

13.5 Acres Johnson County
2801 County Road 425
Cleburne, TX 76031

\$375,000
13.500± Acres
Johnson County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**13.5 Acres Johnson County
Cleburne, TX / Johnson County**

SUMMARY

Address

2801 County Road 425

City, State Zip

Cleburne, TX 76031

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Commercial, Business Opportunity

Latitude / Longitude

32.348448 / -97.319992

Acreage

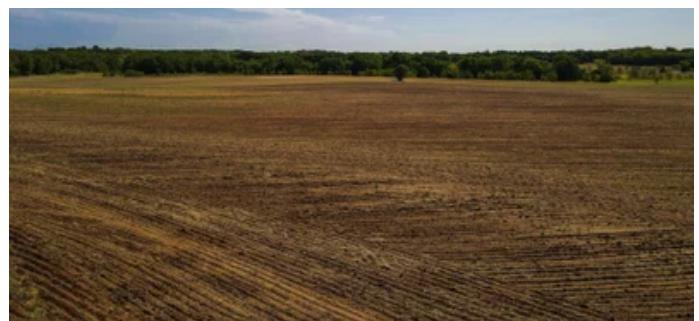
13.500

Price

\$375,000

Property Website

<https://moreoftexas.com/detail/13-5-acres-johnson-county-johnson-texas/37903/>



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PROPERTY DESCRIPTION

Beautiful 13.5 acres located just outside of Cleburne Texas with multiple barns on the property. The barns are surrounded by mature oak and pecan trees which makes for a gorgeous home setting. The barns 2 barns and one unfinished cabin were built in 2017. The acreage has some cultivated ground on it but would make for great pasture land for cattle or horses. The property is only 32 miles from downtown Fort Worth which makes access to the metroplex easy. There is water and electricity already in place. Additional acreage available.

LOCATION:

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

WILDLIFE:

- Whitetail deer, Turkey, Dove, Hogs, Coyotes, bobcats and small game

CLIMATE:

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

UTILITIES:

- Co-op Water
- Co-op Electricity

MINERALS:

- No minerals convey with property

VEGETATION:

- Mix of hardwoods, oak and pecan trees
- Well maintained coastal bermuda pastures

TERRAIN:

- Over 30ft of elevation change

SOILS:

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



CURRENT USE:

- Recreational hunting and fishing

POTENTIAL USE:

- Recreational hunting property
- Cattle ranch
- Horse ranch
- Full time residence
- Weekend getaway
- Residential development

FENCING:

- Good/fair condition

ACCESS:

- Access off paved asphalt road on CR 425.

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

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.

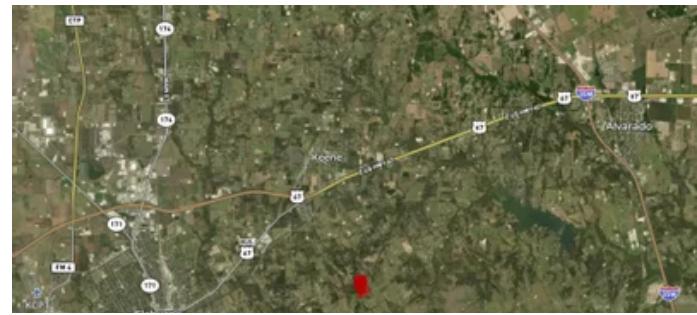
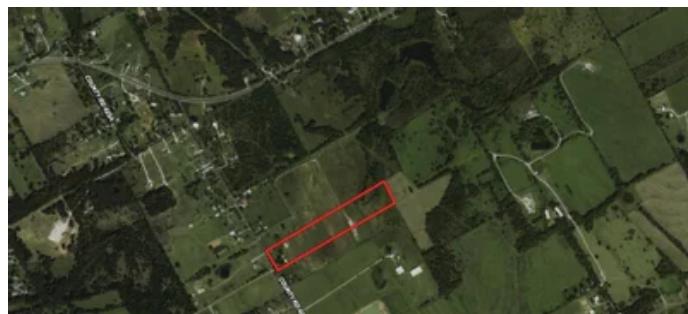


