

Penelope Ridge
1203 CR 3220
Penelope, TX 76676

\$425,000
50± Acres
Hill County



Penelope Ridge
Penelope, TX / Hill County

SUMMARY

Address

1203 CR 3220

City, State Zip

Penelope, TX 76676

County

Hill County

Type

Hunting Land, Horse Property, Farms, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

31.893894 / -96.967699

Acreage

50

Price

\$425,000

Property Website

<https://cfrland.com/detail/penelope-ridge/hill/texas/99011/>



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PROPERTY DESCRIPTION

Penelope Ridge is a small agricultural tract of land with homesite potential in the heart of Hill County. Convenient county-road access makes entry and use easy, whether you're managing cattle or taking in the scenery. Enjoy wide-open views, room for livestock, and the flexibility to design the country lifestyle you've been wanting. This 50-acre property contains strong native grasses, creating income-producing capabilities, or the ability to grow your own herd. Rolling topography overlooks the beautiful countryside in a serene setting just outside the small town of Penelope, Texas. This acreage comes ready to run livestock, with excellent perimeter fencing and surface water from a picturesque pond. Penelope Ridge is more than land; it's a long-term investment in freedom and functionality. Additional acreage available.

Agent's Comments ~ "Penelope Ridge combines productive agricultural land with outstanding homesite potential, making it an ideal property for farmers, ranchers, or families ready to build in the country." ~ **LaChelle C. (254)477-3500**

-- IMPROVEMENTS & STRUCTURES --

- Exterior Fence ~ New net fence with metal t-posts.
- Cross Fences ~ 5-strand barbed wire, good to fair
- Water ~ Water meter available from Post Oak Water Supply
- Electricity ~ Available

-- WATER, TERRAIN & COVER --

- Surface Water ~ 1 smaller tank/pond
- Elevation ~ 70 ft elevation change
- Tree Cover ~ mostly open, scattered mesquites & hackberry
- Native Grasses ~ 50 ac native grass, some mesquite regrowth
- Soils ~ Ferris Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, turkey, ducks, dove, varmint
- Habitat ~ Native grass
- Fishing ~ Bass in ponds (See pics)
- Outdoor Activities ~ No restrictions; dirt bikes, 4-wheelers, birding

-- MINERALS & WIND --

- Wind Rights ~ 100% of the wind rights convey
- Wind Production ~ No lease, no visible turbines
- Solar Right ~ 100% of the solar rights convey
- Solar Production ~ None, multiple solar farms in the area
- O&G Production ~ None on property or in area
- Mineral Rights ~ Mineral interest unknown



-- ACCESS & DISTANCES --

- Road Frontage ~ 895+ ft of CR 3220
- Nearby Towns ~ 6 mi North West of Penelope, 8 mi S of Bynum, 14 mi NE of West.
- Major Cities ~ 35 mi N of Waco, 75 mi S of Dallas, 83 mi S of Ft. Worth
- Airports ~ 35 mi N of Waco Regional Airport, 80 mi S of Dallas Love Field, 91 mi S of DFW Int'l

