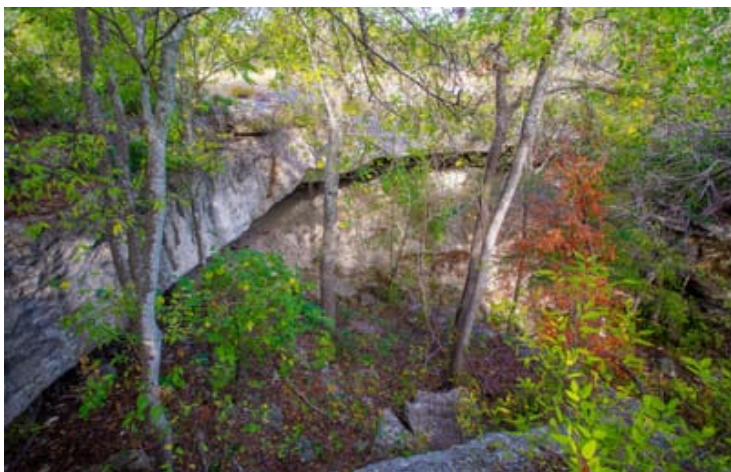


**Hawk Hill Ranch + 302.728 Acres**  
19640 FM 219  
Cranfills Gap, TX 76637

**\$3,899,000**  
302.728± Acres  
Hamilton County



**Hawk Hill Ranch + 302.728 Acres**  
**Cranfills Gap, TX / Hamilton County**

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**SUMMARY**

**Address**

19640 FM 219

**City, State Zip**

Cranfills Gap, TX 76637

**County**

Hamilton County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

31.7758068 / -97.8558782

**Taxes (Annually)**

5000

**Dwelling Square Feet**

2870

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

302.728

**Price**

\$3,899,000

**Property Website**

<https://cobbranchproperties.com/property/hawk-hill-ranch-302-728-acres-hamilton-texas/27757>



## Hawk Hill Ranch + 302.728 Acres Cranfills Gap, TX / Hamilton County

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### **PROPERTY DESCRIPTION**

19640 FM 219 Cranfills Gap, Texas [76637 + 302.782](#) Acres

302.782 Acres just 4 miles north of Cranfills Gap, Texas right off FM 219 located in Hamilton County just off the cusp of Bosque County is Hawk Hill Ranch. This property features approx. 140 +/- overall elevation change climbing to its peak where the main home and guesthouse are located. Good all weather road leads to the main house which was built in 2006 and is approx.. 2870 SQ.FT. with 720 SQ. FT. of garage space, 875 SQ. FT. of porches. The main home is stone with clay like tile roof. The home features a grand living room with large windows see the expansive views as well as let in tons of natural light. You can't miss the massive stone wood-burning fireplace found in the corner of the living room. This room has tile flooring, vaulted ceilings and open kitchen concept. The kitchen is spacious with eat in kitchen table, commercial range, refrigerator, granite countertops, alder wood cabinets and very large walk-in pantry. Just off the living room is a bonus room currently being used as a TV room but could also make a formal dining room or office. The home features 2 bedrooms + 2 full bath. All bedrooms have wood flooring and bathrooms have tile flooring. Other features include a large mudroom + laundry room with access to the garage. The exterior of the home has an abundant amount of porch space with fireplace and outdoor kitchen. Just off the main house is also another shop + garage.

There are two major outcroppings on the ranch, one that looks like an amphitheater of stone. The property hasn't been hunted and has an abundance of wildlife roaming the acreage including whitetail deer, turkey, hogs, dove and more. There is one stock tank on the northwest side of the property and another stock tank on the bottom northwest side. The property is fenced and cross-fenced for cattle or other livestock. There are two pastures located on the ranch; they are approx. 25 acres each.

Other improvements with interior photos not shown are:

Party Barn + equipment barn and livestock barn is approx. 1632 SQ. FT. (divided into three sections)

Metal Bunkhouse/Guest home that has 3 bedrooms + 2 baths with living area + kitchen is approx. 1200 SQ. FT. (estimated dimensions)

Water Well - Approx. 740 ft. deep and services both the main home and the guesthouse, with holding tank.

