

Gamble's Farm
224 HCR 3308
Hubbard, TX 76676

\$990,000
77.540± Acres
Hill County



Gamble's Farm
Hubbard, TX / Hill County

SUMMARY

Address

224 HCR 3308

City, State Zip

Hubbard, TX 76676

County

Hill County

Type

Hunting Land, Farms, Ranches, Recreational Land

Latitude / Longitude

31.86016 / -96.926664

Acreage

77.540

Price

\$990,000

Property Website

<https://ttranchgroup.com/property/gamble-s-farm-hill-texas/85804/>



PROPERTY DESCRIPTION

Gamble's Farm |

A Country Escape Just 70 Miles South of Downtown Dallas

Nestled in the heart of Hill County near the quaint farming community of Penelope, Gamble's Farm is a picturesque 77+/- acre property offering the perfect balance of peaceful seclusion and modern comfort. Whether you're seeking a weekend retreat, a recreational getaway, or a permanent homestead, this property delivers a rare opportunity to live the country lifestyle without sacrificing convenience.

With wide open views, rolling pastures, excellent water features, and a beautifully appointed home, Gamble's Farm is a complete, move-in-ready package just over an hour from the Dallas/Fort Worth metroplex.

Location

Ideally located off recently repaved FM 2114 and only half a mile down Hill County Road 3308, Gamble's Farm is:

- 70 miles from downtown Dallas
- 15 miles east of West, Texas
- 8 miles west of Hubbard, Texas

This central location provides easy access to amenities while preserving the privacy and serenity of rural living.

The Residence

The main home is a stunning 2,525± square foot Austin stone residence, thoughtfully designed with an open-concept floor plan and elegant finishes throughout. Built in 2010 and positioned to overlook a tranquil fishing pond and pier, this home combines rustic charm with modern luxury.

Interior highlights include:

- A chef's kitchen featuring a center island gas cooktop, granite countertops, stainless steel hood, and premium appliances
- A spacious walk-in pantry and oversized closets for ample storage
- Three generous bedrooms and two-and-a-half baths, offering comfort and space for family and guests
- Expansive views of the surrounding land and pond from the main living areas

The Land

Spanning over 77 acres of gently rolling terrain, Gamble's Farm offers a beautiful and productive landscape. The land is fully fenced for cattle, features improved pastureland, and is perfectly suited for livestock grazing, hay production, or equestrian use.

Water is a key feature of this property, with four ponds, including two that are stocked with largemouth bass for fishing. The natural topography and open layout create an ideal setting for recreation, agriculture, or simply enjoying the wide Texas skies.

Importantly, this property is not impacted by wind turbines, preserving the open, unobstructed views and quiet ambiance.

Additional Improvements

Gamble's Farm is equipped with thoughtful enhancements that support both everyday living and recreational use:

- A second multi-use building with a two-car garage and a fully finished living space, including a kitchen and full bath—perfect for guests, in-laws, or rental use
- A three-sided steel livestock shed, providing shelter for animals
- A greenhouse, ready for gardening enthusiasts
- A covered barbecue deck and outdoor kitchen area, ideal for gatherings and enjoying the outdoors

Recreational Paradise

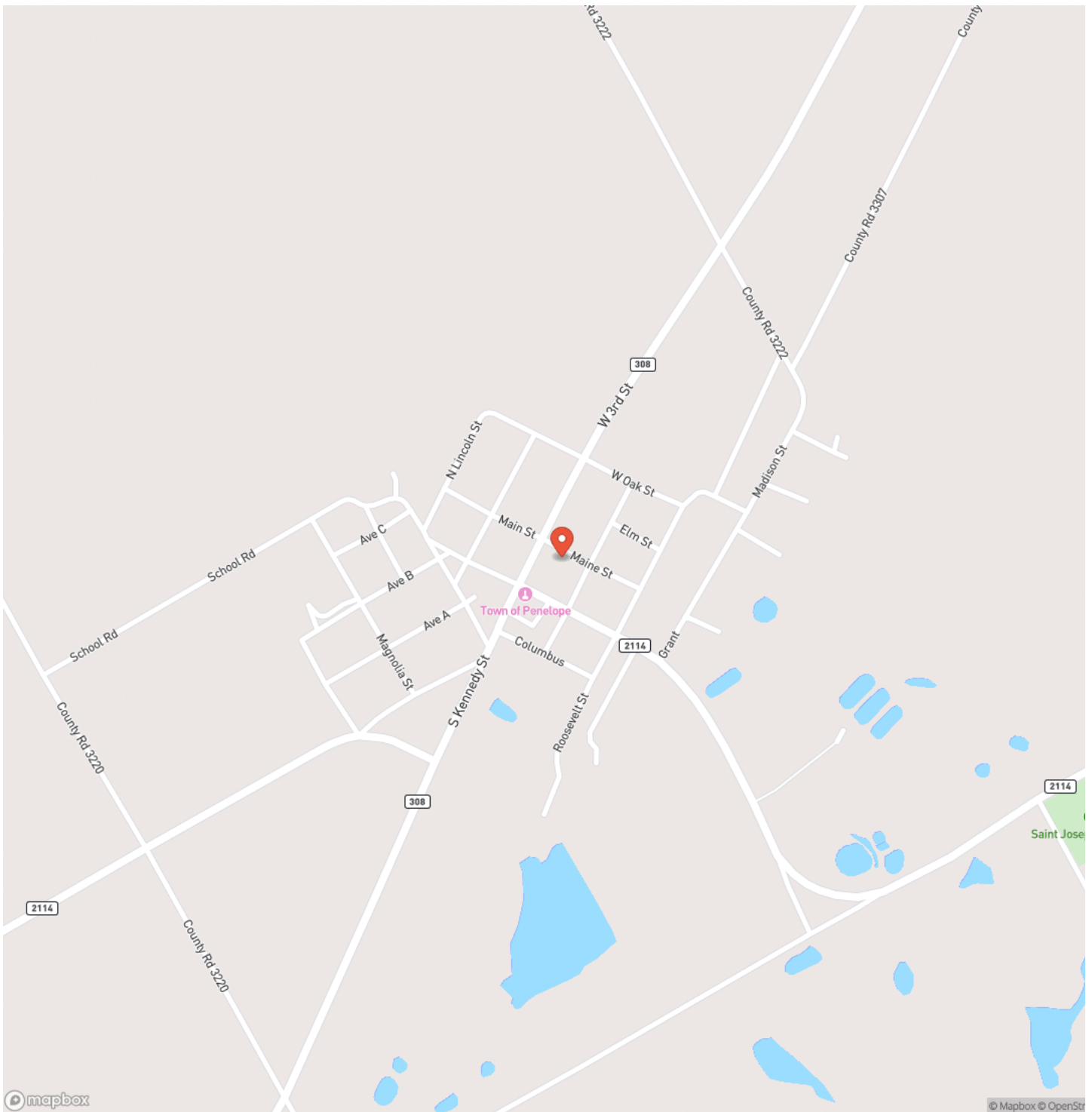
Gamble's Farm offers a wide variety of outdoor activities right at your doorstep:

