

EST. 1984



FORT WORTH + AUSTIN + CENTRAL TEXAS + SOUTH TEXAS

## TOLLIVER ESTATE



## **ERATH COUNTY**

Hico, Texas

**601 ACRES** 

CONTACT FOR PRICE

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL







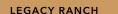












LIVESTOCK CAPABILITIES

ABUNDANT WILDLIFE

3 WELLS, ELEC + METAL SHOP

PRODUCTIVE PASTURES

HILLTOP BUILD SITES

f I his legacy ranch offers a rare combination of productive pasture, rolling terrain and exceptional recreational potential. A mixture of beautiful hardwood trees frame the landscape alongside draws and native grass pastures, providing habitat for lots of wildlife including dove, turkey and whitetail deer and the potential for great hunting. Improvements include several small stock ponds, 3 water wells, electricity, a large metal shop with sliding doors and two sets of working pens with barns and sheds to support livestock operations. With over 6,600 ft of frontage on CR 293 and multiple gated entrances, this property provides easy access and privacy, making it ideal for a weekend retreat, working ranch or long term investment. Make it yours!



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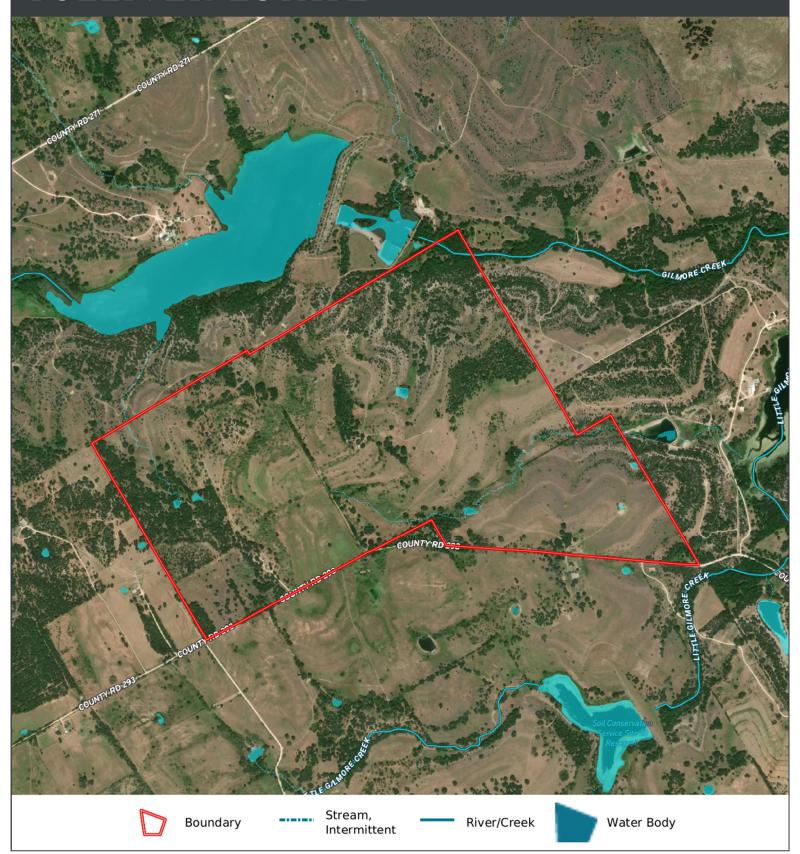
## PROPERTY VIEWING BY APPOINTMENT ONLY

LOCATION: From Hico, head south on US 281. Take CR 133 for 5 miles, or take FM 1744 S to CR 131. Only 12 minutes to Hico, 30 minutes to Hamilton (to the south) and 1.5 hrs to Fort Worth.

AREA: Located in the Cross Timbers - Limestone Cut Plain ecoregion of North Central Texas. Hico offers small-town charm and nearby necessities, as well as shopping, dining, recreation and entertainment. Local attractions include the Bluebonnet Country Club and Hico City Park on the North Bosque River.







**Disclaimer:** This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

