

Norse Hill Ranch: 137 +/- Acres
TBD COUNTY ROAD 4150
Clifton, TX 76634

\$1,575,500
137± Acres
Bosque County



Norse Hill Ranch: 137 + | - Acres
Clifton, TX / Bosque County

SUMMARY

Address

TBD COUNTY ROAD 4150

City, State Zip

Clifton, TX 76634

County

Bosque County

Type

Hunting Land, Ranches, Undeveloped Land, Recreational Land

Latitude / Longitude

31.762579 / -97.659043

Acreage

137

Price

\$1,575,500

Property Website

<https://cobbranchproperties.com/property/norse-hill-ranch-137-acres-bosque-texas/50001/>



PROPERTY DESCRIPTION

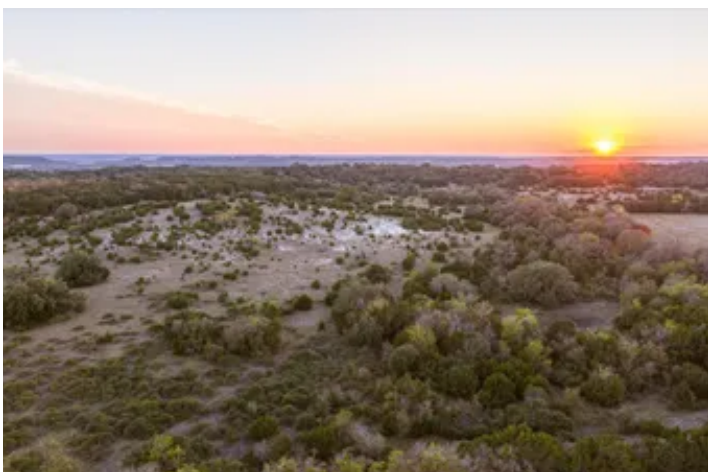
A 137 +/- acre plot of land is available in Bosque County, Texas's highly desirable Norse area. This section of land has been separated from a larger piece and boasts beautiful views of the Norse region. There are THREE hilltops on this property!! You can construct your dream home on one of the three incredible elevation points on the property. One site provides stunning views of the Norse valley, including the steeple of Our Saviors Lutheran Church. The property is ideal for recreational activities, with a mix of brushy cedars and various hardwoods, including large Oak trees, rocky ridges, and brush cover for wildlife. There are two seasonal ponds on the property. The land elevation change is estimated at 80 ft., providing stunning views from the two hilltops. Wildlife is abundant in the area, including whitetail deer, hogs, turkey, dove, and small game, and the property has been lightly hunted over the years. The land is currently used for cattle and is agricultural exempt. One Mustang Valley Co-op water meter is already in place. Build your dream home!!

*Photos taken are from a large parcel representing this property but may include images outside the boundaries of the 137 acres. The seller is willing to entertain selling more acreage. This is a must-tour property to carve out your dream property!

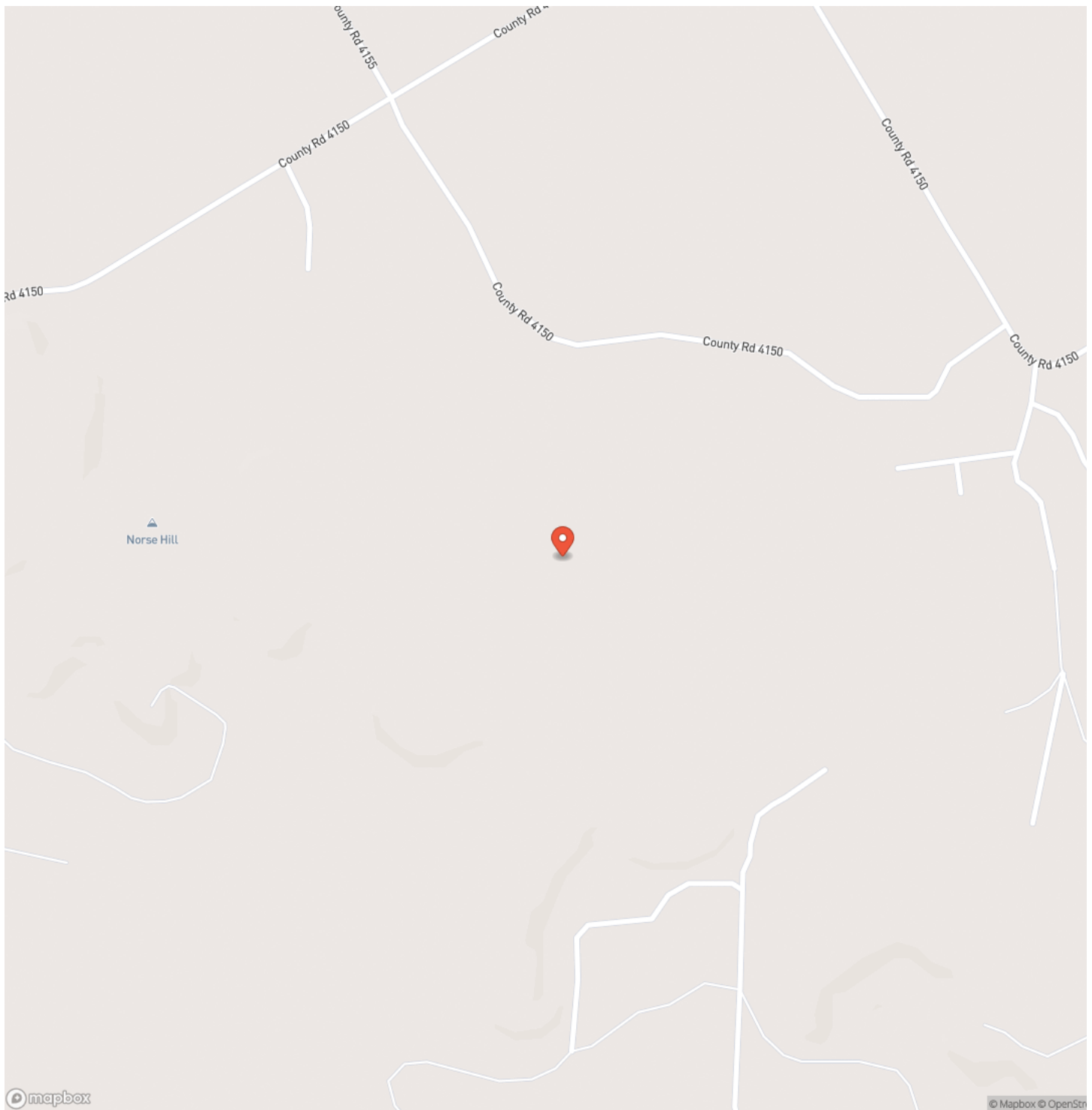
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb [\(972\) 989-5220](tel:9729895220) and Tai Cobb-Klam [\(254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. *Buyer(s) agent/broker must be identified on first contact and accompany buying prospect on first showing to be allowed fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm—buyer to verify utilities



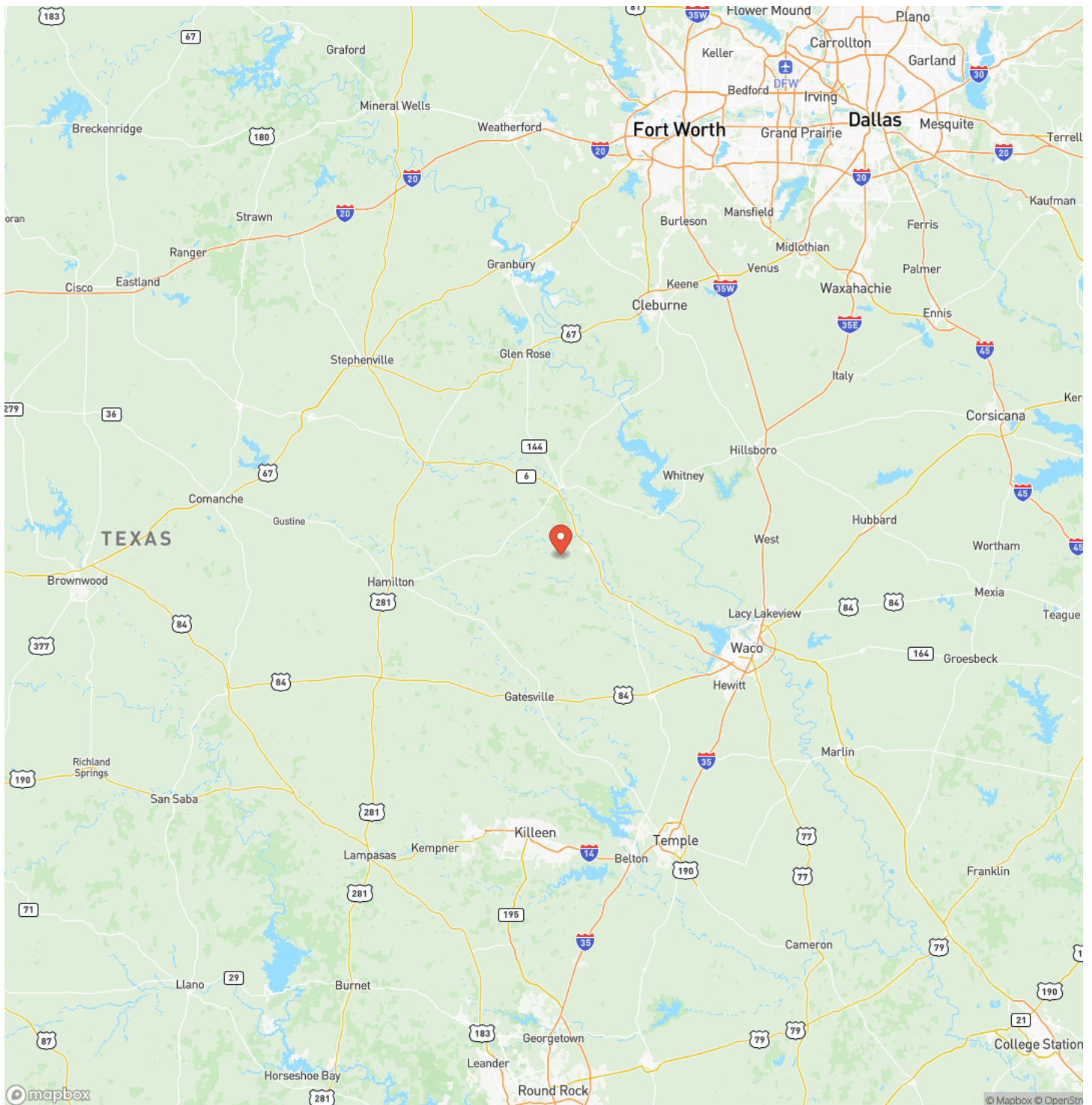
Norse Hill Ranch: 137 + | - Acres
Clifton, TX / Bosque County



Locator Map



Locator Map



Satellite Map



Norse Hill Ranch: 137 +/- Acres
Clifton, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tai Cobb Klam

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Address

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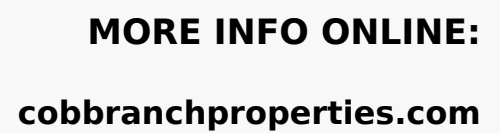
City / State / Zip

Cranfills Gap, TX 76637

NOTES

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MORE INFO ONLINE:
cobbranchproperties.com

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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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