

Alvarado Ranch
Alvarado, TX 75109

\$1,554,000
111± Acres
Johnson County



Alvarado Ranch
Alvarado, TX / Johnson County

SUMMARY

City, State Zip

Alvarado, TX 75109

County

Johnson County

Type

Ranches, Farms, Recreational Land, Hunting Land

Latitude / Longitude

32.406531 / -97.211678

Acreage

111

Price

\$1,554,000



PROPERTY DESCRIPTION

Description: Located just 30 minutes south of downtown Fort Worth, along the southern border of Johnson County near the town of Alvarado, TX, is a remarkable property with great views and abundant possibilities. At just over 110 acres of raw property this ranch is an open canvas and ready to go in any direction. Whether it is a future homestead or a residential development the potential is there. The property is blessed to have a large number of native trees with good elevation changes throughout the property. With its close proximity to I-35 and in the fast-growing area of Johnson County this property is set up to be the perfect place for a number of buyers.

Location: Alvarado, Texas

Property is 2.5 miles west of I35 on FM 3136

Distance to Fort Worth: 30 miles

Distance to DFW International Airport: 45 miles

Distance to Dallas: 42 miles

Water: Rural water is supplied to the property along FM 3136 by Bethany S.U.D. Other than rural water the property is well watered by natural stock tanks with the largest being about 3 acres in size and located in the northeast corner of the property. Additional stock tanks are scattered throughout the property providing ample water for wildlife and livestock. There is also a water well that is located near the large stock tank in the northern portion of the ranch that was used by the gas company to keep the pond full.

Electricity: Is available throughout the property.

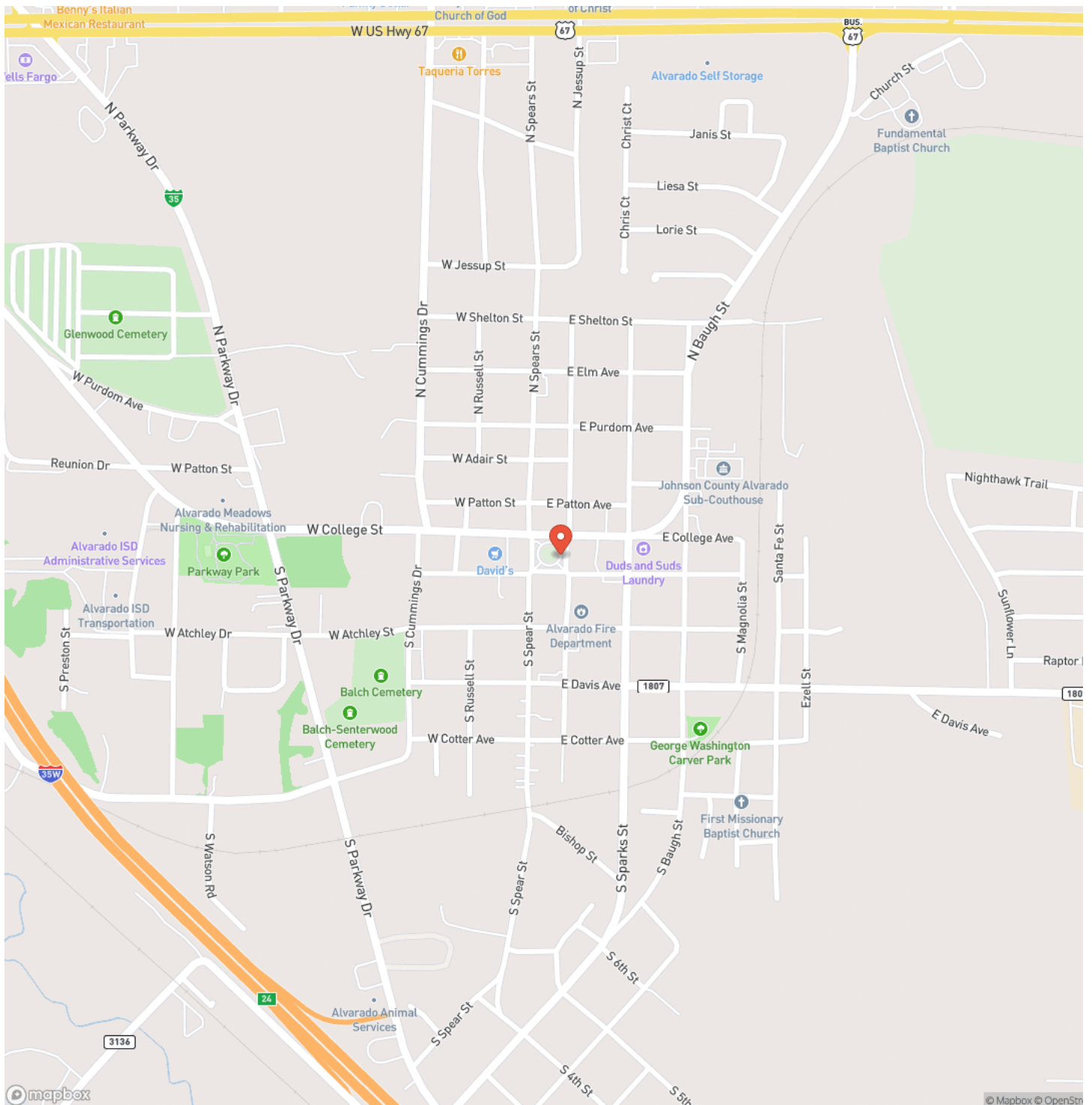
Wildlife: Native wildlife from whitetail deer, feral hogs, waterfowl, and other native species are abundant on the property and are seen on a regular basis while driving through the property. Fishing in the stock tanks is also a great attribute to the property.

