

Hilltop Ranch
4077 FM 2331
Godley, TX 76044

\$1,700,000
87.500± Acres
Johnson County



Hilltop Ranch
Godley, TX / Johnson County

SUMMARY

Address

4077 FM 2331

City, State Zip

Godley, TX 76044

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.449029 / -97.526689

Acreage

87.500

Price

\$1,700,000

Property Website

<https://ttranchgroup.com/property/hilltop-ranch-johnson-texas/83362/>



PROPERTY DESCRIPTION

Description:

Perched on one of the highest elevations in Johnson County, this extraordinary 87 +/- acre ranch offers panoramic views and exceptional privacy, just 40 miles from Fort Worth. Perfect for multi-generational living, income potential, family retreat, or hunter's lodge, possibilities are endless. This is a rare opportunity to own a legacy property with income potential, luxury amenities, and commanding views—just minutes from the city.

Location:

Conveniently located in Godley, TX just 40 miles southwest of Fort Worth, 19 miles southwest of Granbury, and 13 miles west of Cleburne.

Main Residence:

The property boasts a striking three-story, 3,240 +/- sq ft main home, thoughtfully designed to capture beautiful sunsets from expansive balconies on both sides. The main home has a pool with spill-over spa, tanning ledge, and water features that complete the perfect outdoor retreat.

Guest House:

The property also includes a private 3-bedroom, 2-bath guest home with a spacious flex room, tucked discreetly away from the main residence with its own breathtaking views.

Other Structures:

Ideal for livestock or equestrian use, the entire property is fully fenced and features a two-story barn with an enclosed second level and large upper balcony—plus a separate electric meter. An additional barn is conveniently located near the guest house.

Water:

At the heart of the ranch lies a 2+ acre spring-fed pond full of bass, crappie and catfish. The pond offers a serene centerpiece and dramatic views from multiple vantage points.

Wildlife:

The property is wildlife abundant with deer, turkey, hogs and more.

Topography/Soil:

There is up to 70 feet of elevation change throughout the property.

Sandy loam soil.

Other highlights include:

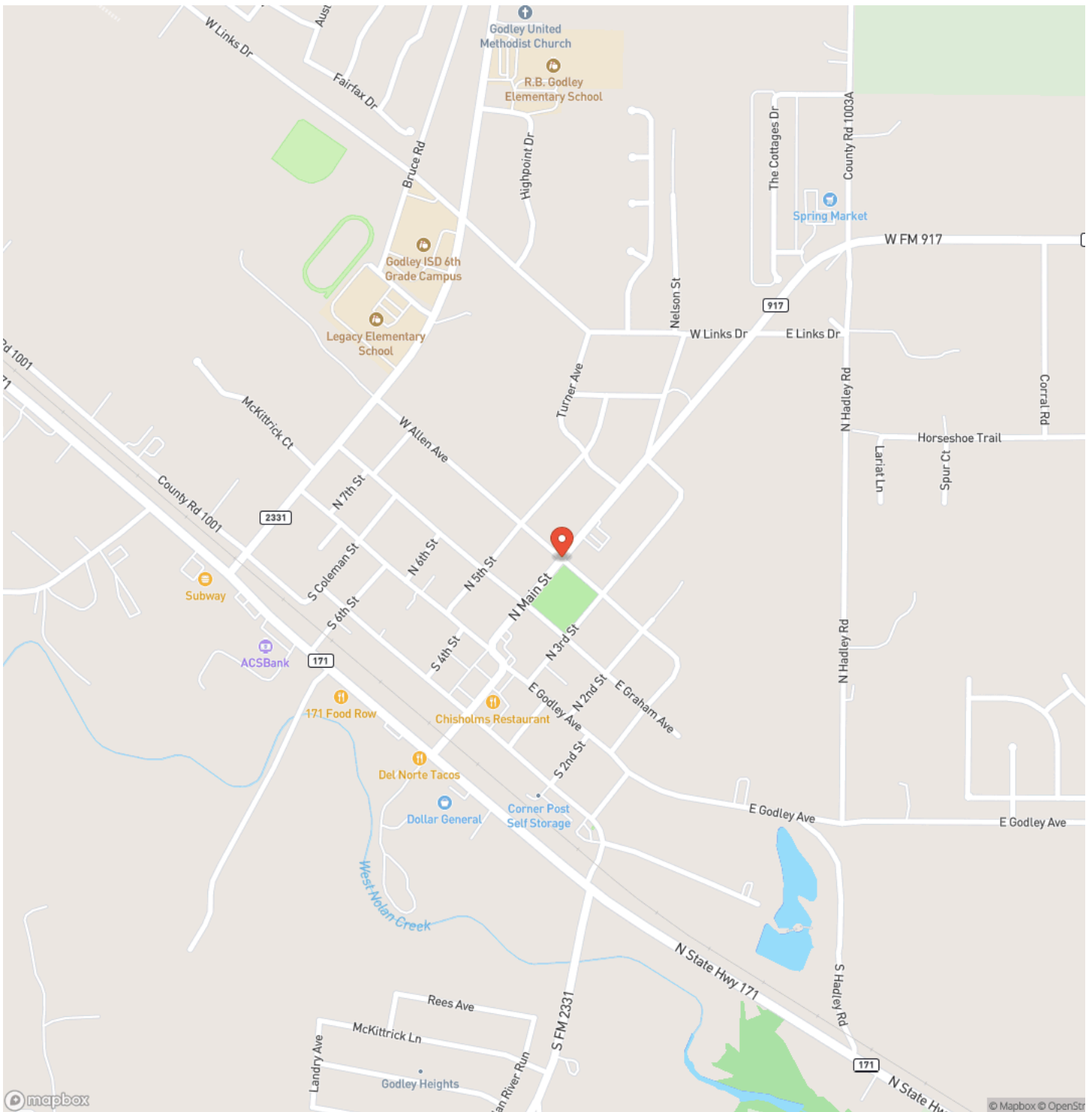
- Fully Fenced
- High-speed fiber internet
- Tranquility and seclusion with no close neighbors
- Low taxes (outside city limits/ ag exemption in place)

