

For Sale on Market

# \$799,000

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## GENERAL DESCRIPTION

**Subdivision:** N/A

**Property Type:** Country Homes/Acreage

**Style:** Ranch

**Lotsize:** 1,481,040

**MLS# / Area:** CHCBORTX-104190

## COUNTRY HOMES/ACREAGE

If you are looking for productive farmland with abundant groundwater, this 34-acre property offers an outstanding opportunity. With a long history of successful farming, the land has supported a variety of crops including peanuts, watermelons, vegetables, and Bermuda grass. Although the fields have not been cultivated in recent years and have grown up in mesquites and native grasses, their proven productivity and fertile soil provide excellent potential for future use. The property also features some mature pear trees from a former orchard that continue to produce fruit annually. Water resources are a key strength of this property. A dirt pond sits near the county road, and wells in the area are known for strong, reliable output suitable for irrigation. To further enhance its value, the current owner is willing to have a well drilled for the new owner. The property offers convenient access with county road frontage and is already equipped with three-phase electricity, making it well-suited for a wide range of agricultural operations. Whether you are considering a vegetable farm, hay production, or even establishing a vineyard, this land is ready to support your vision. In addition to its farming potential, this property provides an excellent setting to build your dream home. Enjoy privacy, peaceful surroundings, and scenic views of the iconic Double Knobs hills, a well-known local landmark. This property combines productivity, versatility, natural beauty and being located only 10 miles from the historic Mason square it's an



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/CHCBORTX-104190> for more information

Listing Broker  
**Lehmborg Realty**