

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

\$1,354,870
62.400± Acres
Johnson County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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

SUMMARY

Address

2833 County Road 425

City, State Zip

Cleburne, TX 76031

County

Johnson County

Type

Farms, Ranches, Recreational Land, Business Opportunity, Horse Property, Hunting Land, Undeveloped Land

Latitude / Longitude

32.3475014 / -97.3196127

Acreage

62.400

Price

\$1,354,870

Property Website

<https://moreoftexas.com/detail/62-4-acres-johnson-county-tx-johnson-texas/35822/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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

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 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

IMPROVEMENTS:

- 30'x50' Barn 2 roll up doors
- 20'x 60' Storage barn
- 15 x40 metal building to be converted into cabin

WILDLIFE:

- Whitetail deer, Turkey, Dove, Waterfowl, 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



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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
- 20 acres of wheat is planted yearly

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 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
OF TEXAS**

MORE INFO ONLINE:

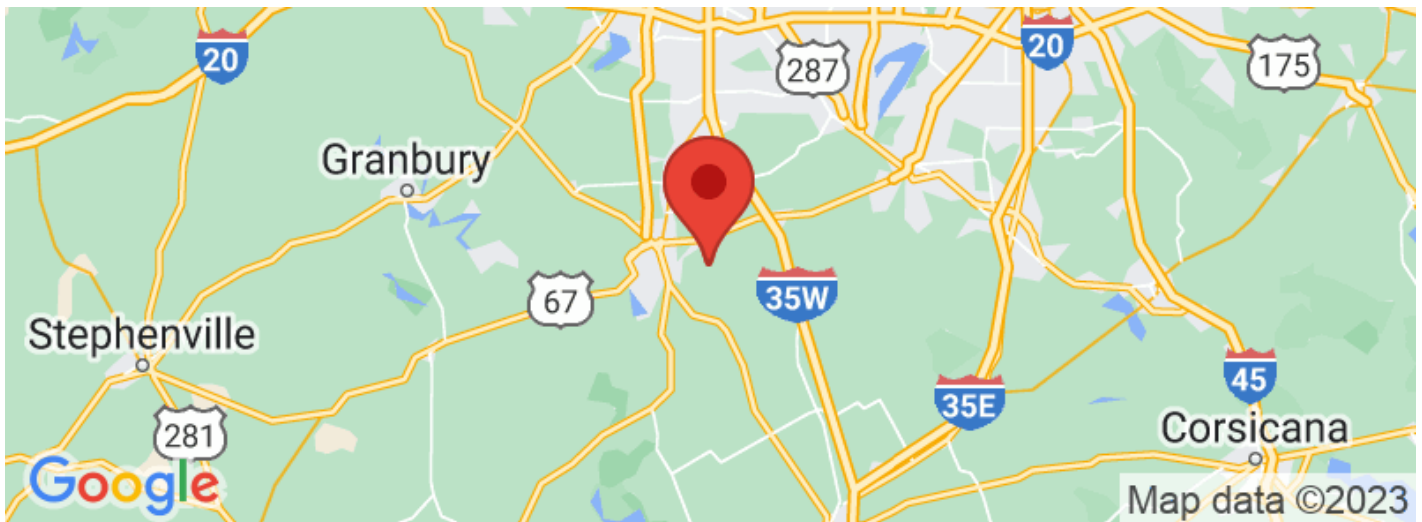
MoreofTexas.com

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



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

Locator Maps



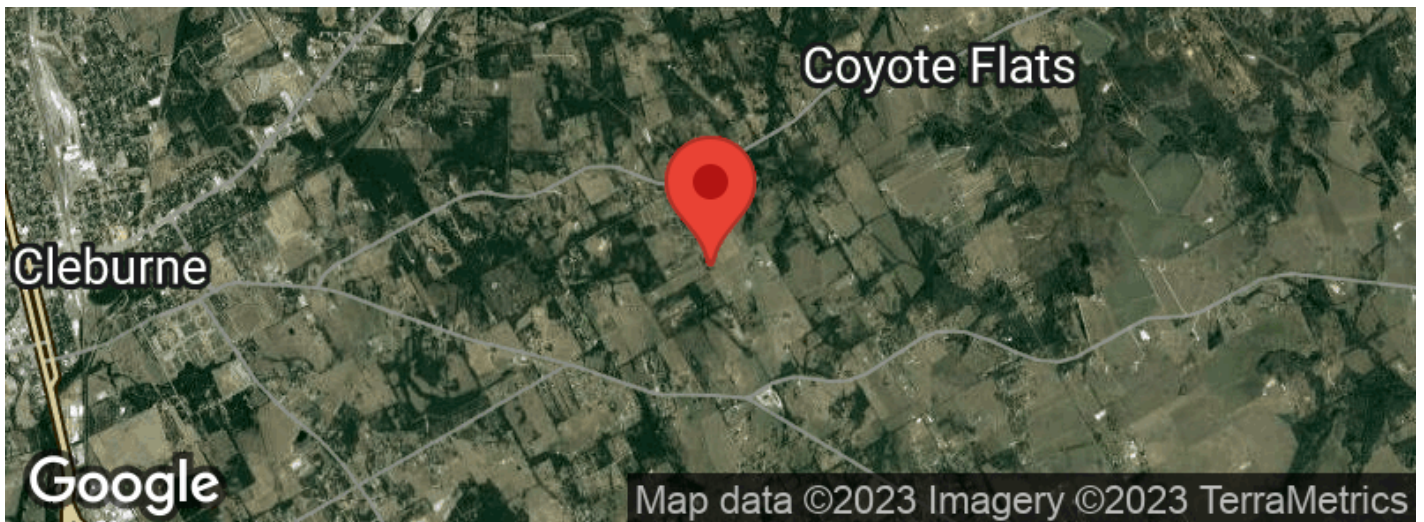
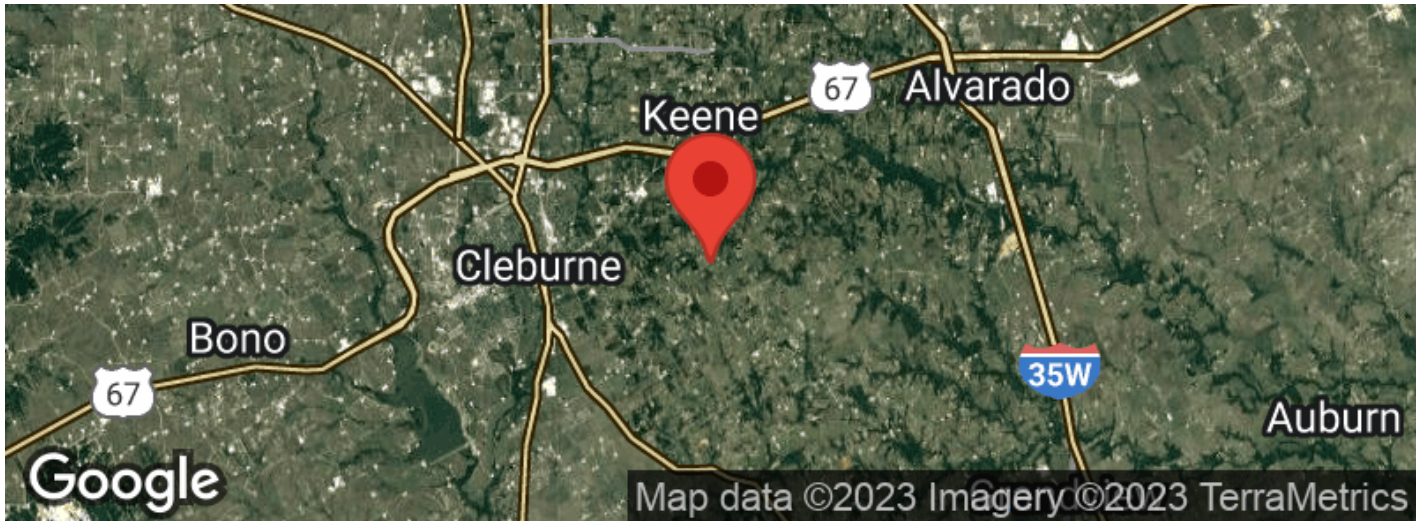
**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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

Aerial Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

NOTES

[illegible]

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com