

## 3R Family Farm 40 Acres

**\$751,250**



40.00 Acres  
Johnson County  
3700 County Road 415 Alvarado, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Custom-built hilltop home with acreage in prestigious Johnson County location. Spacious 2828 sqft 3BR 3.5BA home built in 2005 has master suite, office, large utility room and side-entry 3-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, custom-built chicken coop and dog kennel. