



## Hannibal Farm For Sale

- \$2,512,000.00
- Stephenville, TX
- 264 Acres

### TEXAS REAL ESTATE

In case you haven't heard, things change every day. It's no different in the real estate business. The days of everyone is a developer seems to be winding down across the country and even in Texas. It seems that we are back to the basics in land investing where versatility is a requirement.

The Hannibal Farm is a 264.34 acre piece of Texas. It is located on County Road 109, 15.0 miles northwest of Stephenville and 7.80 miles south of Interstate 20 in Erath County.

The property meets the versatility requirement as it will withstand the holding requirement associated with land investments. Run your cows, hunt deer, birds or just simply enjoy the countryside. Hannibal Farm is in a zone known for growth with excellent appreciation potential. An investment opportunity you will not want to miss!!!!

Priced in the market at **\$ 9, 500.00 / Acre.**

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