

**30 Acres with Custom Home off Highway
6 - Hico, TX
15715 Highway 6
Hico, TX 76457**

\$1,250,000
30± Acres
Bosque County



30 Acres with Custom Home off Highway 6 - Hico, TX Hico, TX / Bosque County

SUMMARY

Address

15715 Highway 6

City, State Zip

Hico, TX 76457

County

Bosque County

Type

Residential Property, Recreational Land

Latitude / Longitude

31.9781507 / -97.9160428

Taxes (Annually)

5400

Dwelling Square Feet

2279

Bedrooms / Bathrooms

3 / 2

Acreage

30

Price

\$1,250,000

Property Website

<https://cobbranchproperties.com/property/30-acres-with-custom-home-off-highway-6-hico-tx-bosque-texas/28303>



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PROPERTY DESCRIPTION

15715 Highway 6 Hico, Texas 76457

Beautiful country property located in between Hico, Texas & Iredell, Texas. This property is 30 acres with 1380 + | - feet of Highway 6 frontage. The property could easily be divided into two separate tracts of 15 acres each. Each tract has its own water well in the middle trinity aquifer. There are over 175 + oak trees on this property making it an amazing wildlife sanctuary for deer to roam. There is also one stock tank.

The rustic stone custom home with metal roof was built in 2006 and is approximately 2279 sq. ft (includes dogtrot), with 3 bedrooms + 2 full bathrooms. The spacious living area, dining + kitchen have an open concept and is all-electric. The kitchen has tile floors, concrete countertops and rustic wood cabinets. The living room is cozy with a fireplace with gas/propane logs and wood flooring. The home is set up for easy entertaining from the kitchen area to the back porch that houses a wood burning fireplace and opens to a dogtrot that has a gas grill and large covered entertainment area for you to host guests. The master bedroom is spacious with an office, and large master bathroom and French doors leading to separate porch to watch the sunrise and deer roam. The master bath has his & her sink areas, corner Jacuzzi tub and separate shower. The guest bedrooms are spacious each with their own closet. The home has a separate utility room off the main hall and separate 2- car garage attached the dogtrot.

The property offers a large shop with two sided 14ft. rollup doors (approx. 840) with car lift and is separated into sections for storage, including and upstairs loft. There is an attached carport for equipment. There is 3000-gallon stationary water holding tank for fresh water to the home.