- Set far off the road and surrounded by vast working cattle ranches
- Automatic gated entries/cattle guards at both the main home and property entrances

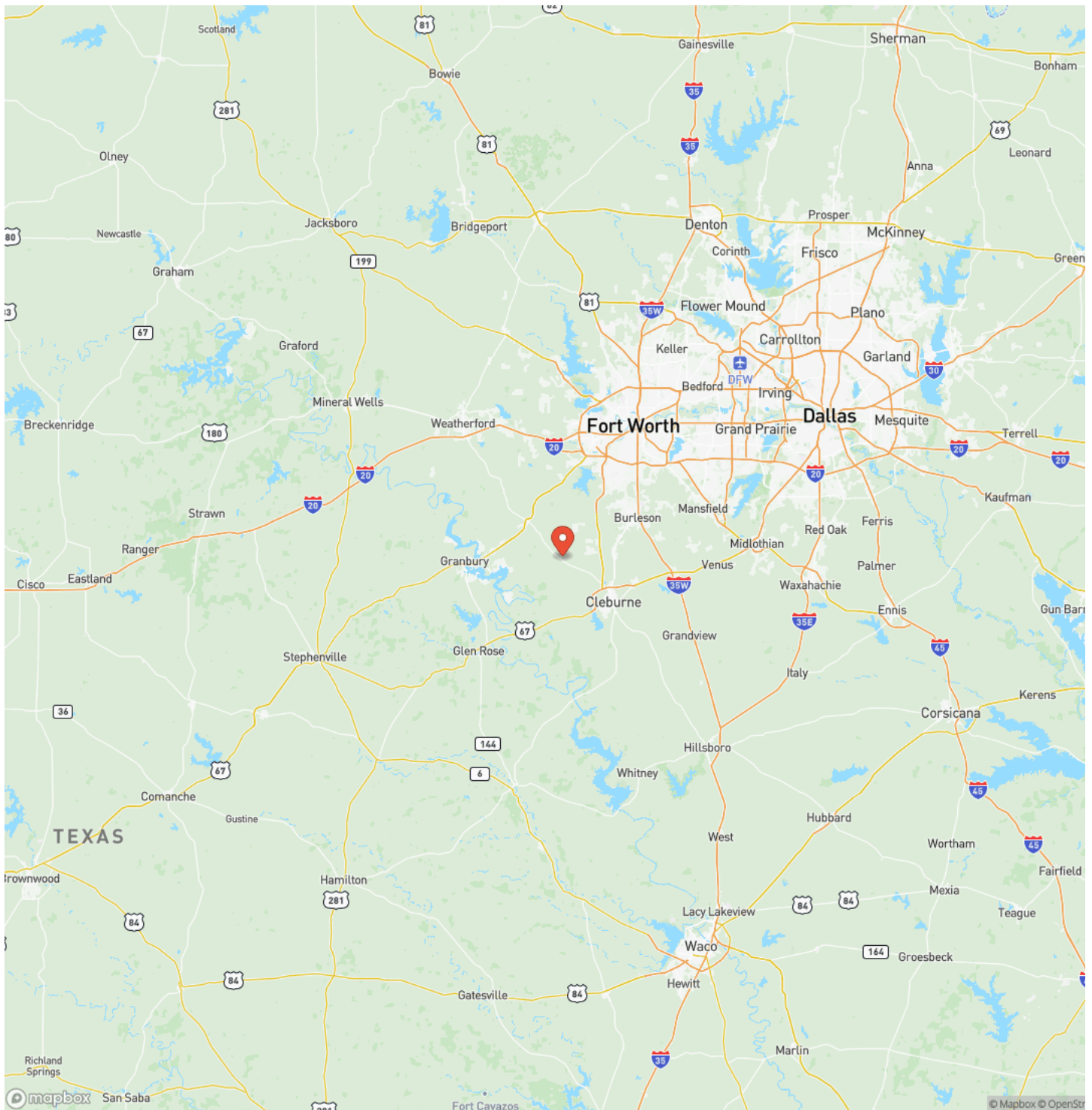
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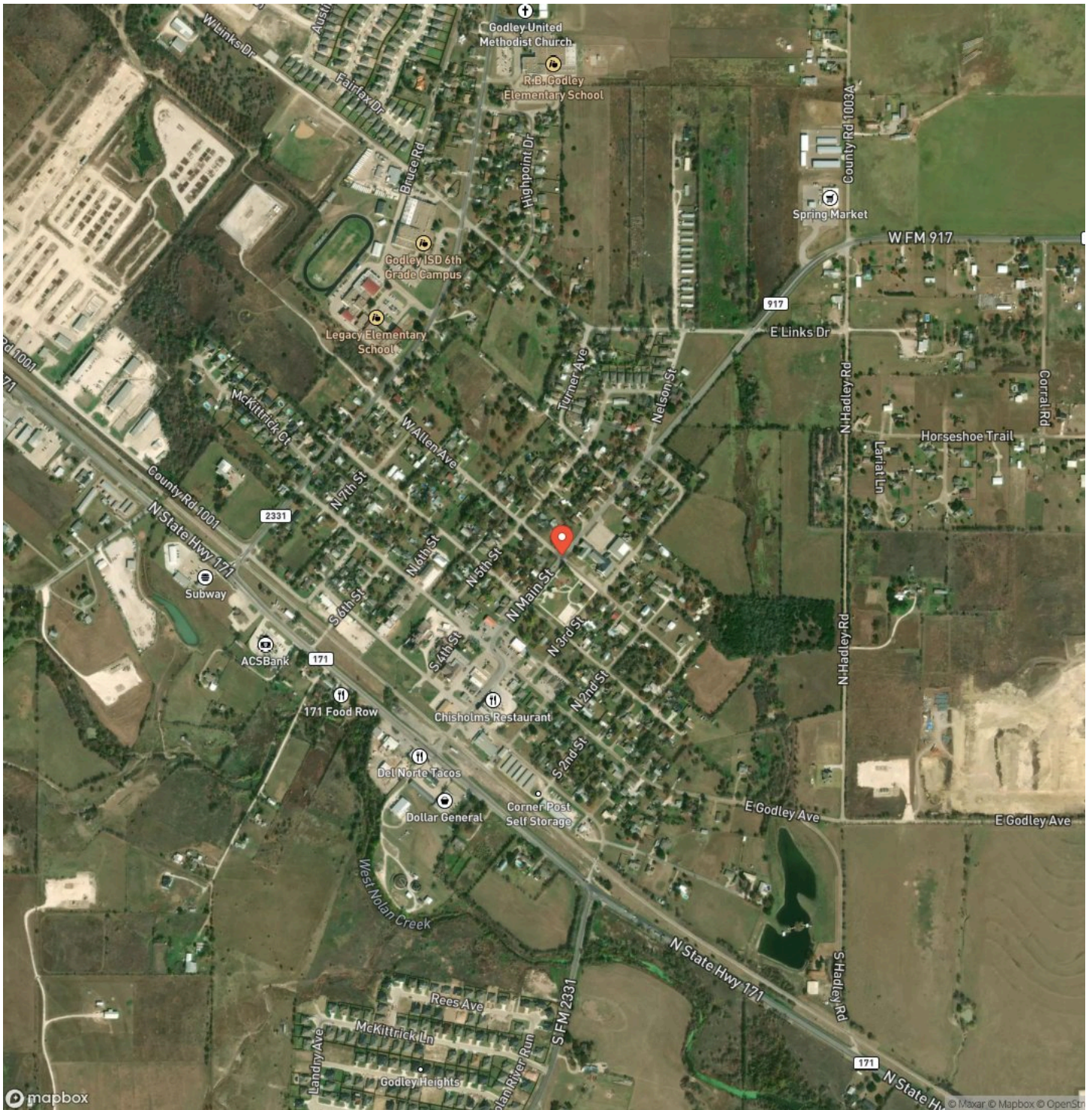
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

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info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

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

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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