

A scenic view of a pond with reeds and trees under a blue sky with clouds. The pond is filled with water and reeds, with a fence visible in the background. The sky is bright blue with scattered white clouds. The trees are lush green and provide a natural backdrop for the pond.

# 13623 FM 2361

160 acres +/-  
Hall County, Texas

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**FARM & LAND DESCRIPTION**

**IDENTITY:** 13623 FM 2361

**LOCATION:** Memphis, TX - Take FM 2361 west for approximately 6.5 miles. Subject Property lays on north side of FM 2361 with 1/2 mile of pavement along the south side of the property.

**LEGAL DESCRIPTION:** The SW 1/4 of Section 14, Block 20, H&GN RR CO Survey, Hall County, Texas and containing 160 acres +/- . Complete metes and bounds description on file.

**ACREAGE:**

TOTAL	CRP	DRY FARMLAND	GRASSLAND
160 +/-			All

**TOPOGRAPHY:** Gently sloping, sandy land with several tree lined draws.

**IMPROVEMENTS:** Sportsmen KZ 272 travel trailer with nice covered shelter and attached patio and on-site septic. Small barn/storage building and a cow shed. Excellent fencing, and cross-fenced into 4 pastures.

**WATER:** Electric submersible pump with pressure system. Fishing pond stocked with bass and catfish.

**UTILITIES:** ELEC: Yes      NATURAL GAS: No      PROPANE: Yes

**PERSONAL PROPERTY:** One game feeder is included with sale.

**TAXES:** TOTAL: \$597.04      SCHOOL DISTRICT: Memphis ISD

**MINERALS:** Subject to previous reservations, Seller will reserve none.

**POSSESSION:** Possession will be upon closing or shortly thereafter.

**PRICE:** \$540,000

**OTHER DATA:** Great recreational place with both fishing and hunting. A portion of the property is heavily wooded and offers good cover for deer, turkey, quail, dove, and pig hunting. Excellent paved access/location.

\*\*\*The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal. Buyer's broker/agent must be identified on first contact with listing broker and accompany buyer for all site visits to be considered for brokerage fee sharing.\*\*\*

13623 FM 2361

Hall County, Texas, 160 AC +/-



--- Fence      □ Boundary

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