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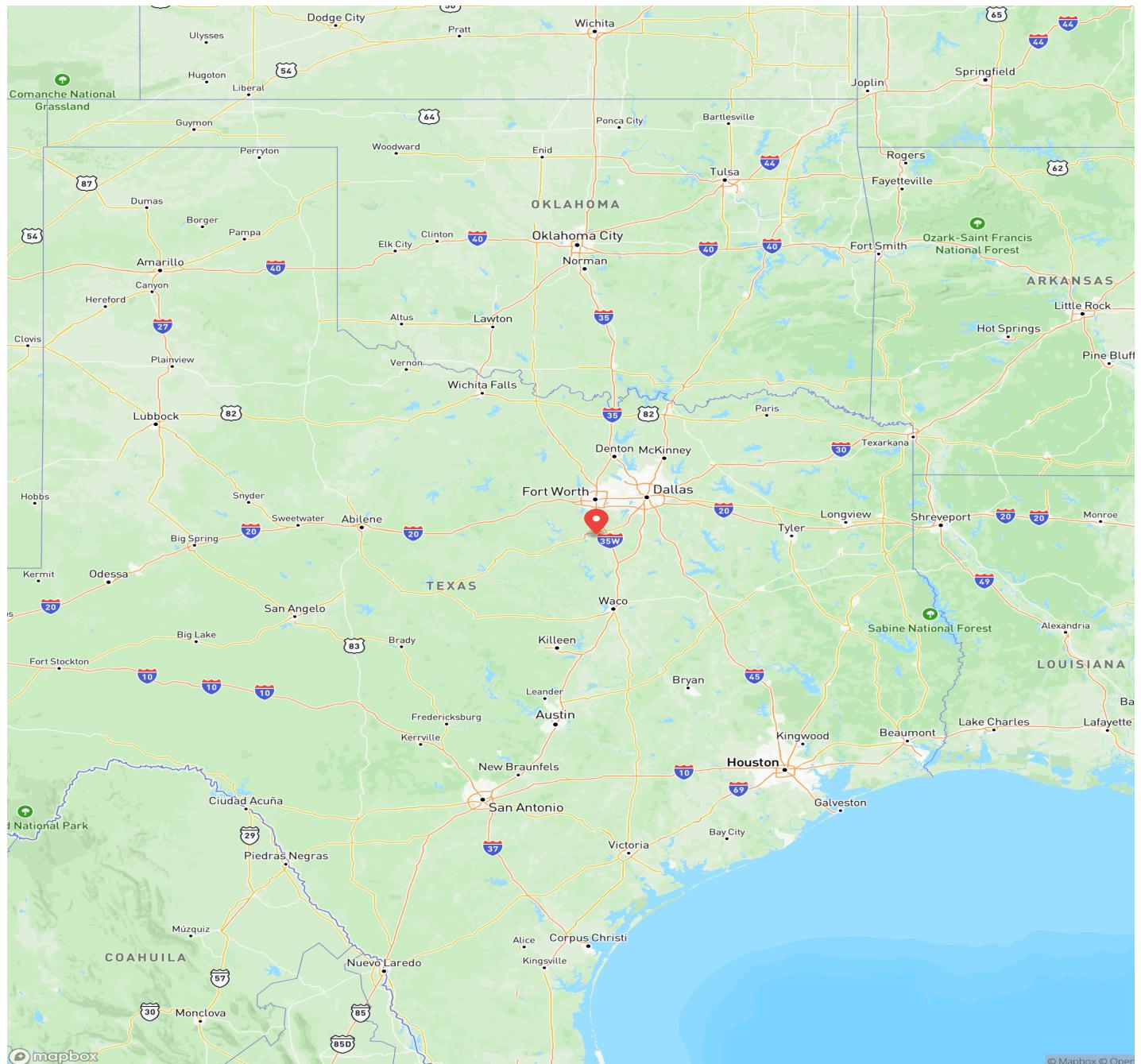


