

27 +/- Acres with Custom Stone House
1232 CR 4195
Clifton, TX 76634

\$1,200,000
27 +/- acres
Bosque County



27 +/- Acres with Custom Stone House Clifton, TX / Bosque County

SUMMARY

Address

1232 CR 4195

City, State Zip

Clifton, TX 76634

County

Bosque County

Type

Residential Property

Latitude / Longitude

31.7656747 / -97.7102185

Dwelling Square Feet

2280

Bedrooms / Bathrooms

3 / 2.5

Acreage

27

Price

\$1,200,000

Property Website

<https://cobbranchproperties.com/property/27-acres-with-custom-stone-house-bosque-texas/25781>



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PROPERTY DESCRIPTION

Unique 27 + Acre property located in Bosque County off paved road 4195 just outside of Clifton, Texas. A private paved road leads the way to this beautiful custom stone home built in 2013 offering 2280 sq. ft. 3 bedrooms, 2.5 bathrooms. Terrific layout features a foyer with large living room, vaulted ceilings and wood burning fireplace with gas logs. The master bedroom is spacious with a connecting bathroom featuring a double vanity sink, large walk in shower and closets. The kitchen is spacious with granite countertops, oak cabinets, island faced with cut stone, electric range, built in oven and microwave, as well as large pantry. The dining room is just off the kitchen. The guestrooms are spacious with lots of natural light and have a Jack & Jill bathroom set up. The home has a spacious laundry room, lots of storage and a beautiful patio to enjoy the elements of the expansive backyard.

The property offers a guesthouse with full bathroom that is currently being used as an office. There is a large 40'x40' metal shop with full bathroom that is currently used to house the sellers equipment, and for storage. There is also a large tractor shed + RV covered storage. Want to bring animals to this beautiful property; there is space for goats, horses and cattle in the front pasture.

The rural property has a vast range of wildlife that transverse it daily including whitetail deer, dove, turkey and more. The property is currently agricultural exempt and has 40 ft. elevation change and has one tank in the front corner of the property.

Other property improvements:

Bunkhouse or storage room - 10'x12'

Tractor shed - 26'x31'

Goat barn - 20.5'x30'.5"

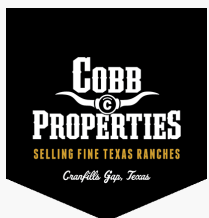
Shop - 40'x40'

Office/Guesthouse 24'x24'

Total bathrooms for the entire property 4 full + 1 half bath

*All measurements are estimates of approx. size

Water: Mustang Valley Water Supply

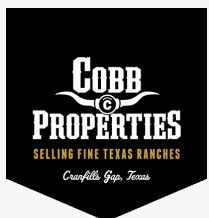


Utilities: United Cooperative

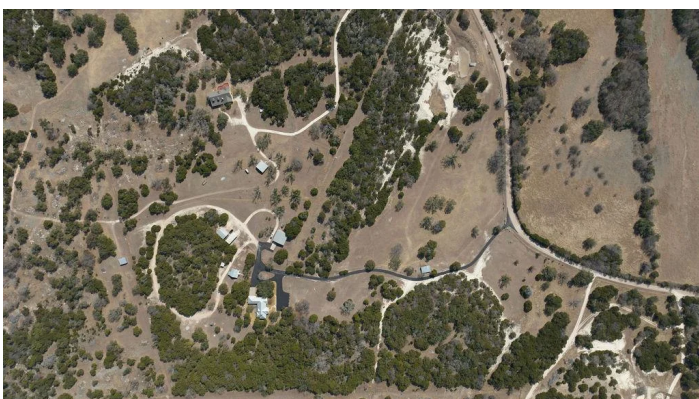
Propane: StarTex {Gas fireplace, Tankless hotwater heater and gas propane grill}

Property is Agricultural Exempt, Taxes: Estimated at \$4000.00

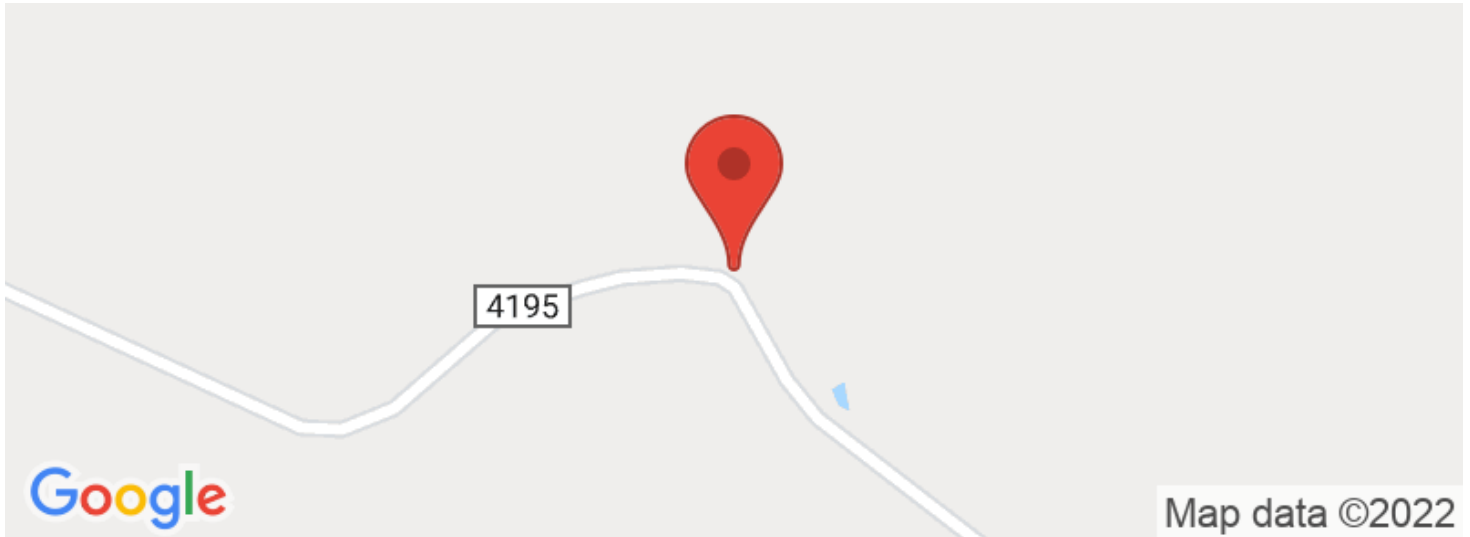
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cranfills Gap, TX 76637

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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