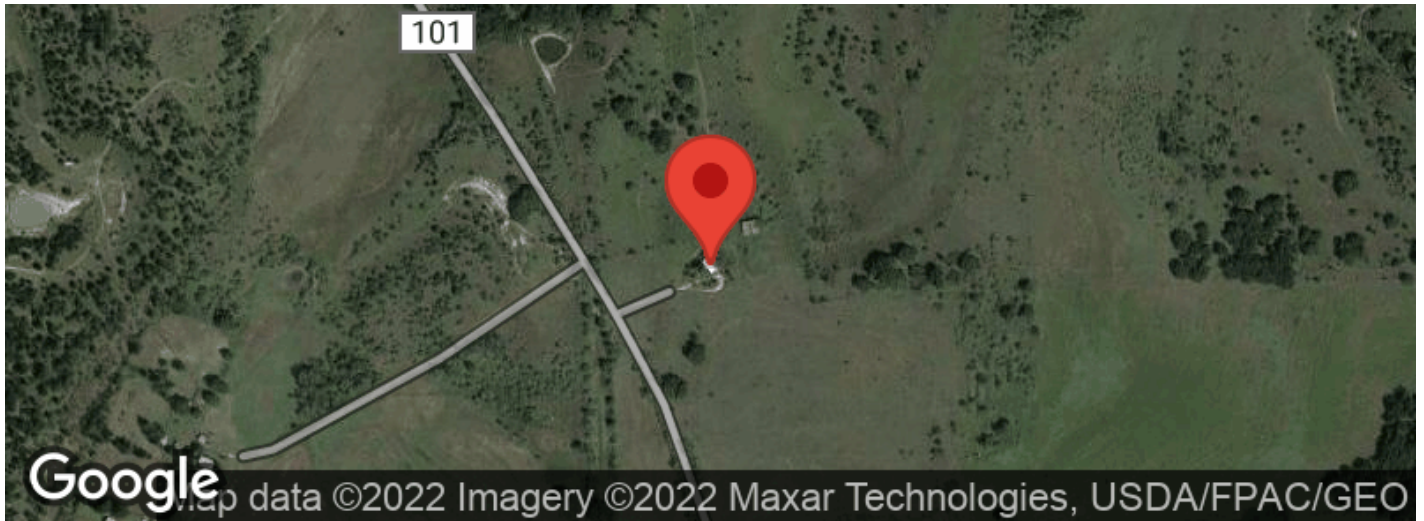




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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Tai Klam

**Mobile**

(254) 253-0157

**Email**

[tai@cobbranchproperties.com](mailto:tai@cobbranchproperties.com)

**Address**

PO BOX 165

**City / State / Zip**

Cranfills Gap, TX 76637

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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