

Patman Farms
318 fm 2488
Covington, TX 76636

\$400,000
20± Acres
Hill County



Patman Farms
Covington, TX / Hill County

SUMMARY

Address

318 fm 2488

City, State Zip

Covington, TX 76636

County

Hill County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.178483 / -97.258068

Acreage

20

Price

\$400,000

Property Website

<https://ttranchgroup.com/property/patman-farms/hill/texas/95833/>



PROPERTY DESCRIPTION

This versatile 20± acre property just south of Rio Vista offers a scenic mix of open pasture and mature hardwoods, complete with a pond, seasonal creek, and Coastal Bermuda field. With multiple homesite options, a pipe-fenced entrance, and the flexibility to divide into two 10-acre tracts, it's an ideal setting for a homestead, weekend retreat, or small ranch with easy access to nearby towns and Dallas.

Location

Ideally positioned just 6 miles from Blum, 20 miles from Hillsboro, 22 miles from Lake Whitney State Park, and 65 miles from Dallas, this property offers convenient access to town, recreation, and major amenities while still providing a quiet, rural setting.

Acreage & Subdivision

This rare offering includes 20 beautiful acres in a peaceful area just south of Rio Vista. The seller is willing to divide the property into two 10-acre tracts, and lot lines are negotiable to best suit the buyer's needs. Surrounding large tracts enhance privacy and preserve the property's true country feel.

Land, Water & Topography

The land features a well-balanced mix of pasture and mature hardwood cover. A Coastal Bermuda field provides excellent grazing or hay production. Natural water features include a nice pond and a seasonal creek that adds character while drawing in wildlife. The property also includes a pipe-fenced entrance and multiple strong homesite options across the varied terrain.

