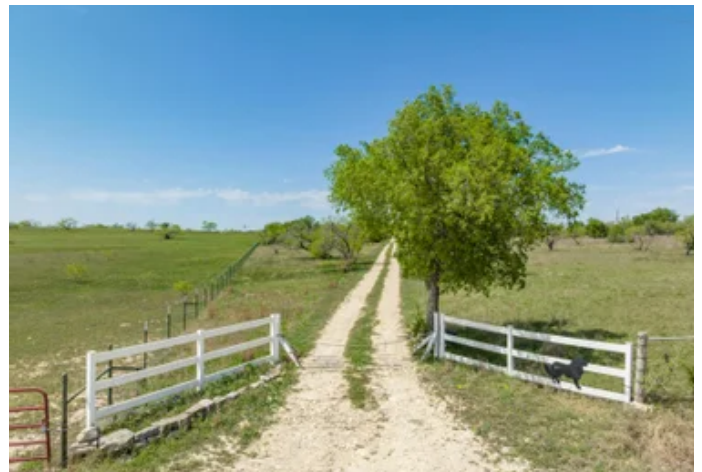


50 Acres Hamilton, Texas
1105 CR 611
Hamilton, TX 76531

\$674,000
50± Acres
Hamilton County



50 Acres Hamilton, Texas
Hamilton, TX / Hamilton County

SUMMARY

Address

1105 CR 611

City, State Zip

Hamilton, TX 76531

County

Hamilton County

Type

Residential Property, Recreational Land, Farms

Latitude / Longitude

31.754524 / -98.278821

Dwelling Square Feet

2177

Bedrooms / Bathrooms

2 / 1.5

Acreage

50

Price

\$674,000

Property Website

<https://cobbranchproperties.com/property/50-acres-hamilton-texas-hamilton-texas/38833>



50 Acres Hamilton, Texas Hamilton, TX / Hamilton County

PROPERTY DESCRIPTION

Offered for sale is a 50-Acre farm located in Hamilton County, just outside of Hamilton, Texas. The property has an entry point off County Road 611, and a total of approx. 2700 ft. of County Road frontage. This homestead hasn't changed hands in over 40 years. The sweet couple that lived here took pride in their property over the years by planting fruit trees and maintaining their wildlife exemption by enjoying Mother Nature's birds and the beautiful wildflowers. The acreage has scattered tree cover including live oaks, mesquite trees, cedar and fruit trees. The 26 acres pasture was once planted in barley, milo and Bermuda. The property is covered in wildlife- deer, rabbit, turkeys, dove and the occasional quail. The brick home has been remodeled over the years & is 2 bedrooms & 1.5 bathrooms. The home is 2,177 Sq.Ft. and offers a spacious kitchen, dining and living room area, master bedroom with bathroom across the hall. There is also an office area, bonus room that could be used as a guest room and a large connecting 2 car-garage. The kitchen has a large island with built in range, double sinks and dishwasher, as well as a breakfast nook. The home has tons of storage space as well as central HVAC and heat. There are a total of 4 outbuildings all with water & electricity, that the couple used to raise their prize Shelties. The 3000 Sq.Ft. barn has numerous doors runs with electricity and water. A water well supplies water to the property and is also piped underground to the fruit trees (pear, peach, pomegranate, and plum) on a drip system. There are three security lights located on the property as well as the original emergency bell to alert the neighbors in case of an emergency. The original storm shelter is still in place on the property. Other updates include a new roof in 2017 and in 2020 a cell phone booster was added to the home. Come enjoy farm life at this beautiful country property!

Property is Wildlife exempt. Water: Water Well- 471 ft. deep; 30 gal. per min. (New control box put on well pump in 2020 and new valves on well pump in January 2023. Pump approx. 10-15 years old); Propane tank (rented) services hot water heater in house and garage for washing machine, Taxes: Currently less than \$1000.00 per year; Hamilton County Electric

