



CLAYTON - WAGGONER
PROPERTIES

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

Holt Ranch

\$1,665,000



222.00 Acres
Bosque County
Clifton, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

WATER, WATER, AND MORE WATER!!!

220+/- acres with over a mile of Brazos River frontage. This scenic property was founded in 1873 and has been awarded the Texas Family Land Heritage Award and signed by the Texas Agricultural Commissioner. This is one of the most diverse properties that I've seen. Lots of live oak motes. Rock outcroppings and rock bluffs. Deep sand and sandy loam pecan bottom full of huge pecan trees. Clean improved coastal field. Several year round springs that the owner said that he nor anyone that he knows has ever seen stop running. River frontage includes the old BIRCH CROSSING historically used by wagons and horses. Super hunting. Older small frame home.

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Buyers broker/agent must be identified on first contact and must accompany prospective buyer on first sho...