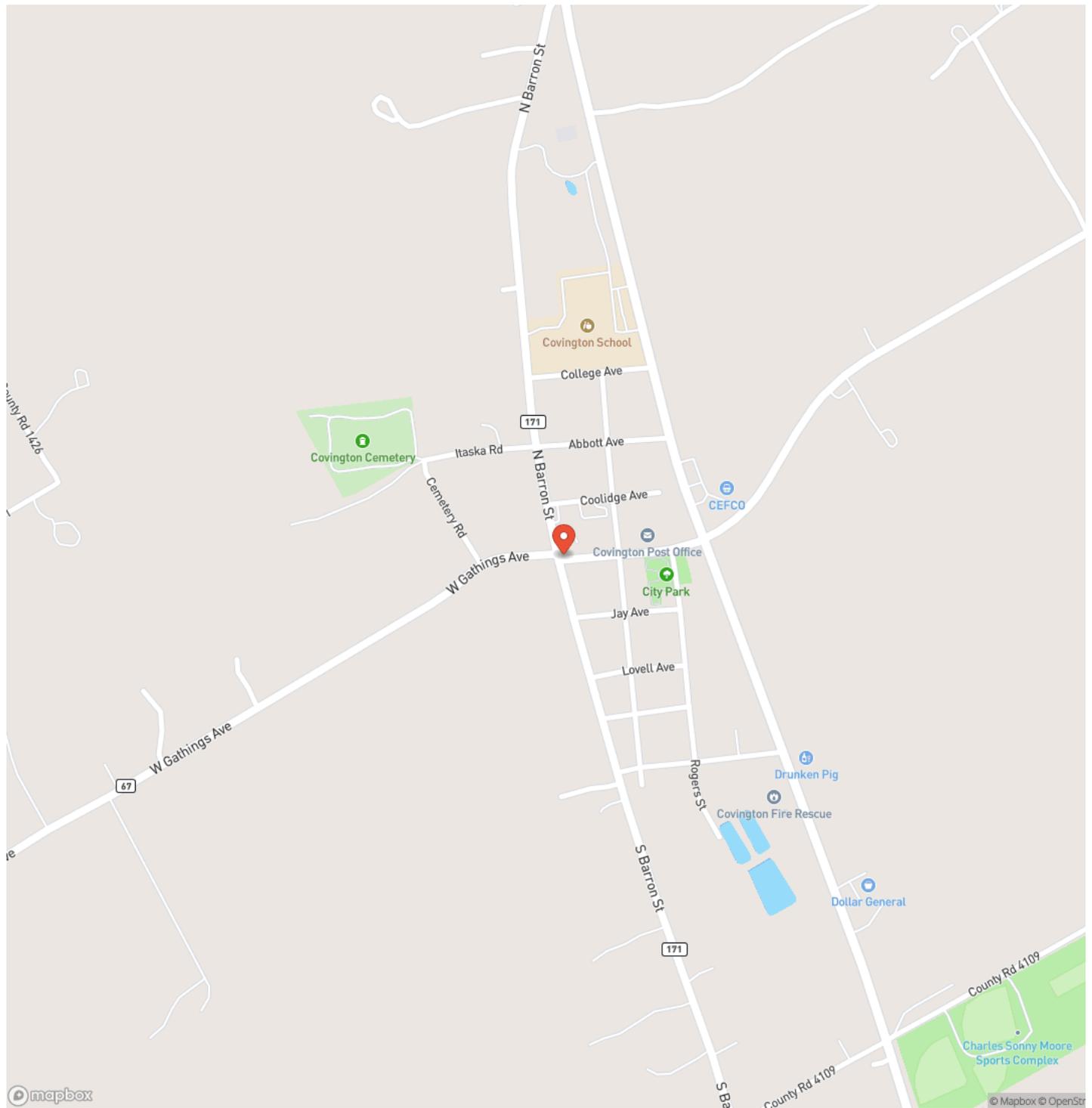
Conclusion

With its blend of open pasture, hardwoods, water features, and peaceful surroundings, this property is perfectly suited for a homestead, weekend retreat, or small ranch. Flexible tract options and an ideal location make it a standout opportunity in Hill County.

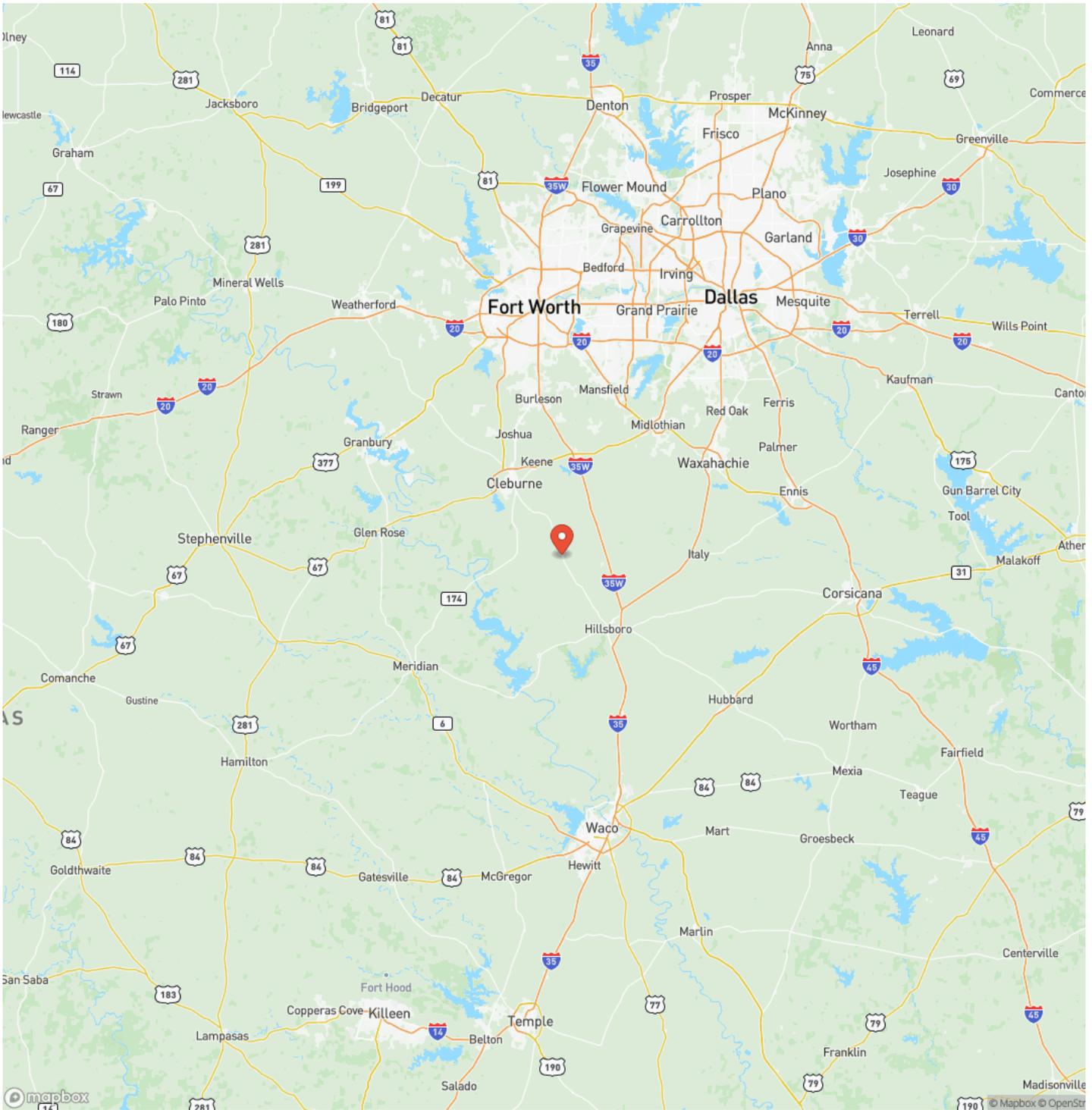
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Locator Map



Locator Map



Satellite Map



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