



**184 COUNTY ROAD 2484**  
HICO, TX 76457



\$769,900



1,088 sqft



2 beds



2 baths

## DESCRIPTION

Almost 40 acres of prime sandy loam soil paired with a charming farmhouse-style home built in 2018, offering the perfect blend of comfort and functionality. The home features an open-concept layout with 10-foot ceilings, custom cabinetry, stainless steel appliances, and quartz countertops with a stylish backsplash, creating a warm and inviting living space. The property is well-equipped for both residential and agricultural use. A versatile shop offers endless potential—ideal for a garage, workspace, or additional living area—and includes two electric roll-up doors, full insulation, a full bathroom, washer and dryer hookups, as well as a sink and refrigerator. A 40-foot attached carport provides ample covered space for equipment or vehicles. Outdoors, the land is thoughtfully improved with two ponds, working cattle pens, and cross-fencing with water run to all pastures, making it turnkey for livestock operations. The property is also home to peach and plum trees, adding both beauty and function. Wildlife is abundant, and a deer stand and feeder are already in place for hunting enthusiasts. Additional features include an RV hookup with 50 amp service—perfect for guests or extended stays. The property is currently AG exempt, offering valuable tax benefits. This is a rare opportunity to own a well-rounded, move-in-ready ranch property with everything in place—whether you're looking to run cattle, enjoy the outdoors, or simply settle into peaceful country living.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21226004

**YEAR BUILT:** 2018

**COUNTY:** Bosque

**TRACT OR SUBDIVISION:**

**LIST DATE:** 04/01/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,088

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 38.94

**LOT SIZE (SQFT):** 1,696,226

## INTERIOR FEATURES

### KITCHEN:

- LivestockEquipment

### FLOOR COVERINGS:

- Concrete

### APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Microwave
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Covered
- Carport
- DetachedCarport
- Enclosed
- HeatedGarage
- Oversized
- RvAccessParking
- Storage

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- RvHookup

### SIDING:

- MetalSiding

### POOL TYPE:

- Pool

### FOUNDATION:

- Slab

### FENCING:

- BarbedWire

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - OpenFloorplan
  - WalkInClosets
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**BROKERED BY:** BLACK REAL ESTATE, LLC