

Lot 3 CR 404 Alvarado, TX
TBD Lot 3 CR 404
Alvarado, TX 76009

\$315,000
11.910± Acres
Johnson County



Lot 3 CR 404 Alvarado, TX
Alvarado, TX / Johnson County

SUMMARY

Address

TBD Lot 3 CR 404

City, State Zip

Alvarado, TX 76009

County

Johnson County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property, Lot

Latitude / Longitude

32.383992 / -97.224801

Acreage

11.910

Price

\$315,000

Property Website

<https://www.mossyoakproperties.com/property/lot-3-cr-404-alvarado-tx-johnson-texas/86365/>



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Alvarado, TX / Johnson County

PROPERTY DESCRIPTION

For more information regarding this listing please contact Jose Gonzales at [\(817\) 965-7004](tel:817-965-7004)

Lots available:

LOT 1: 11.847 Acres; SOLD

LOT 2: 11.883 Acres; \$315,000

LOT 3: 11.919 Acres; \$315,000

LOT 4: 11.955 Acres; \$315,000

LOT 5: 12.015 Acres; \$315,000

Explore the perfect combination of beauty and space with this expansive 12- acre tracts in Alvarado, TX. Located just minutes from I-35 and HWY 67, and Alvarado Lake this property offers easy access to major highways while maintaining a serene, country feel.

This stunning parcel of land is a blank canvas for your dreams, boasting ample space for various activities. The possibilities are endless, whether you envision building your dream home, creating a family retreat, or developing a hobby farm. Enjoy the freedom of open spaces where you can host gatherings, pursue outdoor hobbies, or relish in the beauty of nature.

The gently rolling terrain and lush surroundings make this a perfect spot for anyone seeking privacy and accessibility. Experience the best of both worlds with the convenience of nearby amenities and the peacefulness of your own slice of paradise.

Don't miss out on this rare opportunity to own a small, versatile piece of land in one of Alvarado's most desirable locations. Explore the potential and start planning your future today!

LOCATION:

- Located in Johnson County
- 25 miles Fort Worth
- 40 miles from Dallas
- 5 miles from Burleson
- 5 miles from Cleburne

CLIMATE:

- 35 inches of rain per year
- 231 Sunny days per year

UTILITIES:

- Co-op Electricity

MINERALS:

- No minerals convey with the property

VEGETATION:

- Native Grasses

SOILS:

- Sandy Loam Soil

CURRENT USE:

- Grazing/ Baling

POTENTIAL USE:

- Full time residence
- Horse ranch
- Hay Pasture

FENCING:

- Good (fenced on 3 sides of the property)

ACCESS:

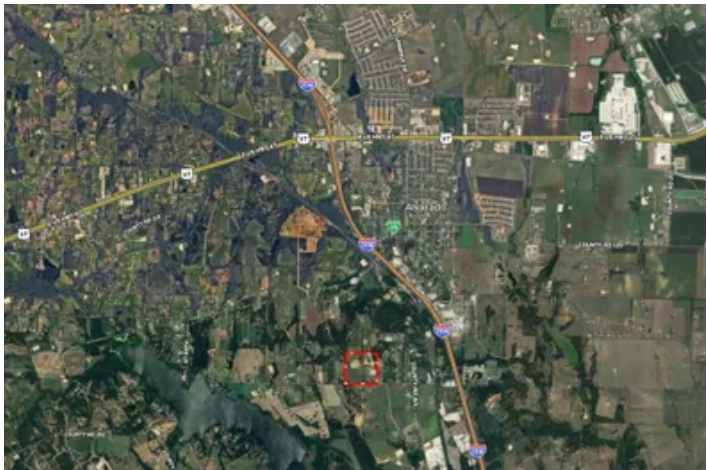
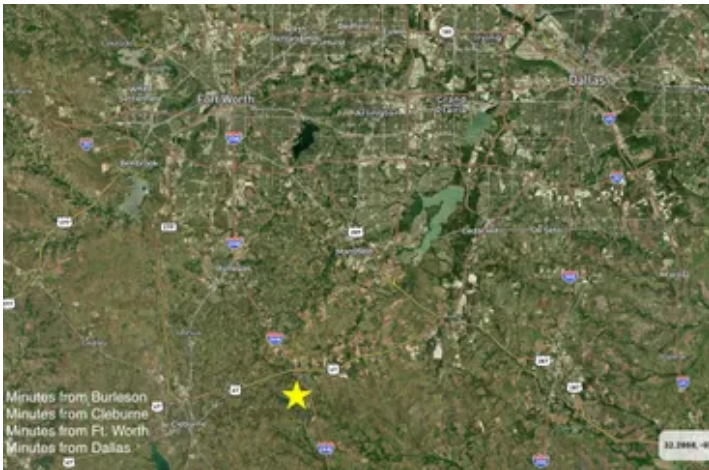
- Access off CR 405

