



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
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(844) 725-6247

3316 County Road 616

\$680,000



11.00 Acres
Johnson County
3316 County Road 616 Alvarado, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Attractive family farm property with home and multiple amenities, centrally located between Alvarado, Mansfield, Midlothian, and Venus with access to I-35, Hwy 287, and US Hwy 67. The location, amenities, and layout of the property, including two separate entrances off CR 616, also lends itself to a small business operation.

The 1,776 sf 3BR 2B house has numerous recent updates including new roof and gutters, and new central heat/air and ductwork completed in 2024. The home has two living areas, a formal living room with wood-burning fireplace at the front of the house and a large family room at the rear. The primary bedroom includes his and hers closets and an attached bath. The kitchen has stainless appliances, lots of cabinet space, and an attached dining area. The house has updated lighting, mostly LED, and Low-E windows. Flooring includes both carpet and laminate throughout. A landscaped berm between the house and the road creates privacy.

Adjacent to the house is a 3-car detached parking structure that includes storage space, currently used as a recreation area. A fun ou...