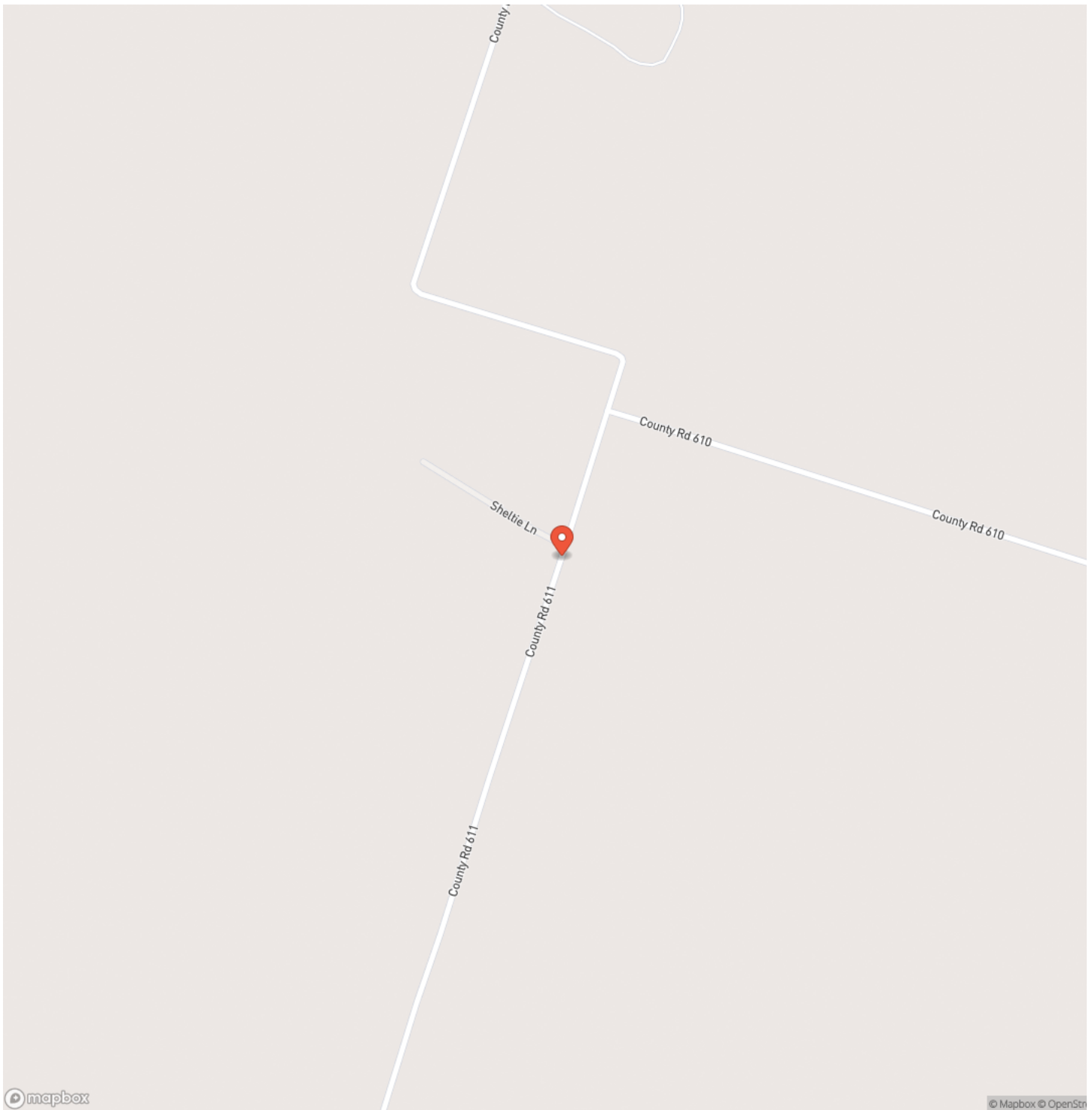
Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefar Cobb ([972\) 989-5220](tel:9729895220) and Tai Cobb-Klam ([254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All 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.