RESTRICTIONS;

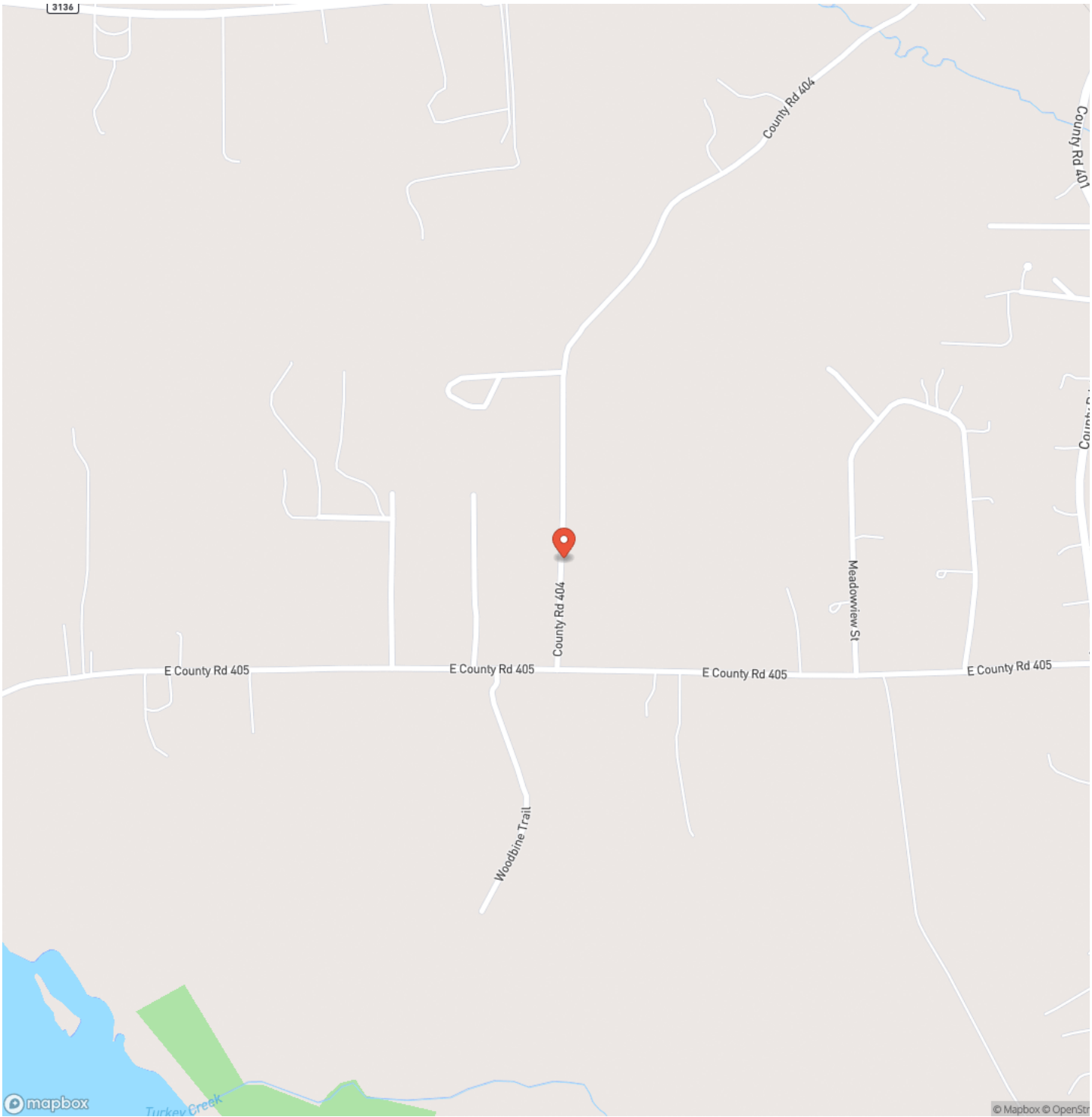
- No Mobile Homes
- No More than 2 houses per Lot