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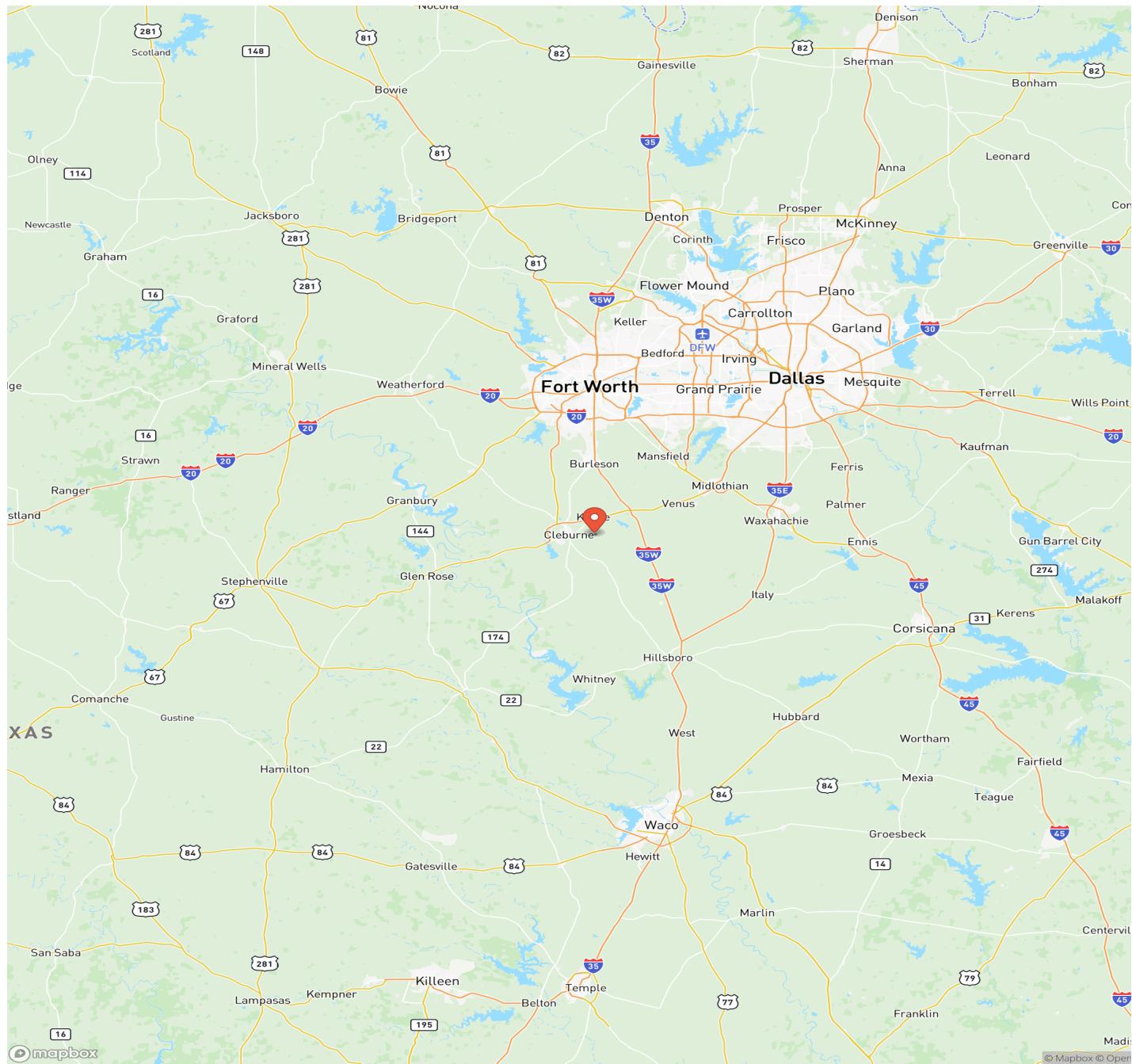
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Locator Map



