

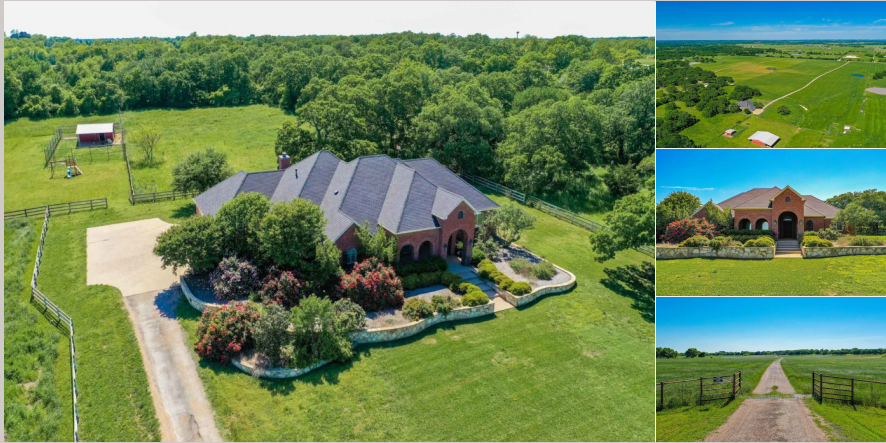


CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
[\(844\) 725-6247](tel:8447256247)

3R Family Farm

\$1,139,000



87.00 Acres
Johnson County
3700 County Road 415 Alvarado, Texas

Contact the Agent

Tim McGinty
469-441-9052
tim@claytonwaggoner.com

PROPERTY HIGHLIGHTS

Available in Fall 2019 Custom-built hilltop home with acreage in prestigious Johnson County location. Spacious 2972 sqft 3BR 3.5BA home built in 2005 has master suite, office, large utility room and side-entry 2-car garage. Exterior has beautiful landscaping, in-ground saltwater pool with adjoining hot tub, and a patio area with fire pit. The house is set-back from the road and surrounded by mature hardwoods for enhanced privacy.

Acreage is fenced and cross-fenced for cattle, has livestock shelters, working pens, improved grasses and 2 stock tanks. Improvements include an equipment barn with shop space that has covered parking on both sides. Also includes a fenced and temperature-controlled, custom-built chicken coop and dog kennel. Owner willing to sell 40 +/- acres separately.

Property is located on a paved county road and convenient to both Alvarado/I-35 (10 miles) and Cleburne (8 miles). Cleburne ISD.

Shown by Appointment Only