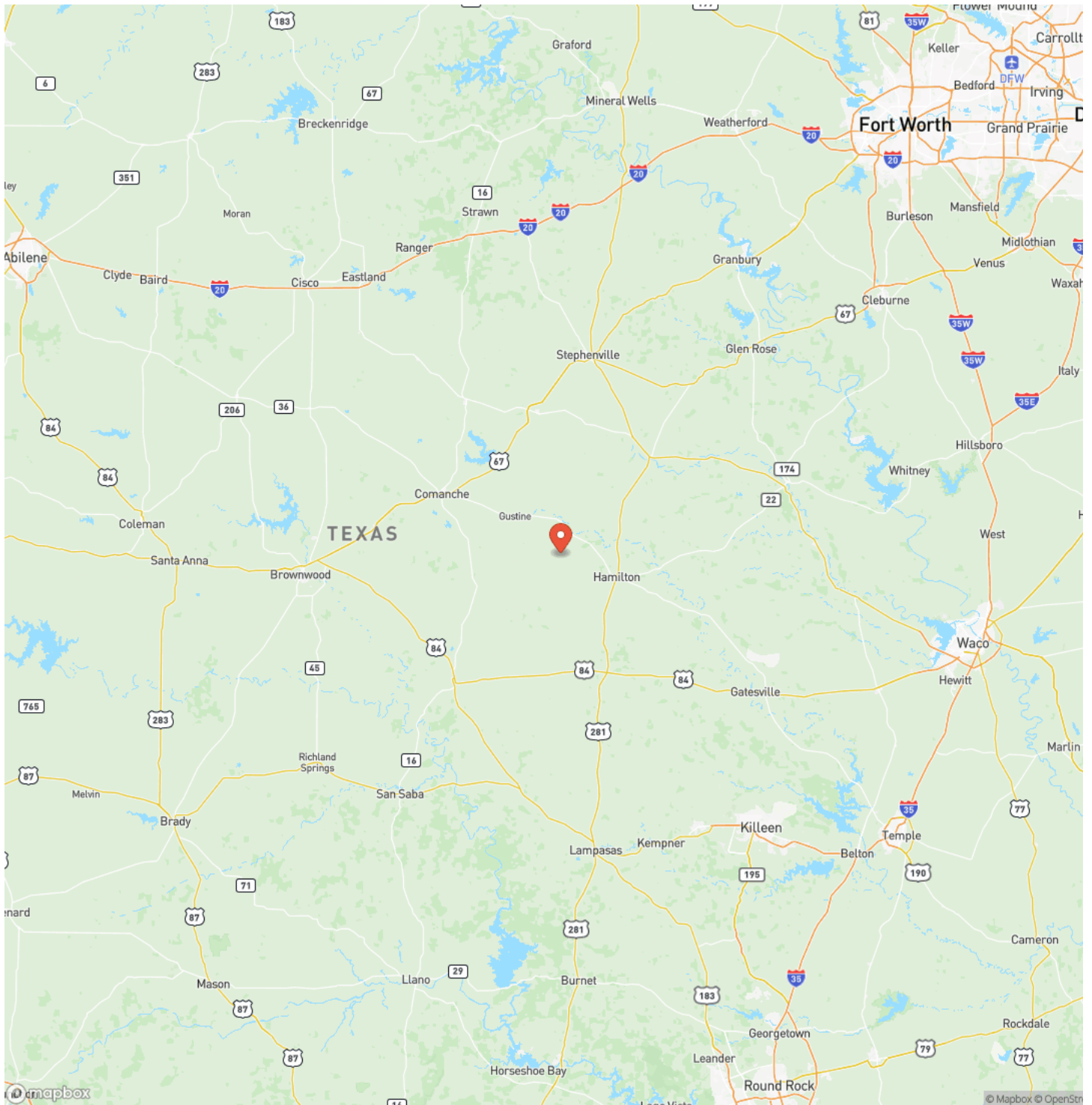
50 Acres Hamilton, Texas
Hamilton, TX / Hamilton County



Locator Map



Locator Map



Satellite Map



50 Acres Hamilton, Texas
Hamilton, TX / Hamilton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tai Klam

Mobile

(254) 253-0157

Email

tai@cobbranchproperties.com

Address

PO BOX 165

City / State / Zip

Cranfills Gap, TX 76637

NOTES

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MORE INFO ONLINE:

cobbranchproperties.com

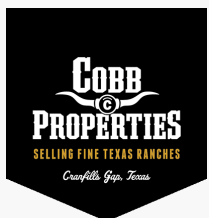
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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 relation 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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