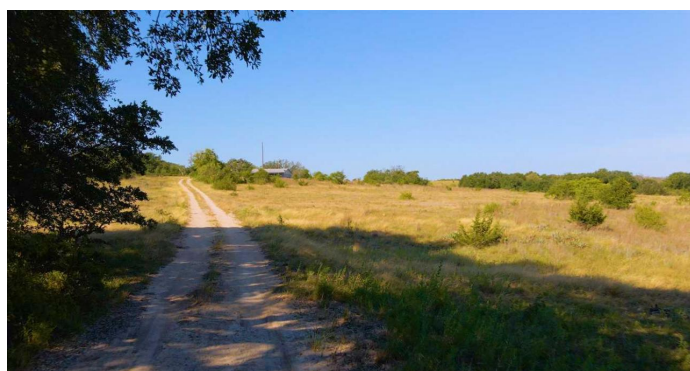
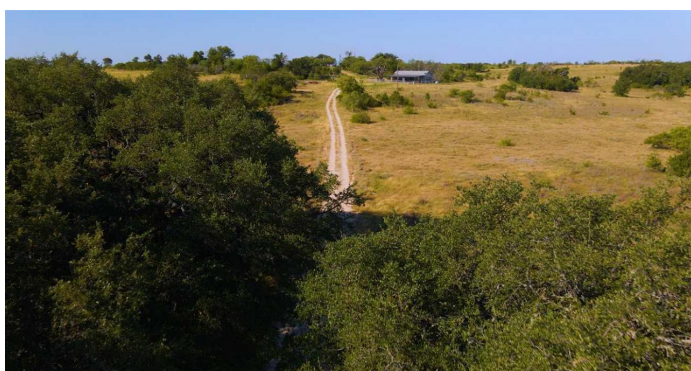
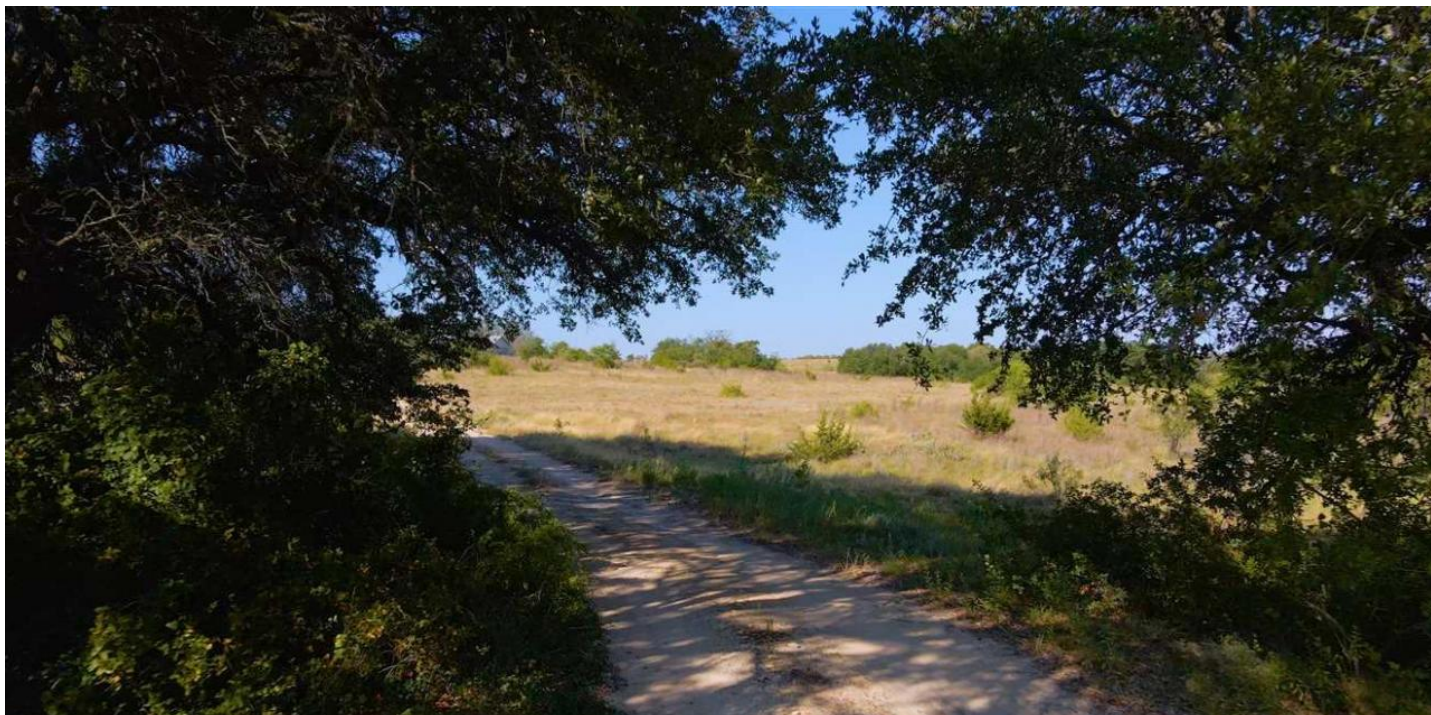


**The Arman Ranch is 397 acres of prime
Hamilton County land**
4825 CR 303
Hamilton, TX 76531

\$1,389,500
397 +/- acres
Hamilton County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

The Arman Ranch is 397 acres of prime Hamilton County land Hamilton, TX / Hamilton County