-- RESTRICTIONS --

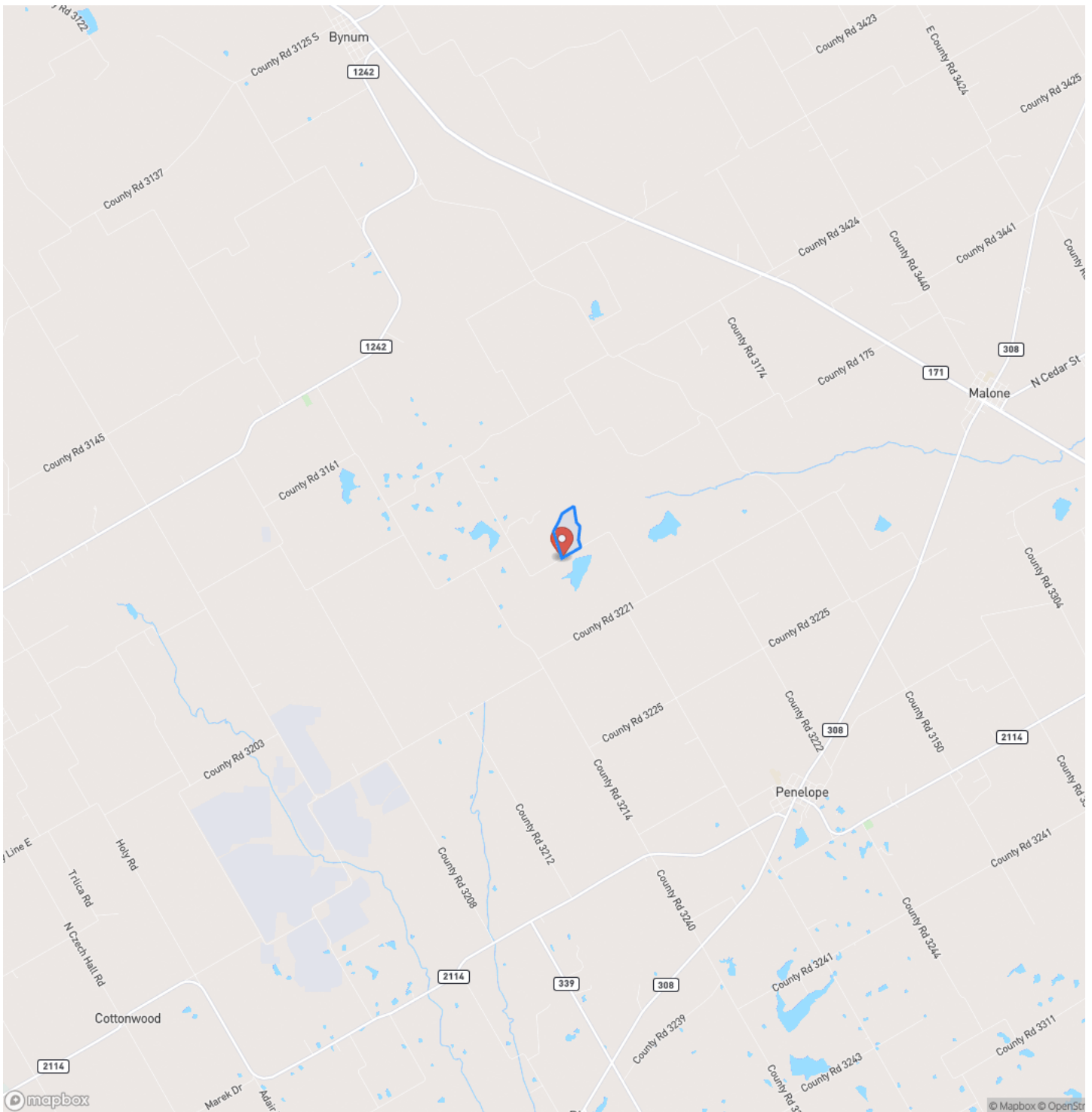
- Seller restricts the right to subdivide the property less than 25 acres for 15 years after closing.



