

Lot 1 CR 404 Alvarado, TX
Lot 2 TBD CR 404
Alvarado, TX 76009

\$349,380
11.840± Acres
Johnson County



MORE INFO ONLINE:

MoreofTexas.com

Lot 1 CR 404 Alvarado, TX
Alvarado, TX / Johnson County

SUMMARY

Address

Lot 2 TBD CR 404

City, State Zip

Alvarado, TX 76009

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Single Family, Lot

Latitude / Longitude

32.385861 / -97.224093

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

11.840

Price

\$349,380

Property Website

<https://www.mossyoakproperties.com/property/lot-1-cr-404-alvarado-tx-johnson-texas/64520/>



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PROPERTY DESCRIPTION

For more information regarding this listing, please contact Jose Gonzales at [\(817\) 965-7004](tel:8179657004)

Lots Available:

LOT 1: 11.847 Acres; (Under Contract)

LOT 2: 11.883 Acres; \$349,280

LOT 3: 11.919 Acres; \$351,610

LOT 4: 11.955 Acres; \$352,673

LOT 5: 12.015 Acres; \$354,443

Explore the perfect combination of beauty and space with this expansive 11-12-acre tract 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. More lots are also available as well. 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



MORE INFO ONLINE:

MoreofTexas.com

UTILITIES:

- Co-op Electricity

MINERALS:

- No minerals convey with the property

VEGETATION:

- Native Grasses

SOILS:

- Sandy Loam

CURRENT USE:

- Grazing/ Baling

POTENTIAL USE:

- Full time residence
- Horse ranch
- Hay Pasture

ACCESS:

- Access off CR 404

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



MORE INFO ONLINE:

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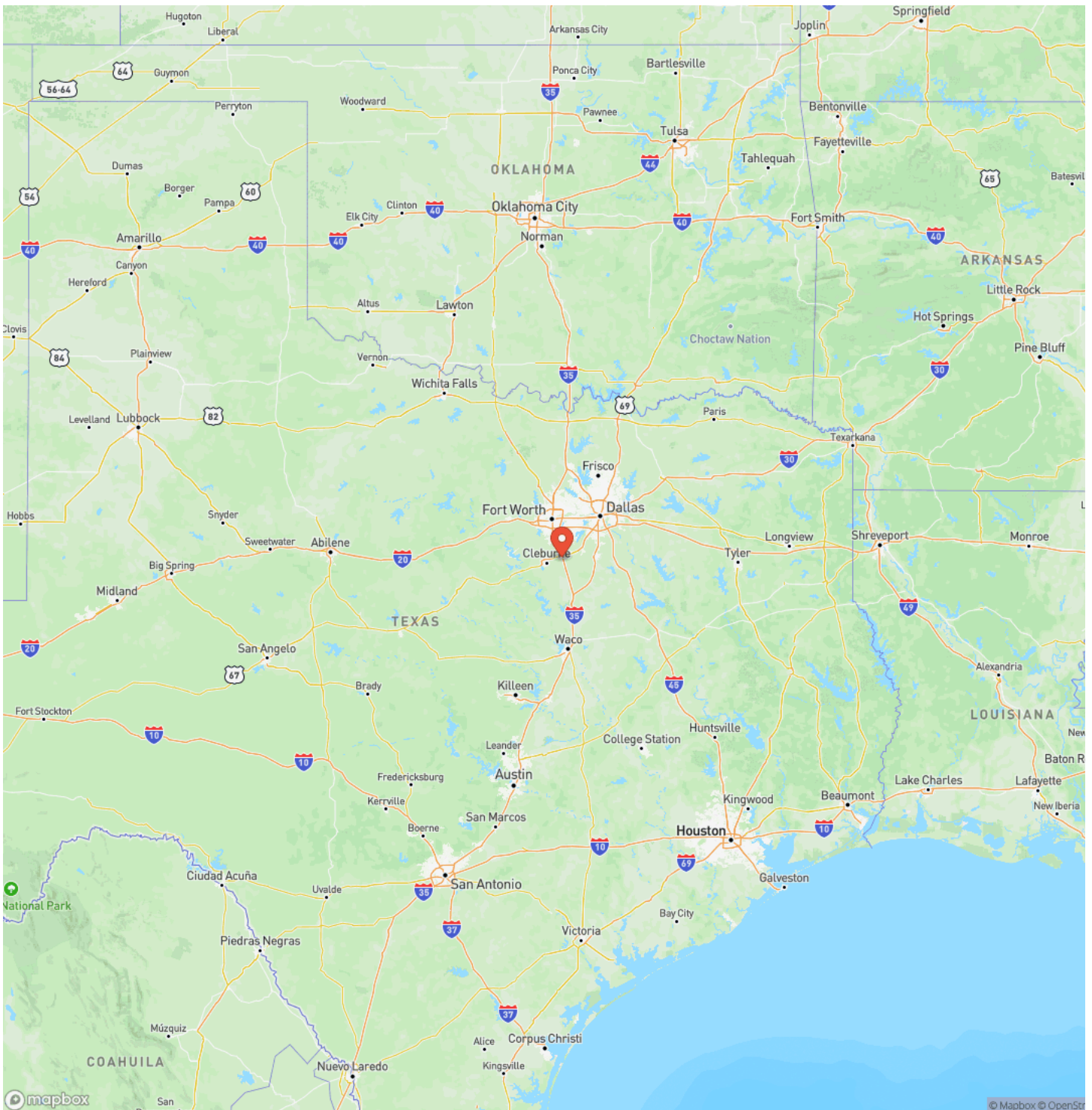
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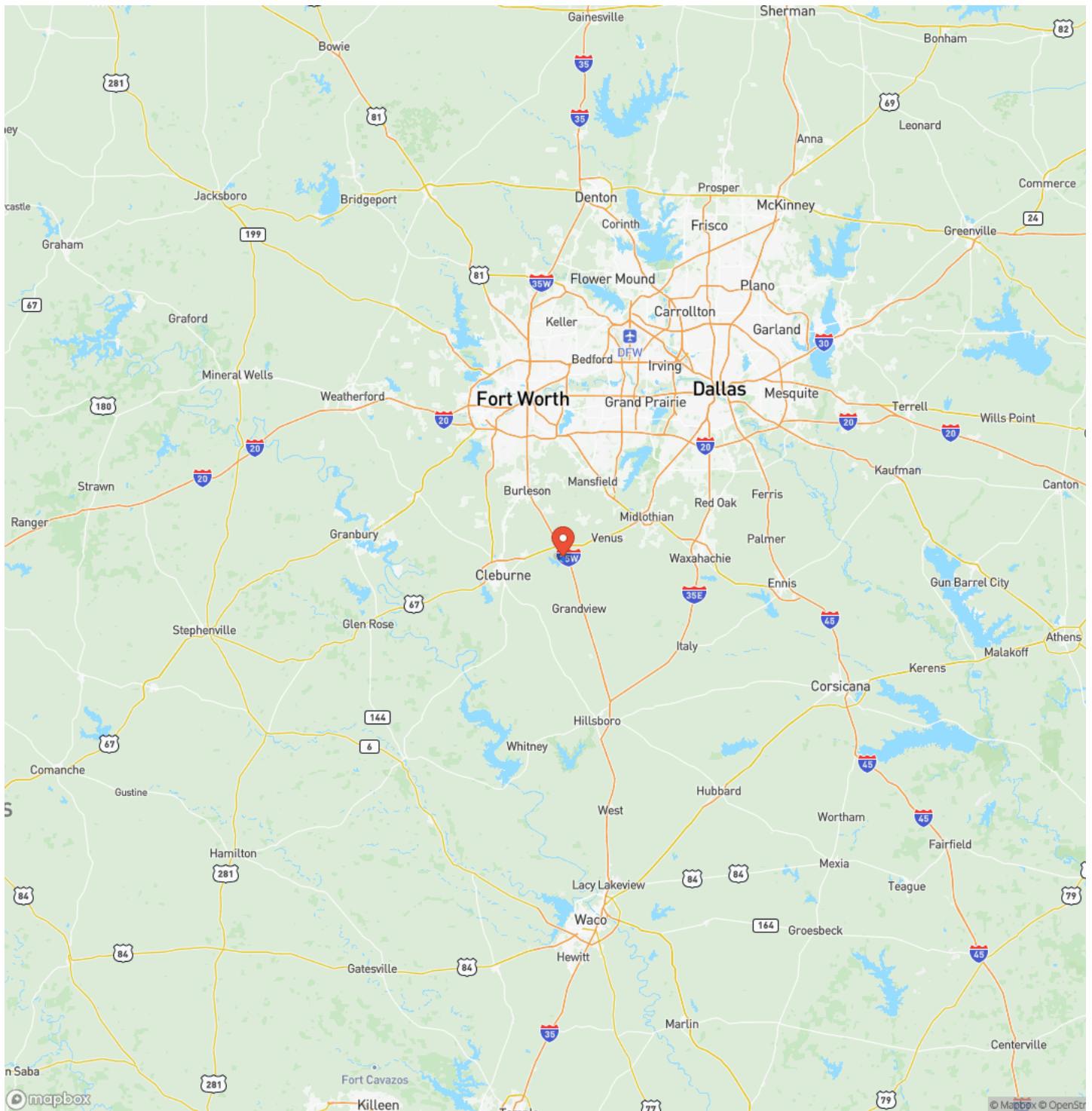
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Locator Map