Taxes: Estimated at \$5400 per year, currently wildlife agricultural exempt

Water: Water well (2) middle trinity aquifer

Electric: United Cooperative

Sewer: Septic

Trash: Rural Garbage Services

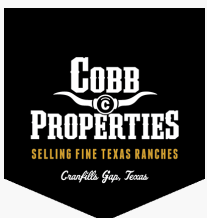
Phone + Internet: Kinetic Windstream

Propane: Grill + Gas logs; Hill Gas

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



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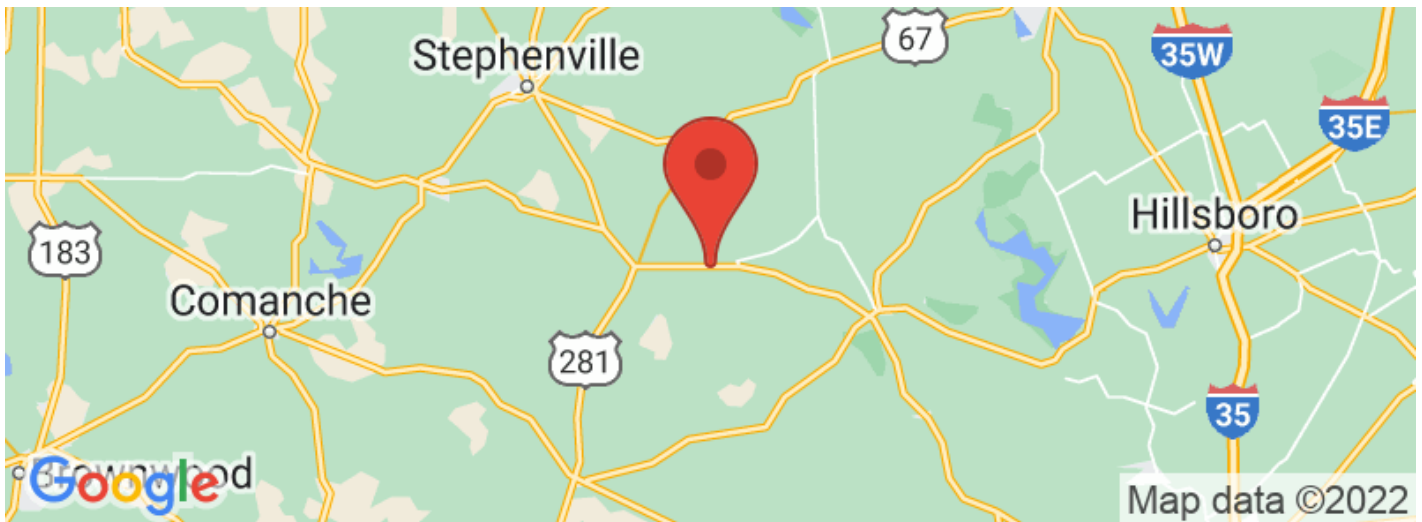
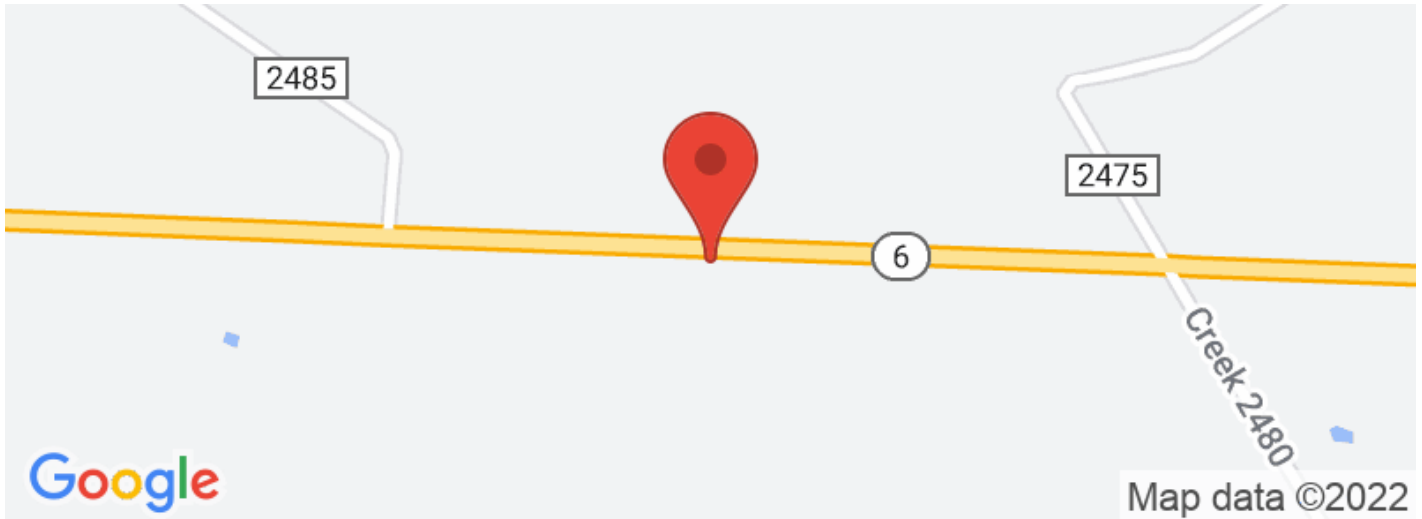


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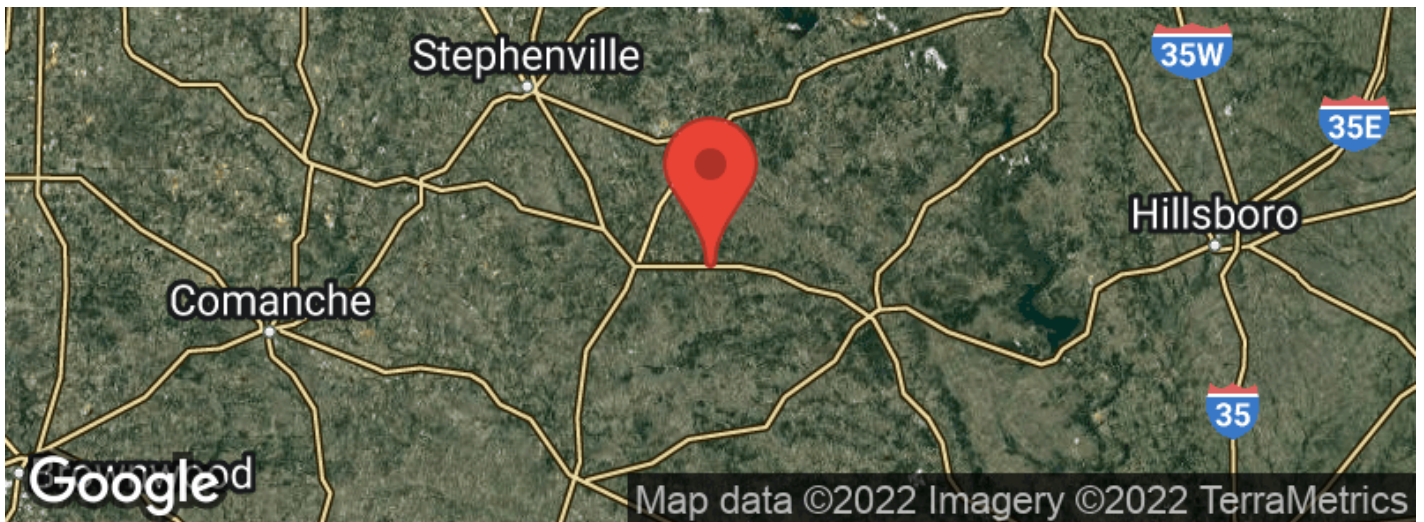
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Locator Maps



30 Acres with Custom Home off Highway 6 - Hico, TX
Hico, TX / Bosque County

Aerial Maps



30 Acres with Custom Home off Highway 6 - Hico, TX
Hico, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



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