

42.5 +/- Acres in Johnson County  
0000 FM 3136  
Cleburne, TX 76031

**\$739,000**  
42,500± Acres  
Johnson County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**42.5 +/- Acres in Johnson County  
Cleburne, TX / Johnson County**

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**SUMMARY**

**Address**

0000 FM 3136

**City, State Zip**

Cleburne, TX 76031

**County**

Johnson County

**Type**

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

**Latitude / Longitude**

32.356098 / -97.315448

**Acreage**

42.500

**Price**

\$739,000

**Property Website**

<https://moreoftexas.com/detail/42-5-acres-in-johnson-county-johnson-texas/37499/>



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## 42.5 +/- Acres in Johnson County Cleburne, TX / Johnson County

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### **PROPERTY DESCRIPTION**

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

REDUCED PRICE - Exceptional piece of property that offers amazing views of rolling hills and natural landscapes. The property boasts two stunning ponds that add to the beauty of this property. The rolling hills on the property provide an ideal location for building a dream home. The land allows for a variety of recreational activities as well as raising livestock. The ponds on the property provide a water source for wildlife and has excellent fishing. There are deer and turkey all over the property and it would make for a great hunting tract. The property's location make it the perfect place to escape from city life while still only being 33 miles from downtown Fort Worth. If you're looking for a place to call home, this property in Cleburne, Texas, is an excellent option. For the Investor this property has ample road frontage and could lend itself to a future development and has a lot of unlocked potential. This is a hard to find property with so much character, close to Fort Worth

#### 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:

- 2 ponds decorate the property totaling 4+ acres of water. The largest pond totaling 3 acres of surface water.
- Multiple seasonal creeks throughout the property

#### CLIMATE:

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

#### UTILITIES:



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- 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 50ft 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



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**ACCESS:**

- Access off paved asphalt road on 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.

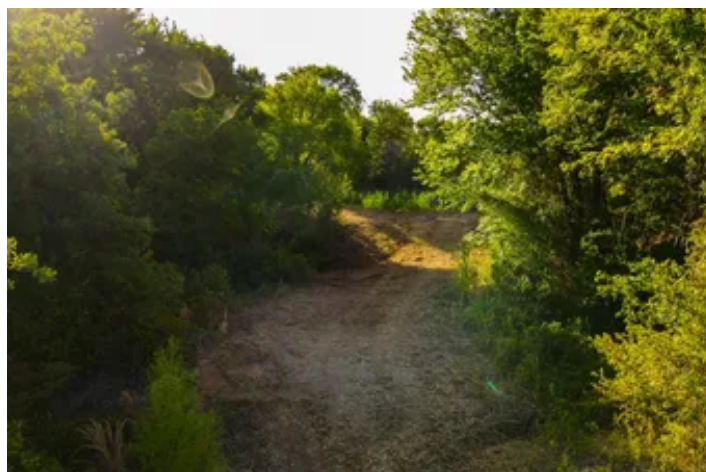


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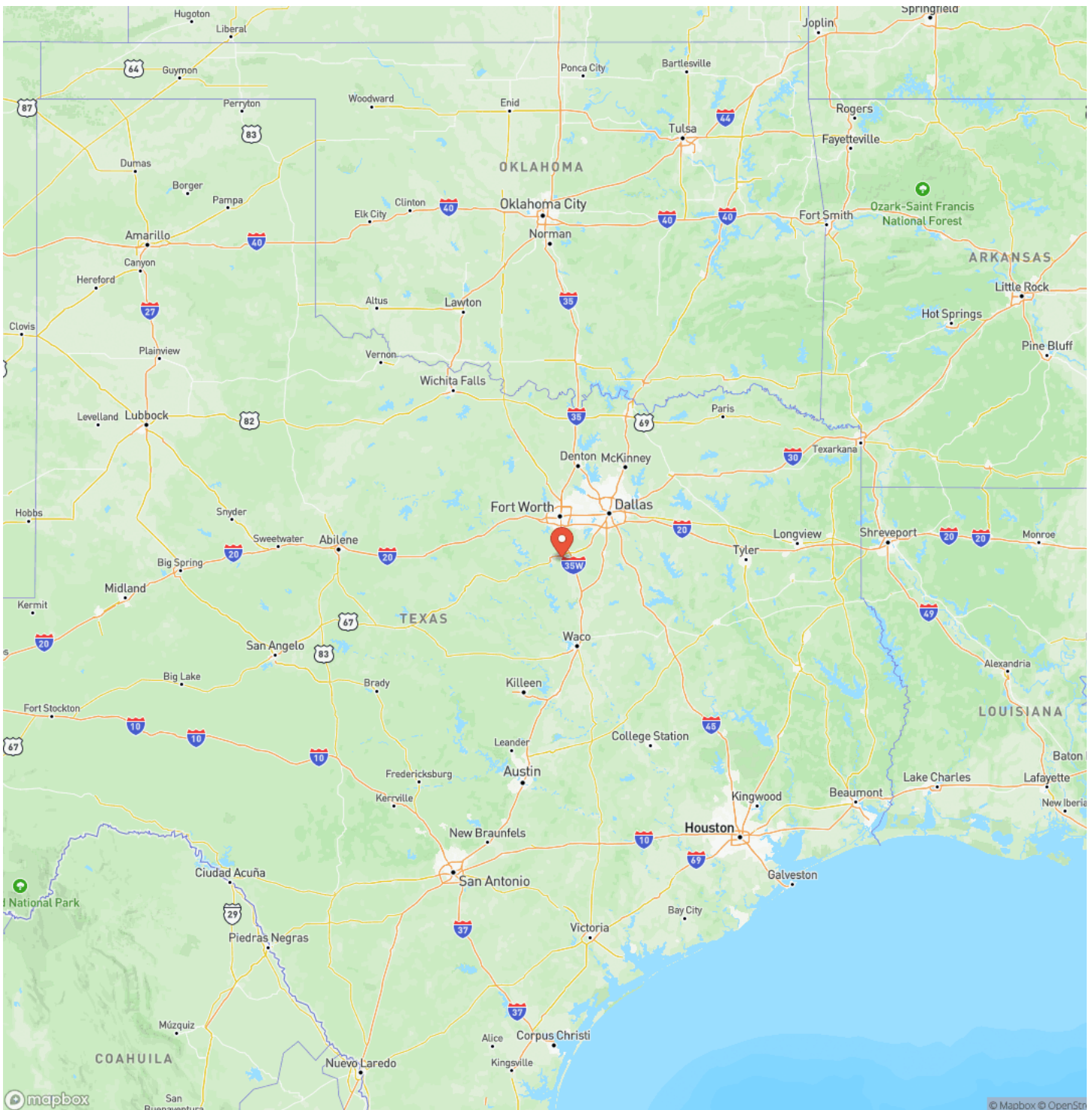
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## Locator Map