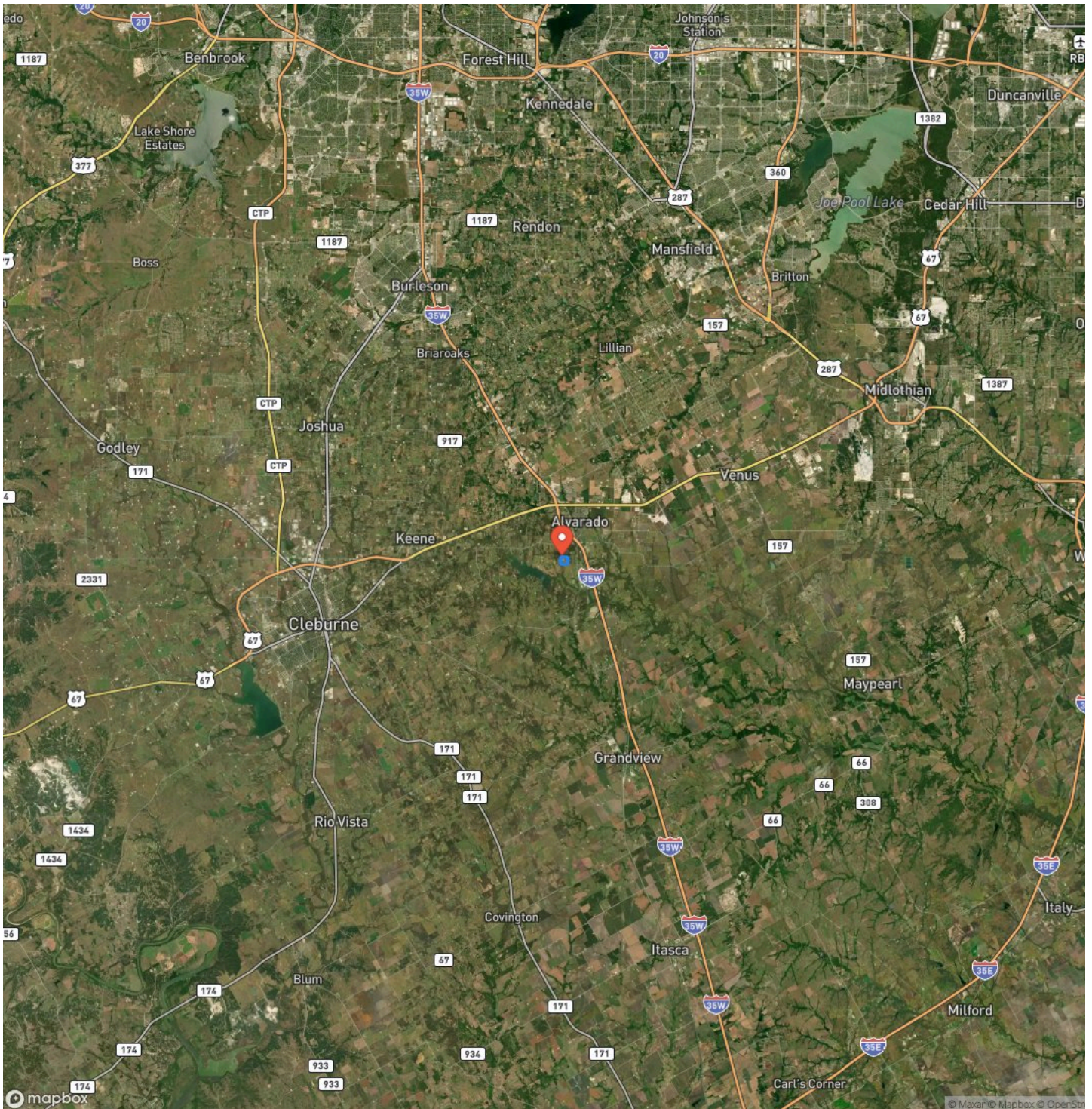


Locator Map



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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

This image shows a single page from a notebook or ledger. It features ten evenly spaced, thin black horizontal lines running across the width of the page. The background is plain white, and there are no margins, text, or other markings present.

MORE INFO ONLINE:

MoreofTexas.com

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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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