

Lot 4 2460 CR 312 Cleburne, TX
2460 CR 312
Cleburne, TX 76031

\$91,260
2.028± Acres
Johnson County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Lot 4 2460 CR 312 Cleburne, TX
Cleburne, TX / Johnson County

SUMMARY

Address

2460 CR 312

City, State Zip

Cleburne, TX 76031

County

Johnson County

Type

Lot, Residential Property, Single Family

Latitude / Longitude

32.315676 / -97.343422

Acreage

2.028

Price

\$91,260

Property Website

<https://moreoftexas.com/detail/lot-4-2460-cr-312-cleburne-tx-johnson-texas/44496/>



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PROPERTY DESCRIPTION

Lot [4 - 2.028](#) Acres

Escape to the tranquility of Johnson County's picturesque countryside with this exceptional 2.028-acre lot located on the enchanting south side of Cleburne. Nestled in the heart of nature's beauty, this expansive parcel of land offers a rare opportunity to create your dream retreat amidst stunning surroundings.

Embrace a lifestyle of spaciousness and privacy on this generous 2.028-acre lot. With ample space to realize your vision, whether it's building a captivating custom home, bringing a mobile home, or simply having room to breathe.

Situated on the south side of Cleburne, this property benefits from the region's picturesque landscapes. Enjoy the harmony of country living while being conveniently connected to urban amenities, schools, and highways. Experience the best of both worlds – the convenience of proximity to Cleburne's amenities, including shopping, dining, and entertainment, coupled with the easy escape of the city.

The property is adorned with a variety of mature trees that not only add to the visual appeal but also provide shade and a sense of established natural beauty.

Enjoy nearby parks, trails, and outdoor destinations for activities like hiking, biking, and picnicking.

If you're seeking a serene escape, a place to build your forever home, or place a mobile home, this property offers the perfect starting point. Don't miss out on the chance to own a piece of Johnson County's natural splendor. Seize this unique opportunity and begin your journey towards the life you've envisioned.

LOCATION:

- Located in Johnson County
- 48 miles from Dallas
- 32 miles from Fort Worth
- 63 miles from Waco
- 4.8 miles from Cleburne

WILDLIFE:

- Dove, Small Game

WATER:

- Property will need a water well and septic system installed

CLIMATE:

- 39 inches of rain per year
- 232 Sunny days per year

UTILITIES:

- Co-op Electricity



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MINERALS:

- No minerals convey with property

VEGETATION:

- Mix of hardwoods, oak trees

SOILS:

- Mixtures of sandy loam soils can be found on the property

CURRENT USE:

- Residential and recreational

POTENTIAL USE:

- Full time residence
- Horse Ranchette

ACCESS:

- Access off paved asphalt road from CR 312.

For more information on the property

Jack Duke [\(214\) 797-4486](tel:2147974486) , Jose Gonzales [\(817\) 965-7004](tel:8179657004)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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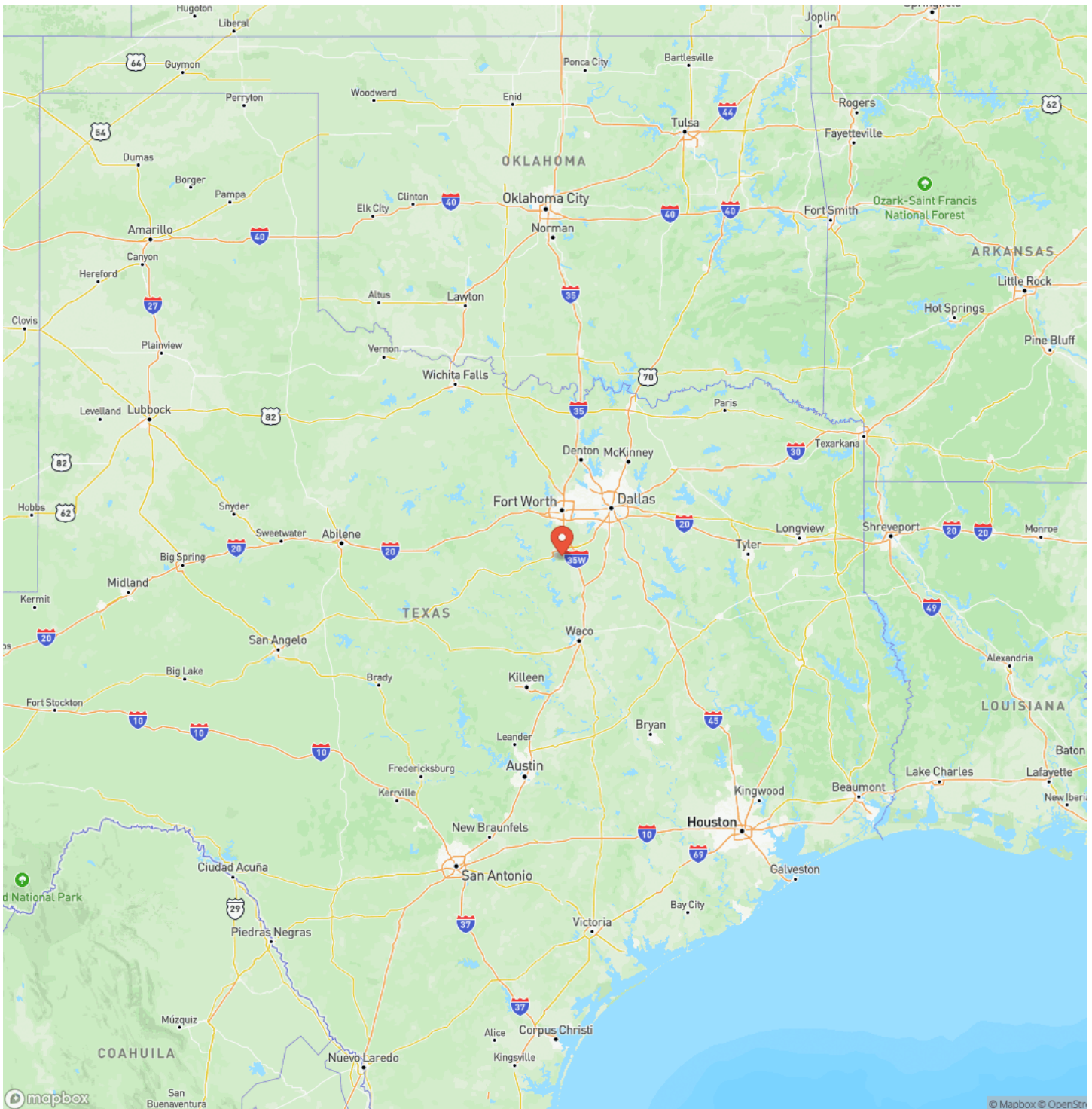
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Locator Map



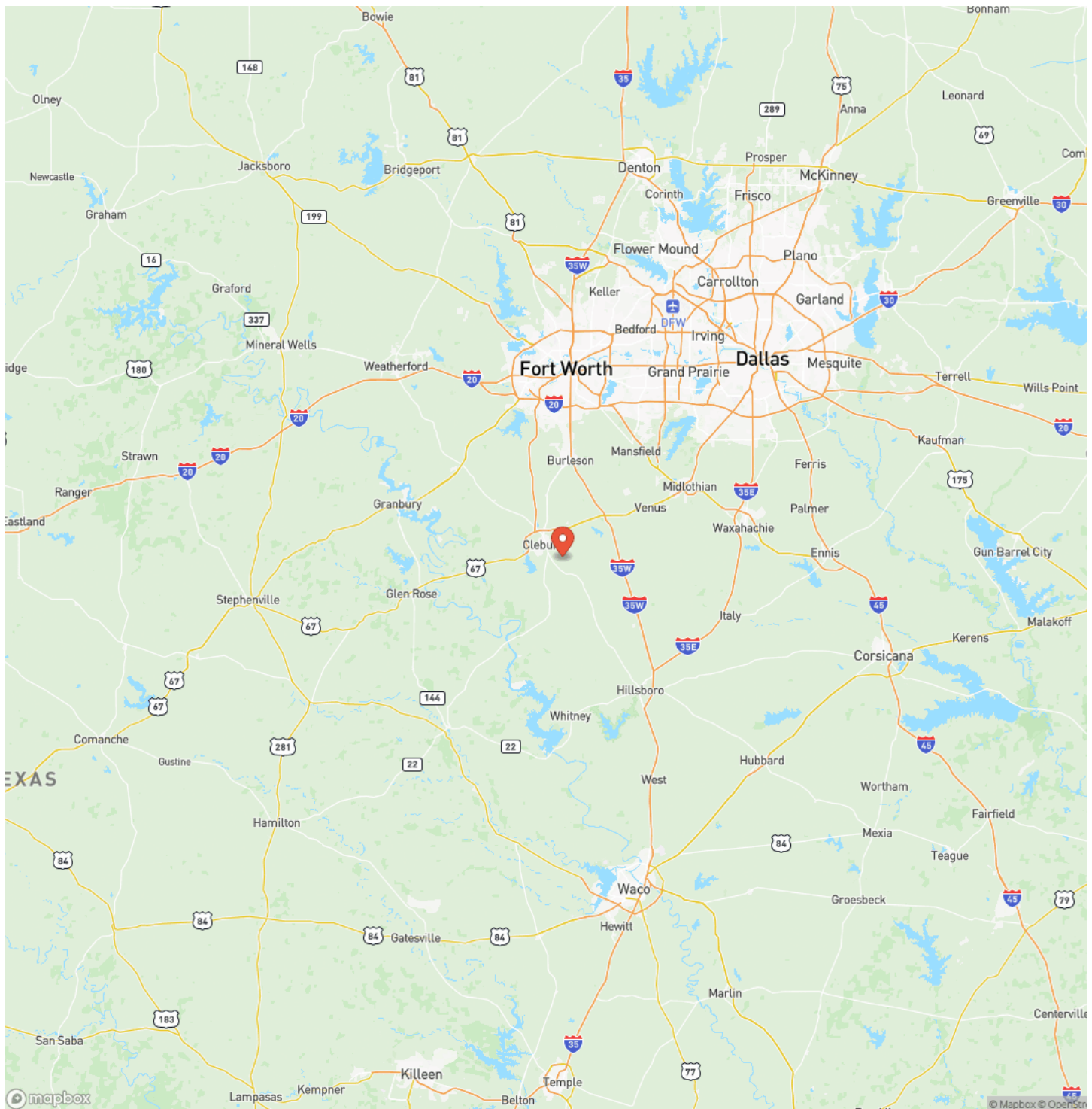
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Locator Map



