

\$219,000 - 6116 Private Rd N Lot-19, Hamilton

MLS® #1680375

\$219,000

Bedroom, Bathroom, 872,071 sqft
Land on 20.02 Acres

SKY VALLEY, Hamilton, TX

19 Private Road 6116, Hamilton, Texas 76531, USA This beautiful piece of property is located in the heart of northern hill country and the perfect spot for your new investment! Whether you're looking to build your dream home, or spend some time hunting, Hamilton is just the place to do it. Located 2 hours south of Fort Worth and 2 hours north of San Antonio along HWY281, and just past the golf course, this 20.02 lot is part of The Ranches at Sky Valley which is a gated, ranch broken up into 20-acre tracts with roaming cattle, hogs, deer, turkeys, and more. And yes, that means that it does come with an ag exemption! The lot itself is home to plenty of mature and new oaks, cedars, cacti and grasses. There are 2 level areas for potential build sites - one at the very front of the property, one the next step down. There are also 2 stock tanks on the property that keep the wildlife in the area. The ranch was broken up into 20 acre tracts years ago and while there are a few houses, much of the land is used for hunting and agriculture. Sellers are motivated and looking forward to receiving your offers!

Essential Information

MLS® #	1680375
Price	\$219,000
Square Footage	872,071
Acres	20.02



Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	6116 Private Rd N Lot-19
Area	3100
Subdivision	SKY VALLEY
City	Hamilton
County	Hamilton
State	TX
Zip Code	76531

Amenities

Amenities	Controlled Access, Hunting, Pond/Tank
Utilities	None

Exterior

Lot Description	Undeveloped
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School Information

District	Hamilton
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	April 14th, 2023
Days on Market	927
Zoning	UNIMPROVED LAND

Listing Details

Listing Agent	George Wilborn
Listing Office	Mission Real Estate Group

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