

NEW



Hill Country Homesite and Investment Opportunity

36.35 +/- Acres | Hamilton County, TX | \$327,150



ADDRESS

0 W FM 2842, Pottsville Tx, 76565
Pottsville, TX 76565

LOCATION

From Hamilton, Texas, take FM 218 west until you reach Pottsville, Texas. At Pottsville, take a left on highway 221 for about a mile then continue south on FM 2842. Take 2842 for approximately another two miles south. The property is on the left hand or east side of FM 2842.

PROPERTY SUMMARY

This beautiful ±36-acre tract in Hamilton County, TX offers the perfect combination of privacy, usability, and location. Whether you're looking to build your dream home, run a small livestock operation, or enjoy recreational hunting, this property has the potential to be your ideal rural investment.

1/4 Mile Easement Access – Private and deeded for convenient entry.

Power Nearby – Electricity is approximately 1/4 mile away, making utility setup simple. **Water Access** – Approximately 100 feet to reach a well

Flat, Buildable Terrain – Perfect for constructing a home, barn, or other improvements.

Good Grass Cover – Excellent for grazing cattle, horses, or other livestock.

Small Pond – Provides water for wildlife and livestock

Blank Canvas - with no improvements this property is ready to be molded to your vision. **Wildlife** - populations of **whitetail deer, wild turkeys, hogs, and dove**.

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