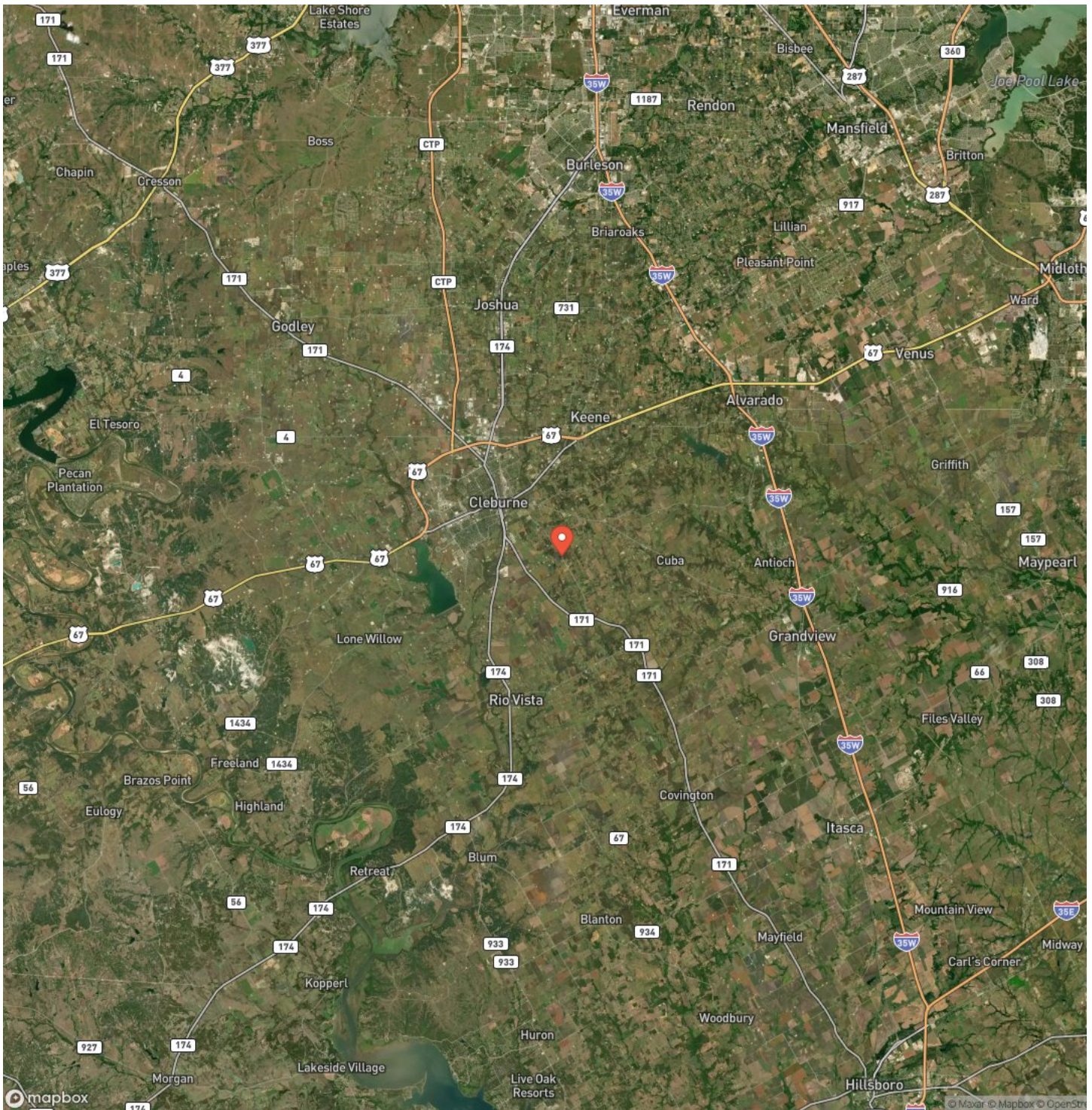
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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MoreofTexas.com

DISCLAIMERS

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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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