



TWENTY TWO ACRES INSIDE HEMPHILL CITY LIMITS

WBR 2034

NEW 40x60 metal building on slab with a 20 ft. covered extension behind building making a 60X60 under roof

- Appr. 22 acres total
- Appr. 8 acres fenced in pine plantation (trees planted in rows on 10 ft. centers)
- GOOD TIMBER INVESTMENT
- APPR. 5 acres cleared for potential home site
- Additional 20X60 slab area for parking in front of building
- Plumbing for sewer & water in slab
- Underground electric to building w/ 200 amp main breaker box installed
- Seasonal creeks w/partial dam for a pond
- Located in city limits 1/2 mile from downtown near city park
- National forest and public boat ramp less than 10 minutes
- Property has Ag. Exempt.



CONTACT WBR AGENT
Alice Bice
409-787-4400

PRICED AT \$150,000

Directions: take Hwy. 944 in Hemphill, property on left