Taxes estimated at \$5000 and is agricultural tax exempt

Utilities- United Cooperative, Propane: Amerigas, Sewer: Septic

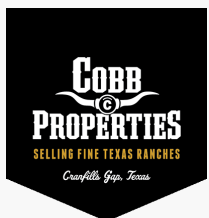
Minerals: Owners are believed to own some minerals and are negotiable on conveying some minerals with an acceptable offer. The buyer will assume responsibility and expenses associated with a mineral ownership report if one is desired.

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](#) and Tai Cobb-Klam [\(254\) 253-0157](#). 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 the discretion of this firm.

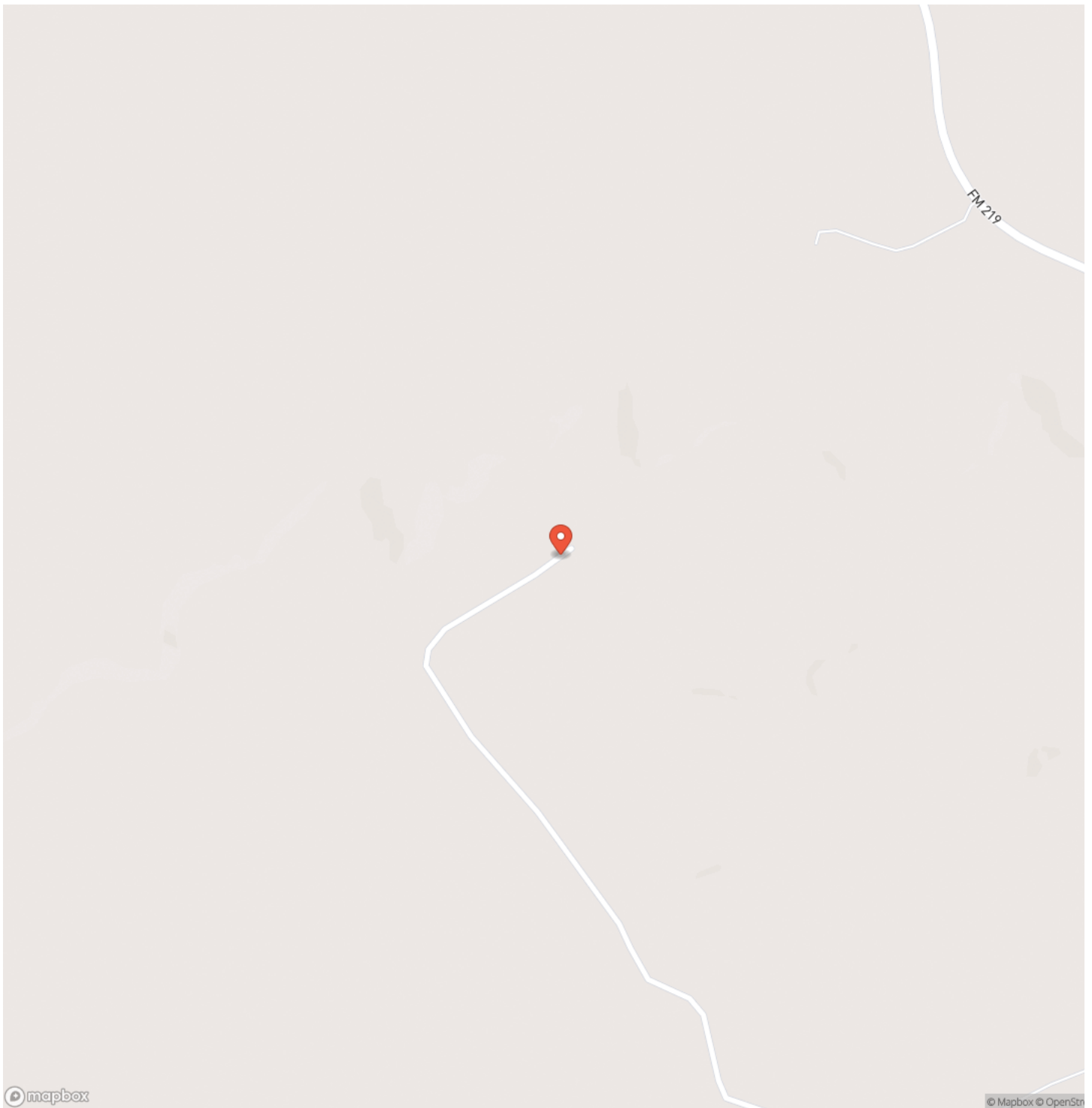


**Hawk Hill Ranch + 302.728 Acres**  
**Cranfills Gap, TX / Hamilton County**

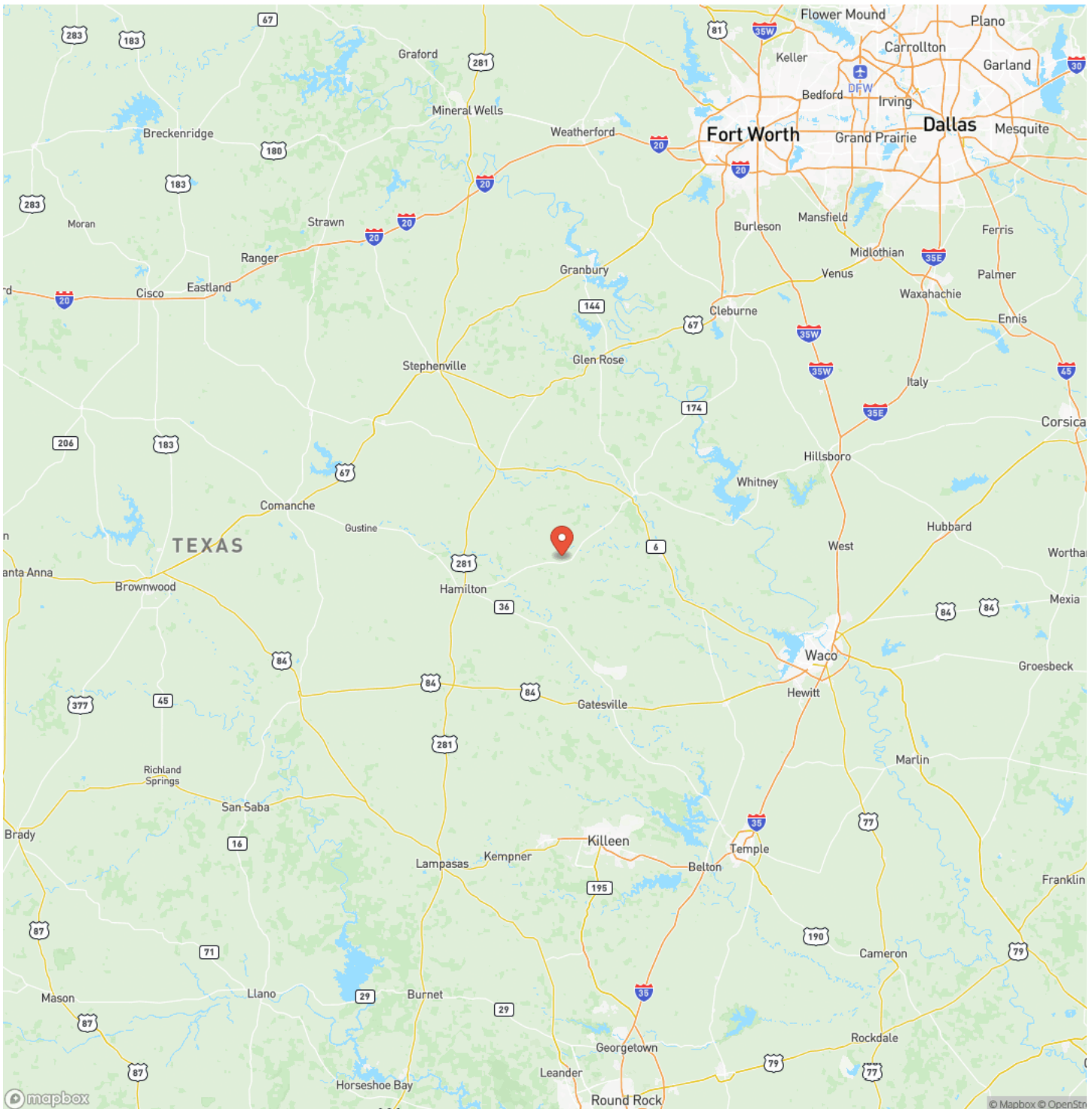
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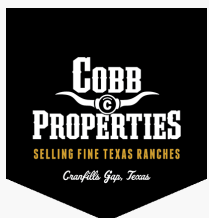
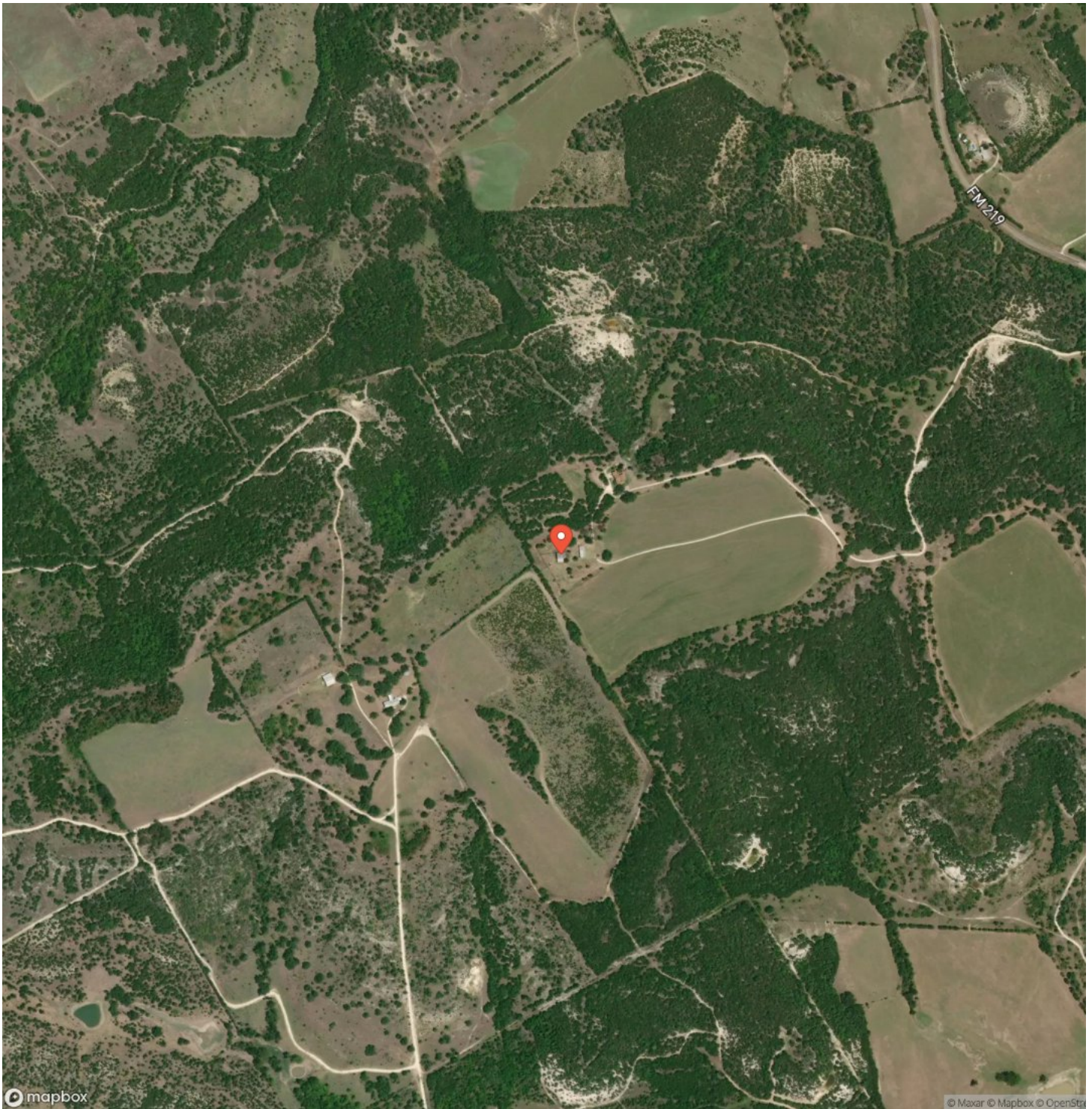
## Locator Map



## Locator Map



## Satellite Map



**Hawk Hill Ranch + 302.728 Acres**  
**Cranfills Gap, TX / Hamilton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai Klam

## Mobile

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## Email

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**Address**

PO BOX 165

## City / State / Zip

Cranfills Gap, TX 76637

## NOTES

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**MORE INFO ONLINE:**

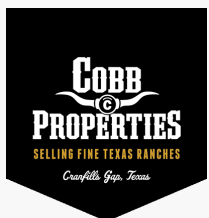
**cobbranchproperties.com**

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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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**Cobb Properties**  
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