

75.6 +/- Acres Johnson County TX
2833 County Road 425
Cleburne, TX 76031

\$1,641,477
75.600± Acres
Johnson County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

75.6 +/- Acres Johnson County TX
Cleburne, TX / Johnson County

SUMMARY

Address

2833 County Road 425

City, State Zip

Cleburne, TX 76031

County

Johnson County

Type

Hunting Land, Recreational Land, Ranches,
Undeveloped Land, Business Opportunity

Latitude / Longitude

32.3475014 / -97.3196127

Acreage

75.600

Price

\$1,641,477

Property Website

<https://moreoftexas.com/detail/75-6-acres-johnson-county-tx-johnson-texas/35819/>



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PROPERTY DESCRIPTION

This beautiful ranch is just what you are looking for, conveniently located with quick access to the metroplex. It is the first time in over 130 years that the ranch is being offered for sale. There are multiple homesites with views of the rolling terrain that would be great to build your custom home on acreage. The property is decorated with 3 ponds, totaling over 5.5 acres of surface water which provides excellent bass fishing. The property would be a great recreational place for hunting deer, turkeys or riding your ATV. It has not been grazed in years so the coastal bermuda grasses, and native grasses are in great shape for your livestock. The ranch has abundant mature pecan and oak trees and is the perfect place to escape the city and experience country living. With ample road frontage and proximity to the metroplex this property would be ideal for an investment or development. It is hard to find acreage of this size with this amount of character so close to Fort Worth, do not miss the opportunity to come see it for yourself. Additional acreage available, Call for more details.

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, Waterfowl, Hogs, Coyotes, bobcats and small game
- Exceptional bass and cat fishing in the 3 ponds

WATER:

- 3 ponds decorate the property totaling in 5.5+ acres of water. The largest pond totaling 3a cres of surface water.
- Multiple seasonal creeks throughout the ranch

CLIMATE:

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

UTILITIES:

- Co-op Water
- Co-op Electricity



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MINERALS:

- No minerals convey with property

VEGETATION:

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

TERRAIN:

- Over 70ft 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 from CR 425. Road frontage along CR 3136.

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



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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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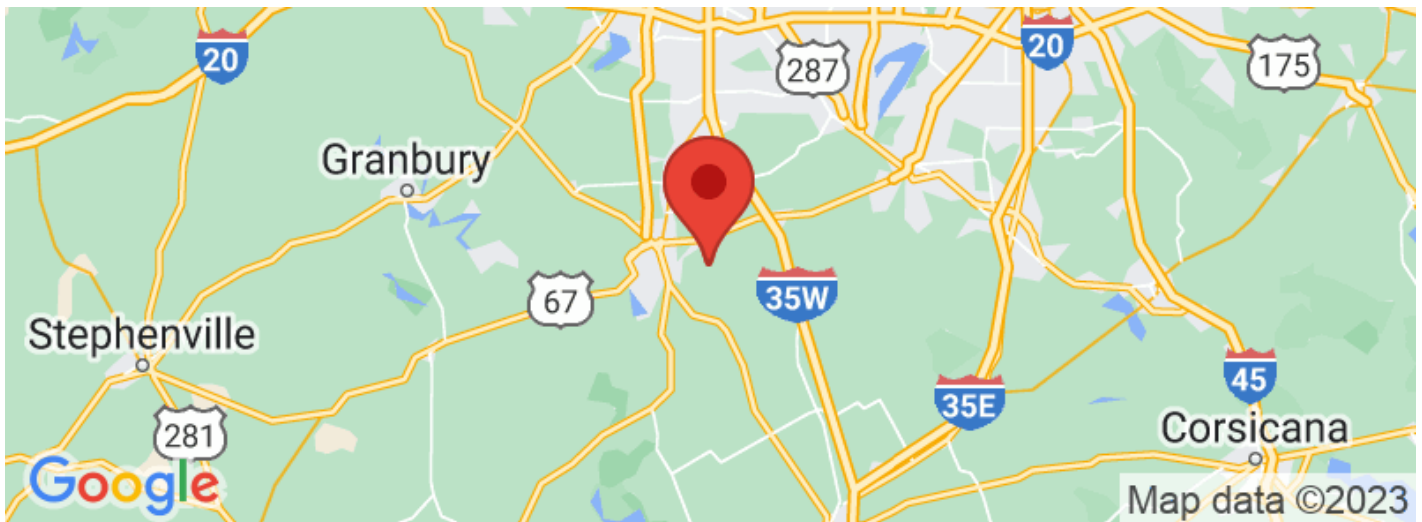
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Locator Maps



