

23 Acres with Brick Home, Stock Tank, Beautiful Views
3126 FM 1241
Hamilton, TX 76531

\$695,000
23.250± Acres
Hamilton County



23 Acres with Brick Home, Stock Tank, Beautiful Views
Hamilton, TX / Hamilton County

SUMMARY

Address

3126 FM 1241

City, State Zip

Hamilton, TX 76531

County

Hamilton County

Type

Residential Property, Recreational Land, Farms, Hunting Land,
Horse Property, Single Family

Latitude / Longitude

31.643598 / -98.115958

Taxes (Annually)

5700

Dwelling Square Feet

3000

Bedrooms / Bathrooms

3 / 2.5

Acreage

23.250

Price

\$695,000

Property Website

<https://cobbranchproperties.com/property/23-acres-with-brick-home-stock-tank-beautiful-views-hamilton-texas/50394/>



23 Acres with Brick Home, Stock Tank, Beautiful Views Hamilton, TX / Hamilton County

PROPERTY DESCRIPTION

If you're looking for a great country property, this home on 23.25 acres is the place for you. The property has one stock tank, partly wooded and partly open, perfect for cattle or other livestock. The property offers beautiful views, amazing wildflowers in the spring, and breathtaking sunsets. The open floor plan makes the home spacious and features a wood-burning fireplace in the cozy living room, granite countertops in the kitchen with an island, and all-recently updated floors. The house has three bedrooms and 2.5 baths, spanning an estimated 3000 sq. ft. The master bedroom has his and her walk-in closets, built-in shelves, and a large master bath with a custom shower/bath combo. A considerably sized bonus den could also serve as a game room, home office, or remote classroom. The den features three walls of built-in shelves, cabinets, and a built-in desk. The current seller recently added a storm shelter in the garage. The large back porch is perfect for enjoying beautiful Texas sunsets. The property has a loafing shed, crossed-fenced off from the pasture. This home and land have it all for country life! The seller will consider conveying livestock and other farm implements with an acceptable offer.

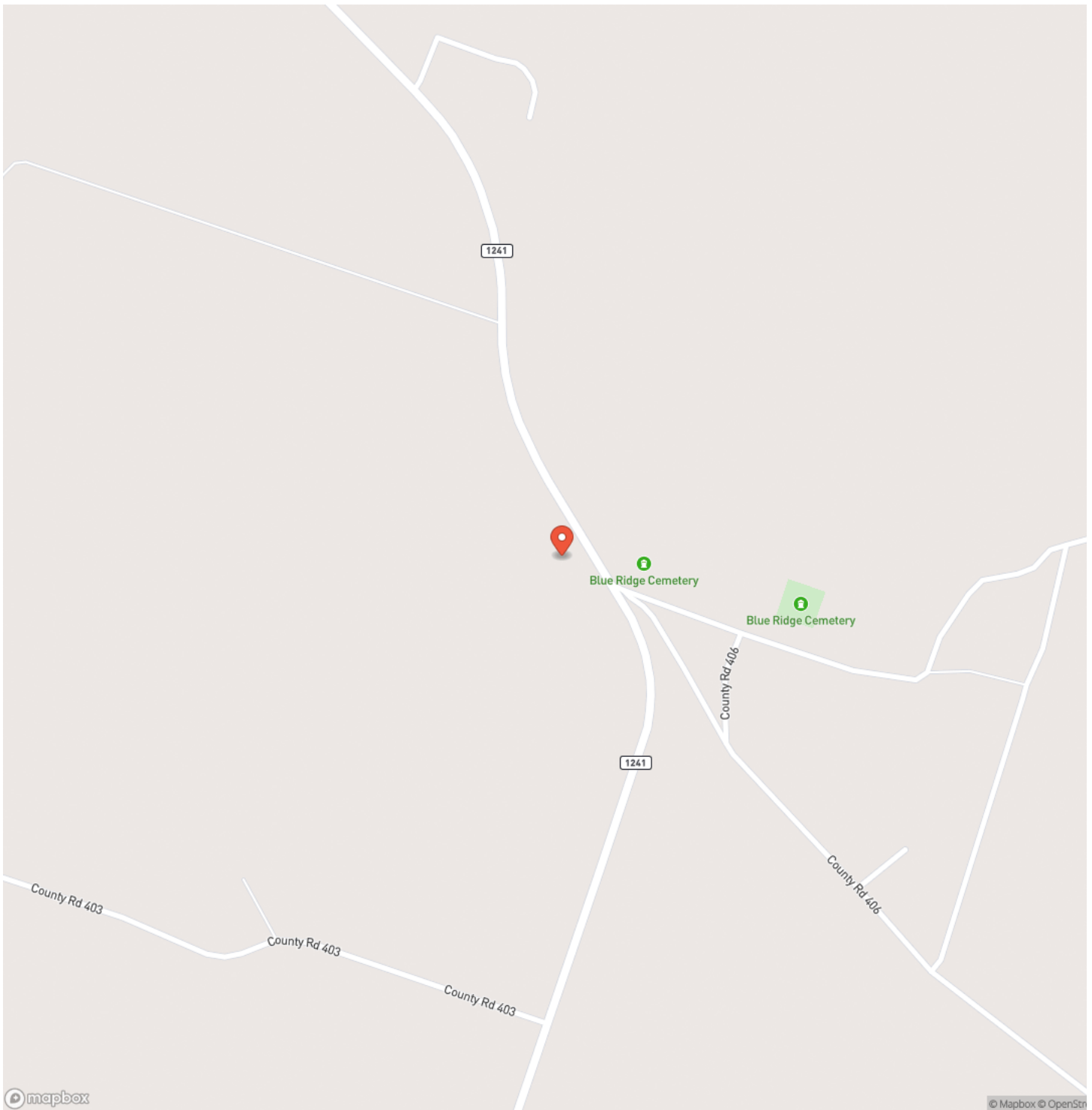
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb [\(972\) 989-5220](tel:9729895220) and Tai Cobb-Klam [\(254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All 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 accompany buying prospect on first showing to be allowed fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm.



23 Acres with Brick Home, Stock Tank, Beautiful Views
Hamilton, TX / Hamilton County



Locator Map



Locator Map



23 Acres with Brick Home, Stock Tank, Beautiful Views
Hamilton, TX / Hamilton County

Satellite Map



23 Acres with Brick Home, Stock Tank, Beautiful Views Hamilton, TX / Hamilton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tai Cobb Klam

Mobile

(254) 253-0157

Email

tai@cobbranchproperties.com

Address

PO BOX 165

City / State / Zip

Cranfills Gap, TX 76637

NOTES

[illegible]

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.



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.

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.



Cobb Properties
PO BOX 165
Cranfills Gap, TX 76637
(254) 253-0157
cobbranchproperties.com