SUMMARY

Address

4825 CR 303

City, State Zip

Hamilton, TX 76531

County

Hamilton County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

31.6880 / -98.0078

Dwelling Square Feet

1584

Bedrooms / Bathrooms

1 / 1

Acreage

397

Price

\$1,389,500

Property Website

<https://moreoftexas.com/detail/the-arman-ranch-is-397-acres-of-prime-hamilton-county-land-hamilton-texas/7359/>



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OF TEXAS**

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The Arman Ranch is 397 acres of prime Hamilton County land Hamilton, TX / Hamilton County

PROPERTY DESCRIPTION

Property Description: 397 acres of prime Hamilton County ranch land awaits you! Whether you are raising cattle or just want your own ranch to hunt, fish and just get away to, the Arman Ranch offers it all. Located approximately 8.5 miles east of Hamilton this ranch has a 1586 SF house with 1200 SF of covered parking as well as a barn and pens. Good fences, 4 ponds, great grasses including Sideoats Grama and Bluestem, and a 21 acre Oak tree forest all scattered over beautiful rolling terrain provides the perfect environment for White Tail Deer, wild hogs, Turkey and more. Whether you live here and enjoy everything that Hamilton, Texas has to offer or make it a great recreational ranch, you are 2 hours from DFW, and 1 hour from Waco.

Excludes: Minerals, Cattle, Jeep Wagoneer and Jeep Comanche in barn, Tractor, skidsteer with hydraulic tree shear, livestock trailer, disk plow, 10 ft shredder, JD mower Conditioner, JD seed drill, 10ft Boxblade, 16ft flatbed trailer, Hay rake, Hay fork w 3pt hookup, outside refrigerator.

For Questions and showings: CONTACT BRAD GALBRAITH 214-223-5100

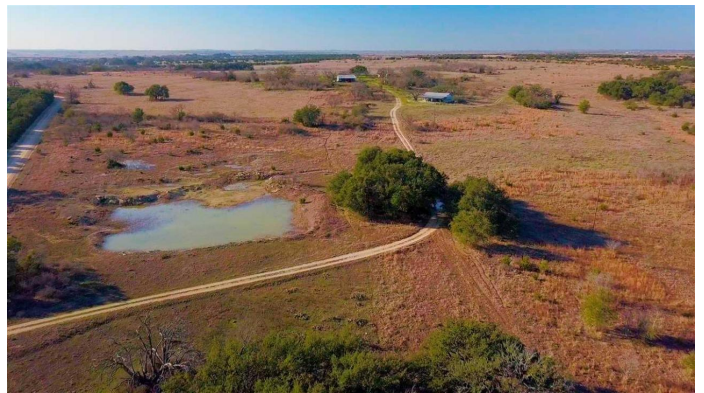


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Locator Maps



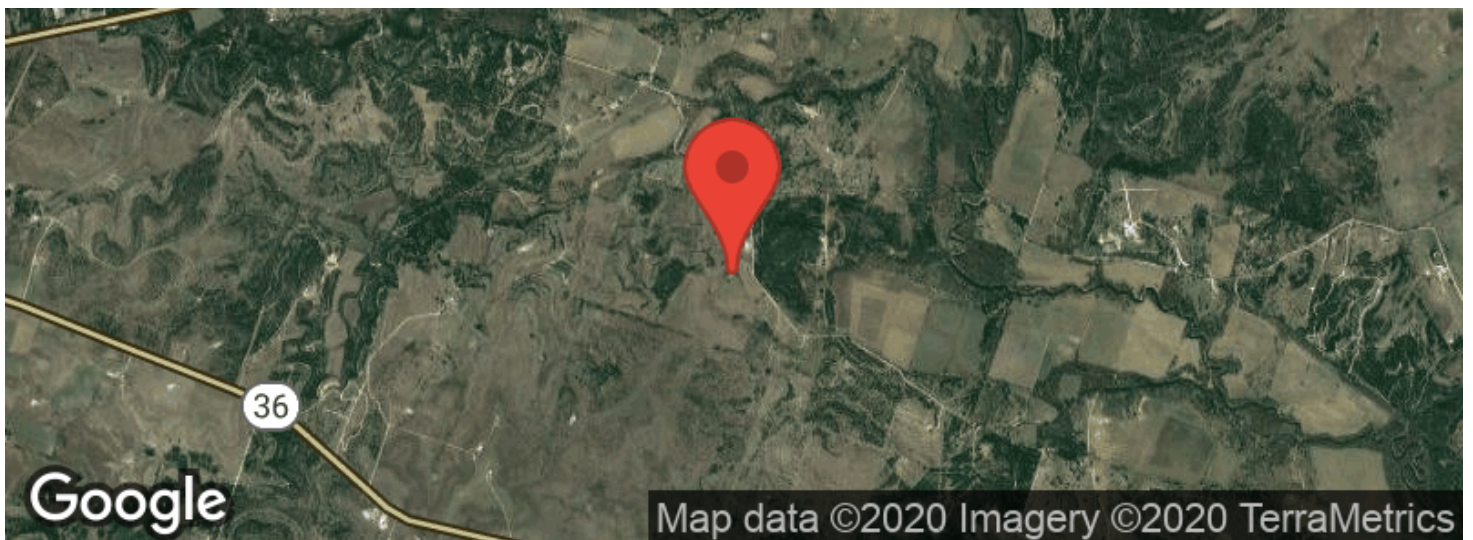
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Galbraith

Mobile

(214) 223-5100

Office

(682) 936-4100

Email

bgalbraith@mossyoakproperties.com

Address

419 W. Pearl St,

City / State / Zip

Granbury, TX, 76048

NOTES



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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

4000 W University Dr

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