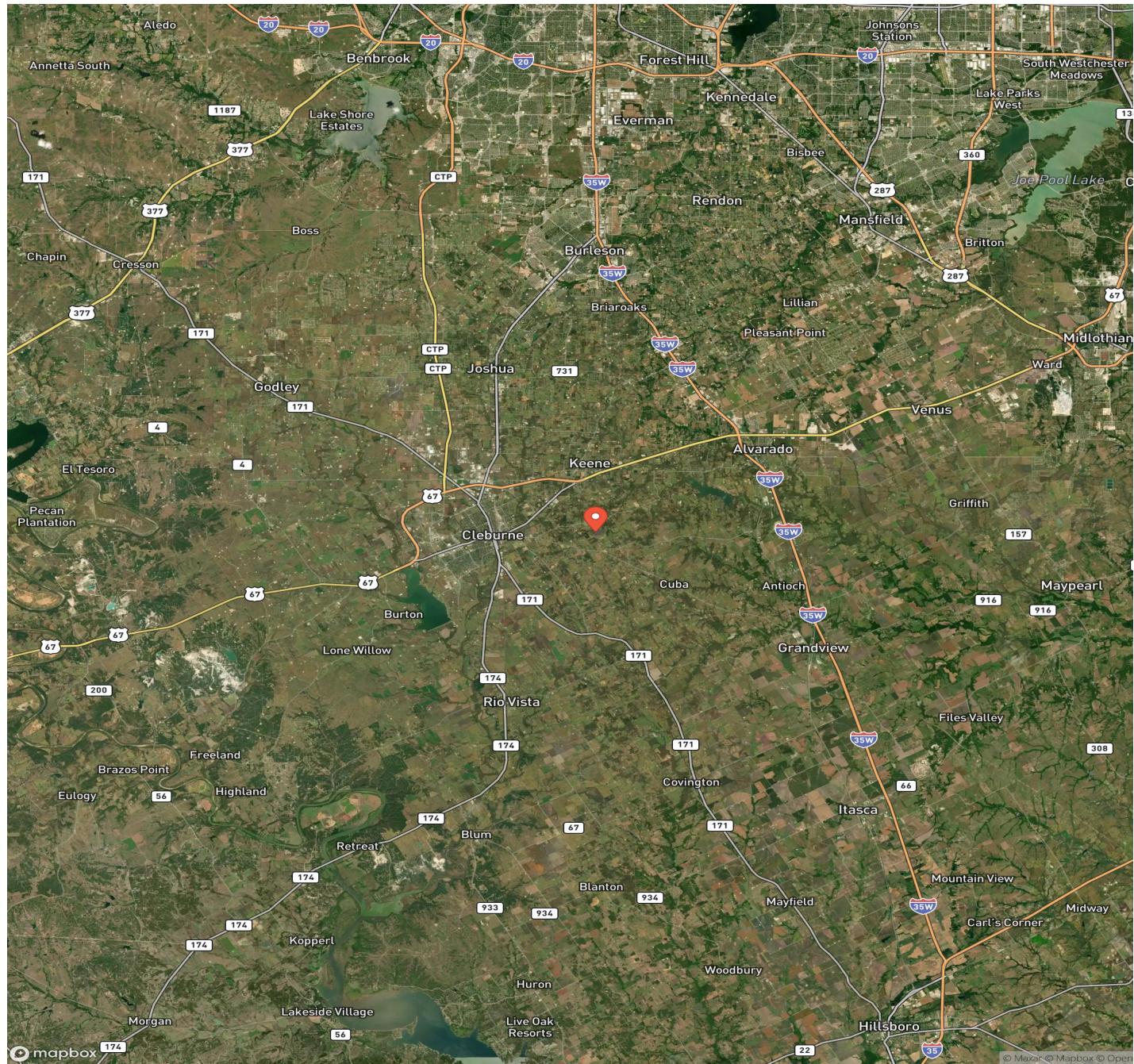
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Locator Map



13.5 Acres Johnson County
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Denton, TX 76201

NOTES



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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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