For more information on the property contact Jose Gonzales: [\(817\) 965-7004](tel:8179657004)

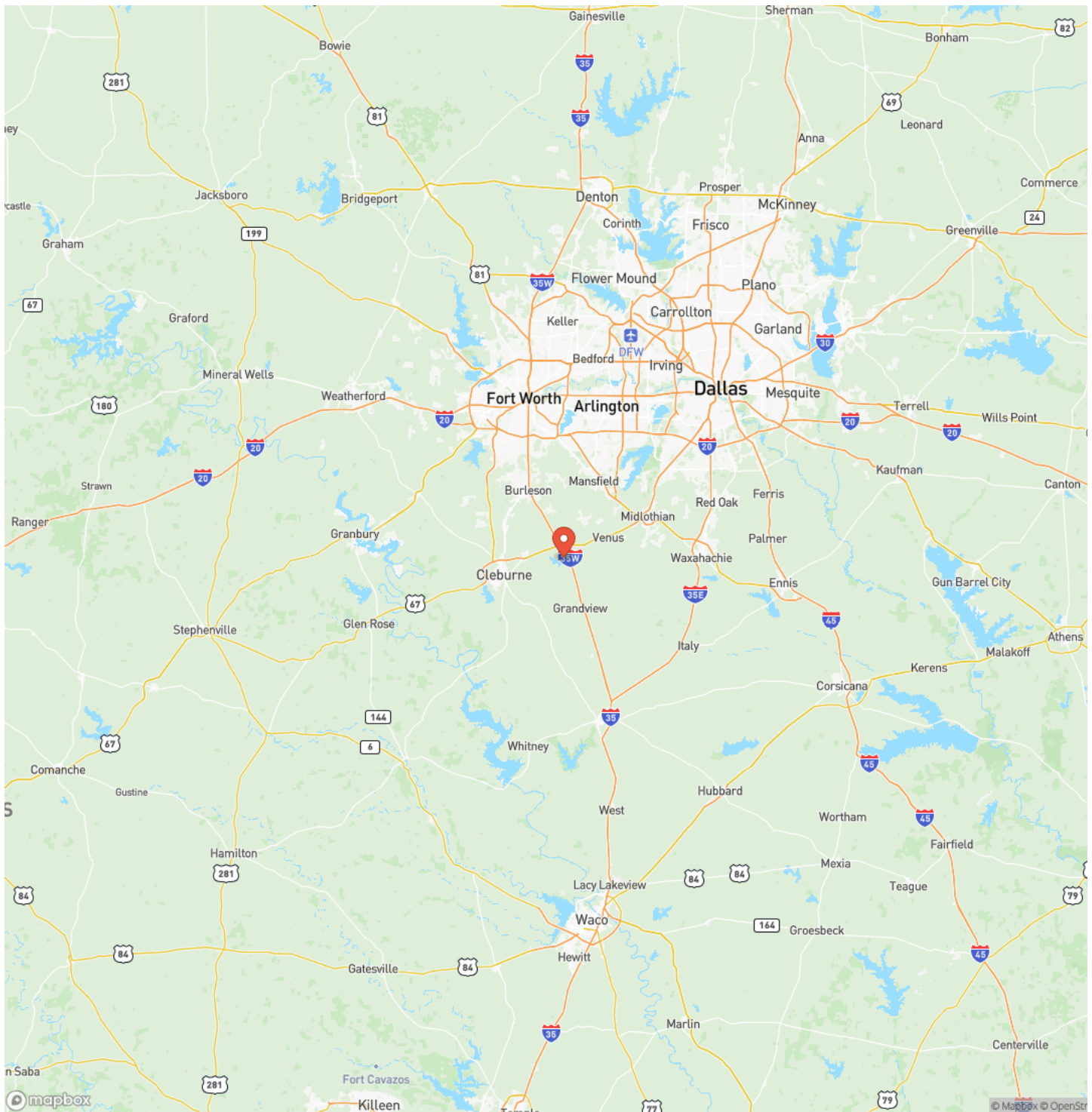
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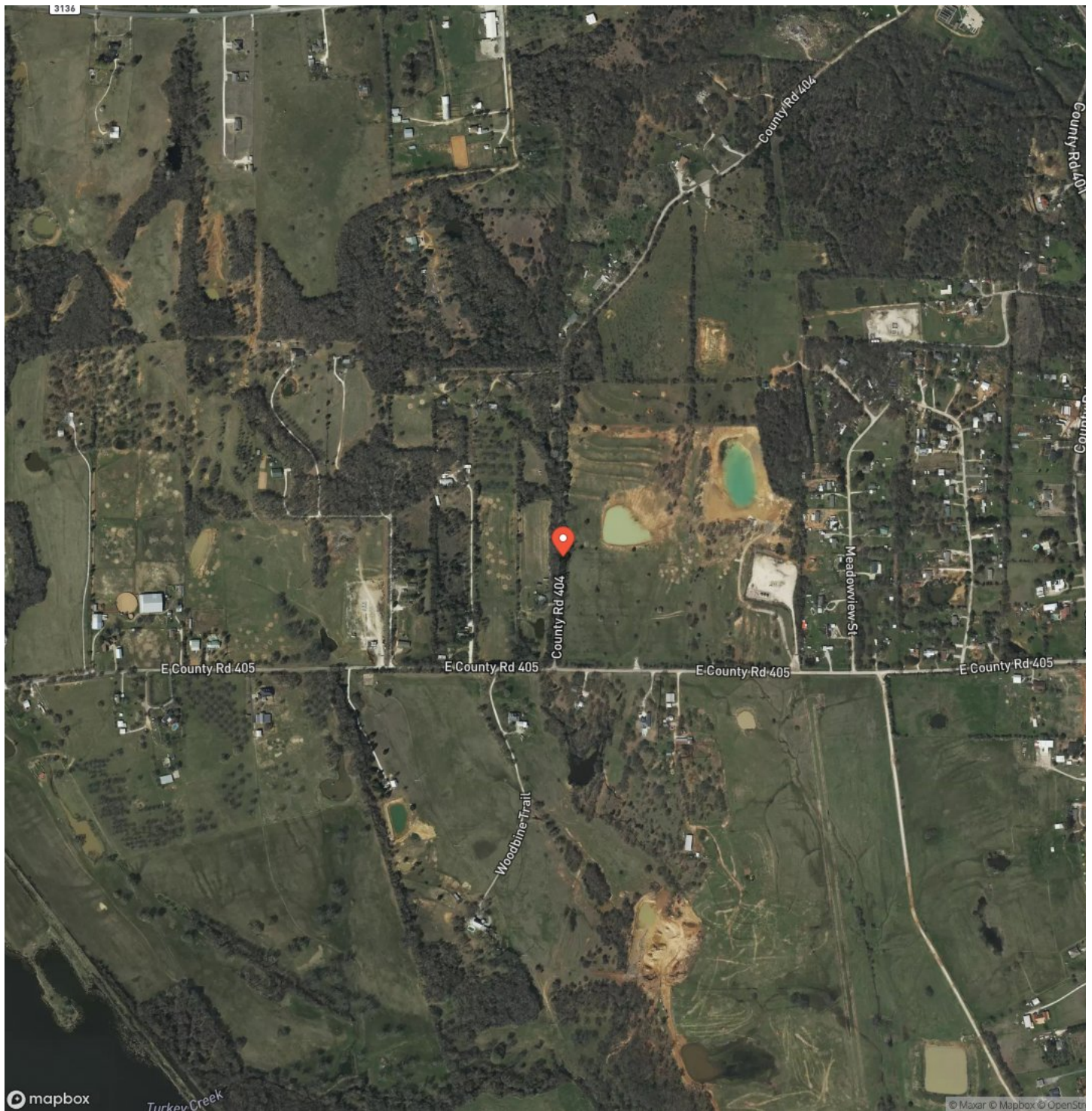
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jose Gonzales

Mobile

(817) 965-7004

Office

(833) 466-7389

Email

jgonzales@mossyoakproperties.com

Address

4000 W University

City / State / Zip

NOTES

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MossyOakProperties.com

DISCLAIMERS

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 Lonestar Farm and Ranch.

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 an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

Mossy Oak Properties Lone Star Farm and Ranch
2140 CR 16
Childress, TX 79201
(833) 466-7389
MossyOakProperties.com
