

Ranch Estates
2403 FM 309
Hillsboro, TX 76645

\$491,775
23.700± Acres
Hill County



Ranch Estates
Hillsboro, TX / Hill County

SUMMARY

Address

2403 FM 309

City, State Zip

Hillsboro, TX 76645

County

Hill County

Type

Undeveloped Land

Latitude / Longitude

32.063175 / -97.255909

Acreage

23.700

Price

\$491,775

Property Website

<https://ranchconnection.com/property/ranch-estates-hill-texas/86974/>



PROPERTY DESCRIPTION

Offering an incredibly beautiful 23.7-acre property in Hill County. This parcel offers approximately 800 feet of paved road frontage on FM 309, featuring many gorgeous building sites, lush pastures, wooded areas, and two idyllic stock tanks.

The land is roughly 12 miles from downtown Hillsboro, accessible via a winding drive through the scenic countryside. It boasts sandy loam soils and pastures suitable for haying or grazing livestock, along with mature hardwoods, truly offering a diverse and appealing landscape.

The sellers have implemented reasonable deed restrictions to protect the integrity of the land. Additionally, a rural waterline is available across the road, and electricity is readily accessible. This property is truly ready for someone to bring their dreams to life. The owners will consider dividing this parcel into two tracts at a price of \$24,500 per acre.

20 minutes to scenic Lake Whitney known for boating, fishing, and recreational fun

15 minutes to Hillsboro

30 minutes to Cleburne

45 minutes to Waco

1 hour to Fort Worth



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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