- Fishing in the stocked ponds
- Dove and waterfowl hunting
- Deer hunting
- Raising livestock
- Gardening
- ATV riding, hiking, or simply exploring your private piece of Texas countryside

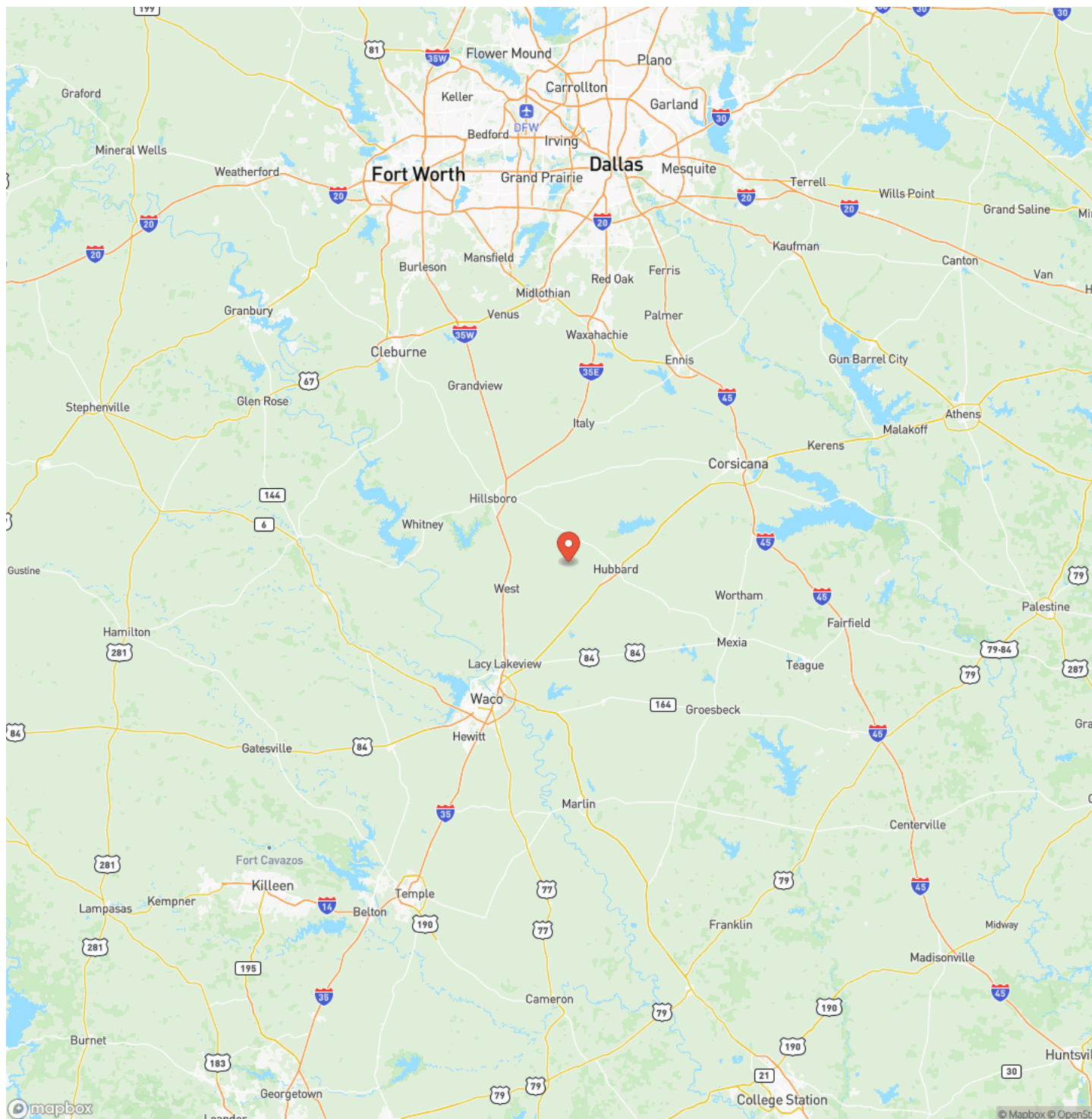
Gamble's Farm
Hubbard, TX / Hill County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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