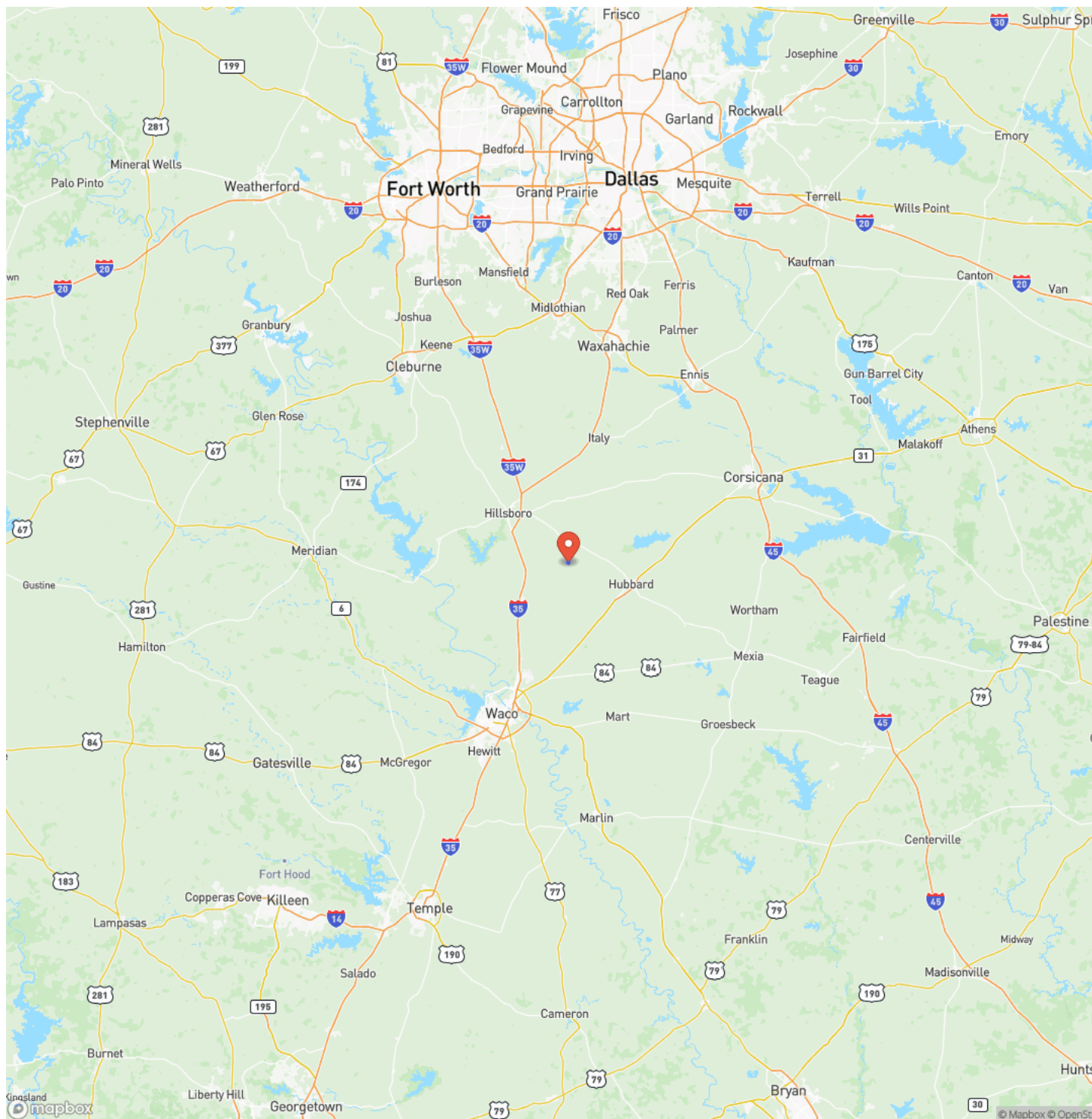
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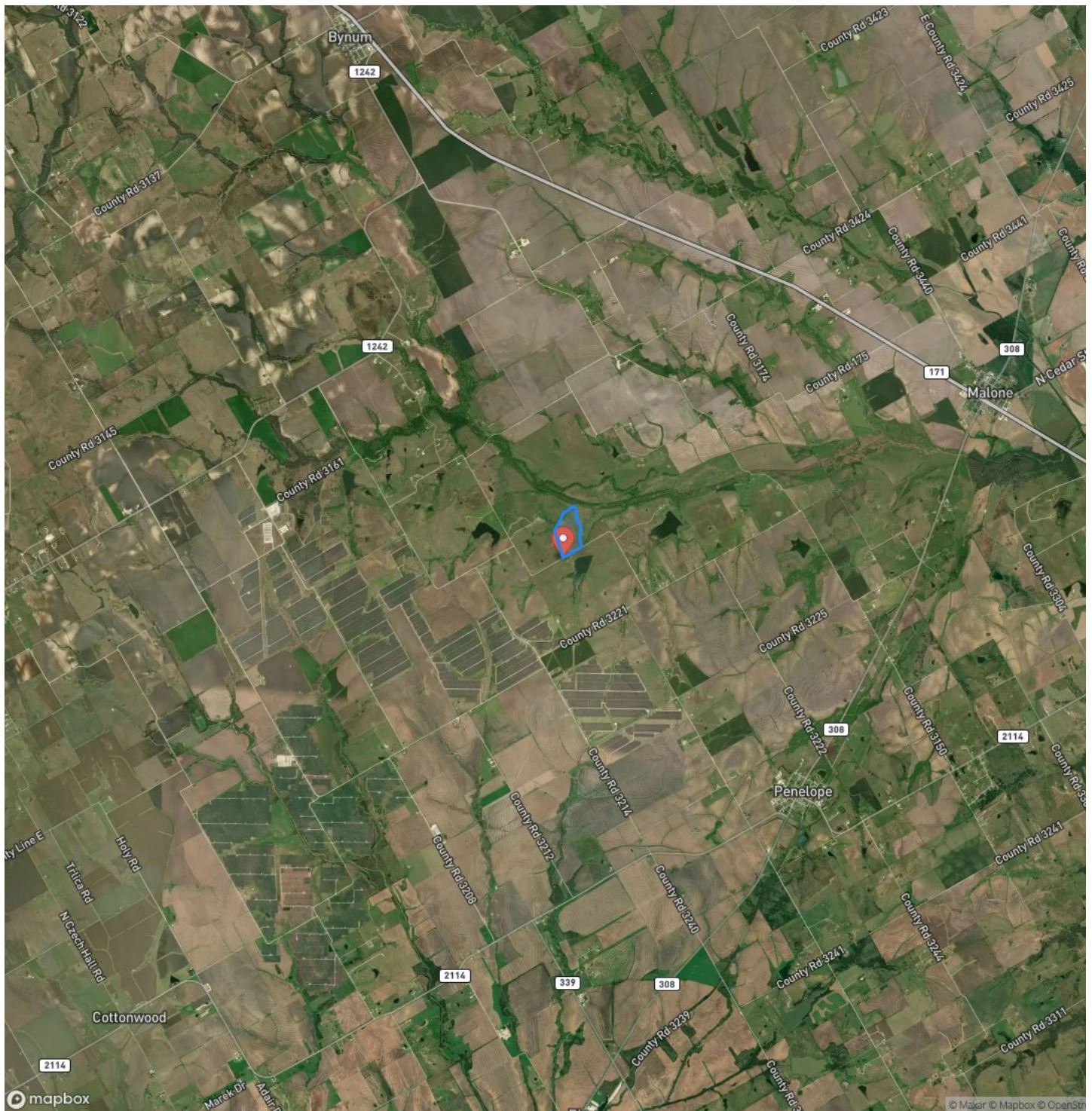
Locator Map



Locator Map



Satellite Map



Penelope Ridge

Penelope, TX / Hill County

LISTING REPRESENTATIVE

For more information contact:



Representative

LaChelle Clark

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lachele@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

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

DISCLAIMERS

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