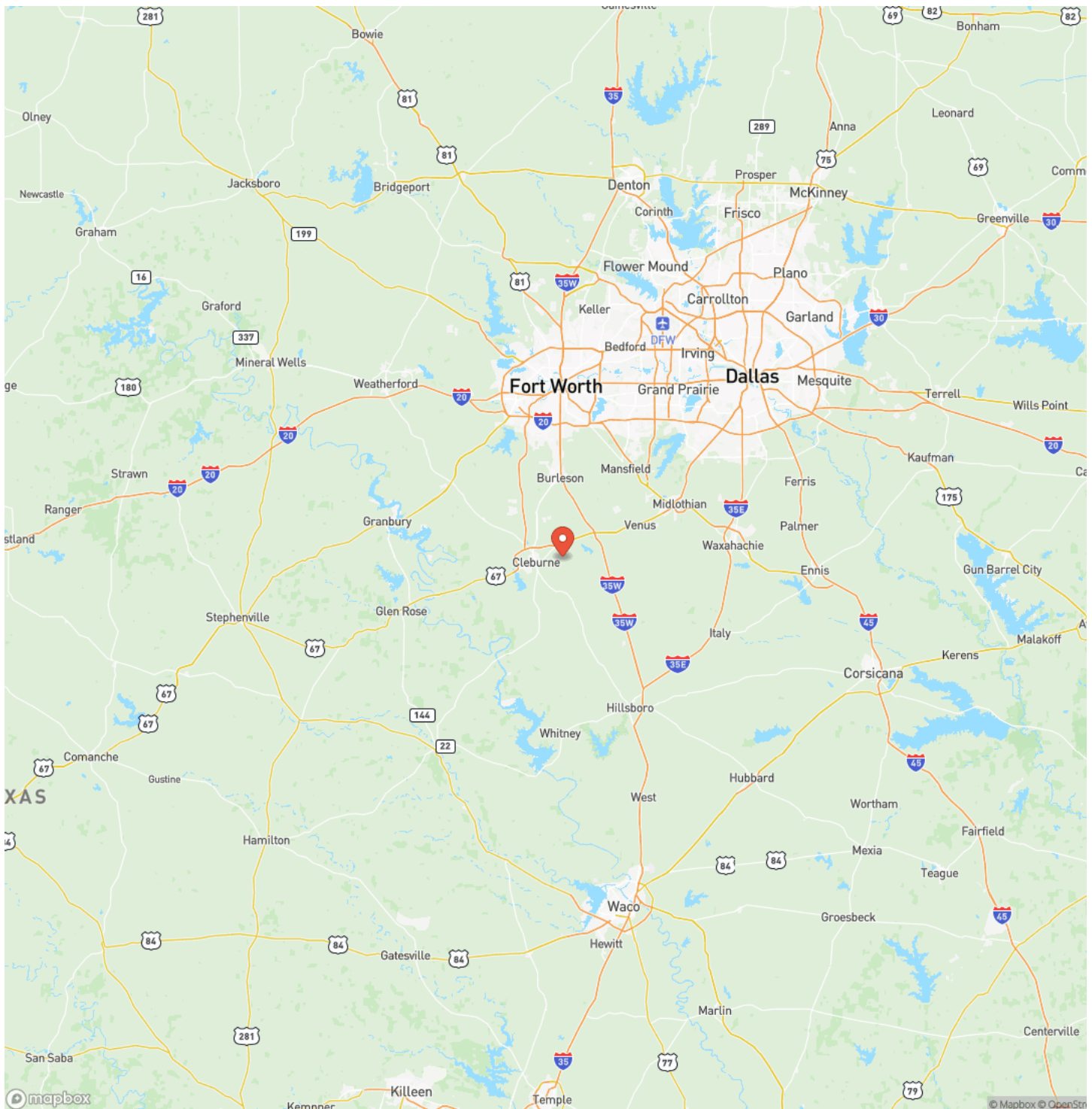
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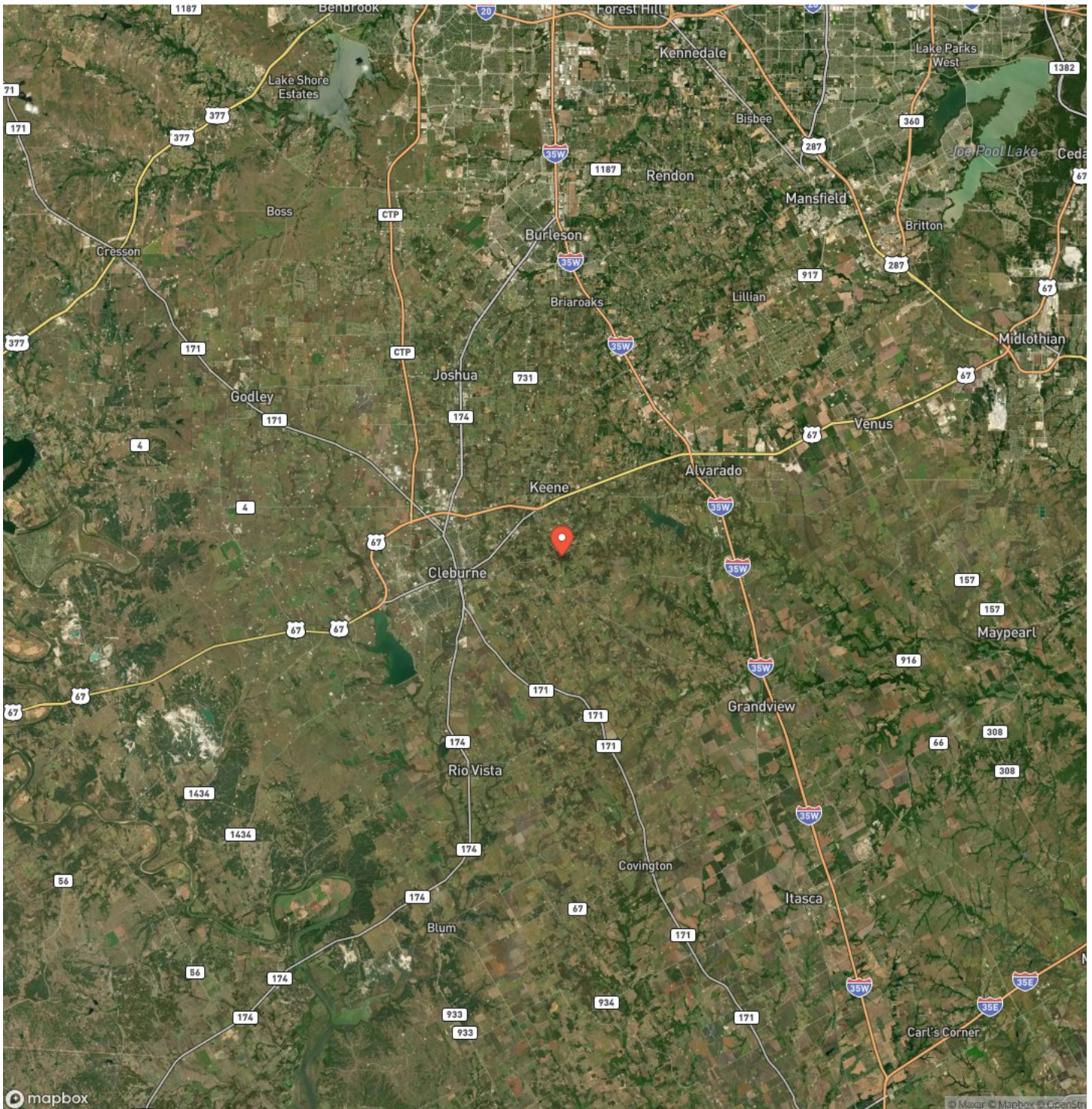
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## Satellite Map



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## 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

[illegible]

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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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