Soils: Crosstell-Gasil-Rader: Nearly level to sloping, deep, slightly acid loamy and sandy soils; on uplands.





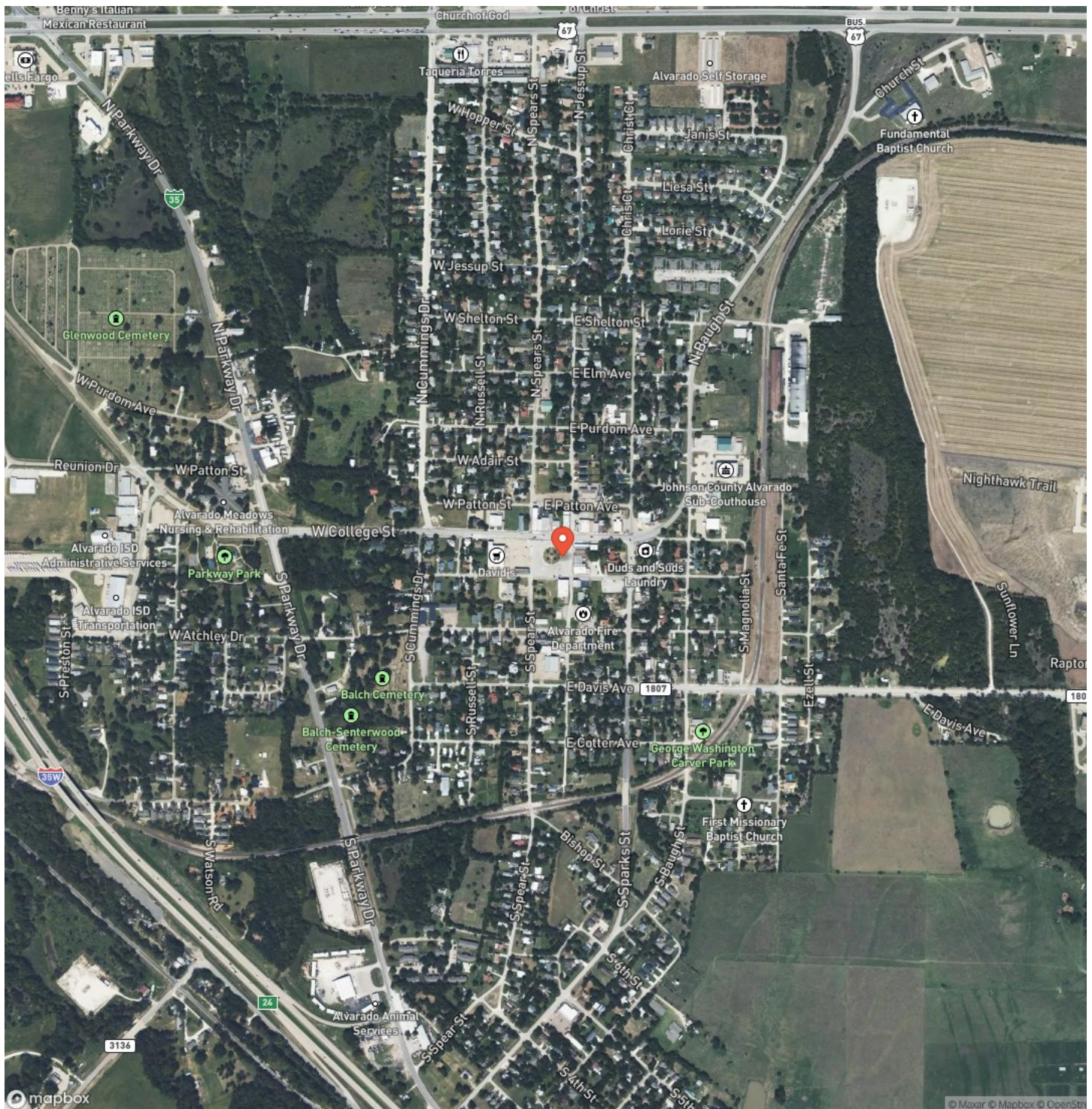
Locator Map



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www.ttranchgroup.com

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

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MORE INFO ONLINE:
www.ttranchgroup.com

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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