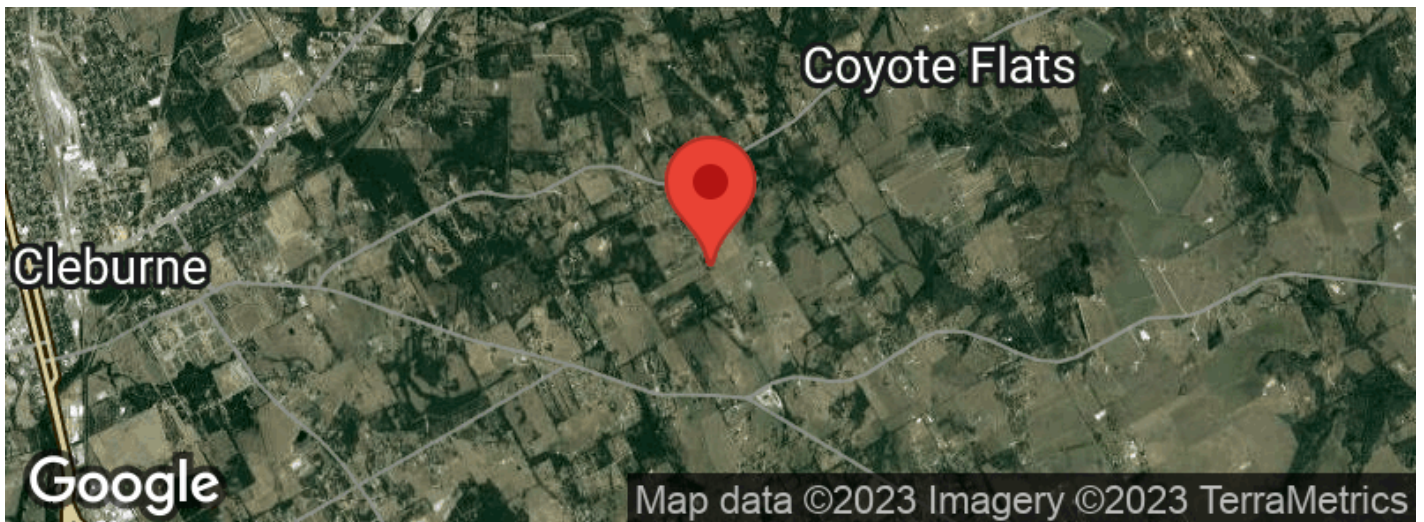
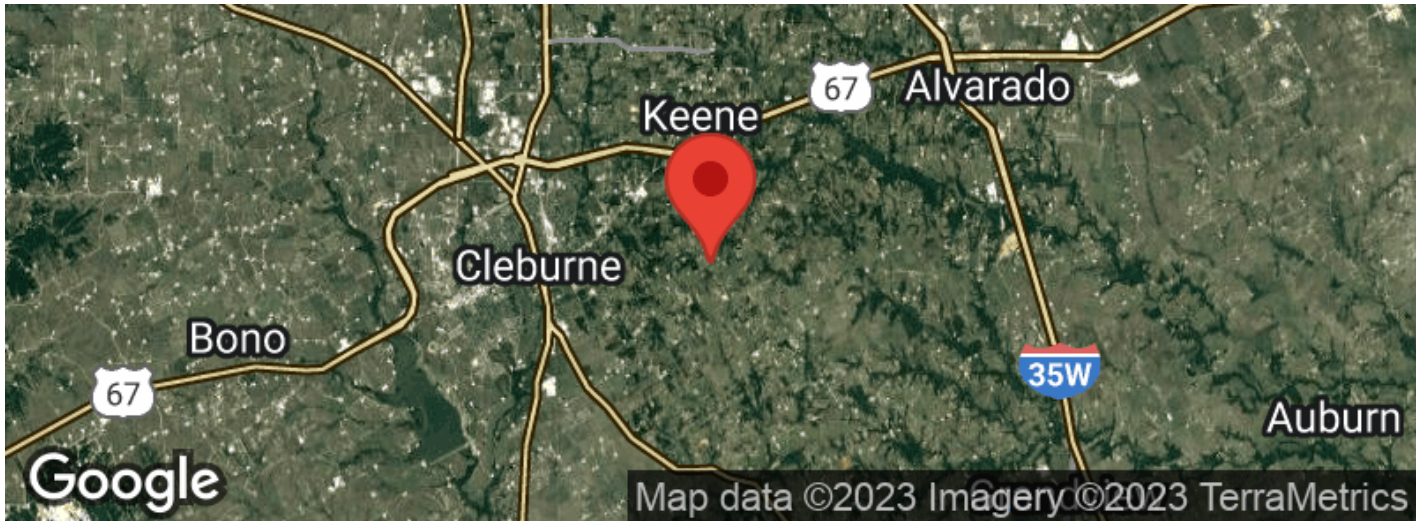
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Denton, TX 76207

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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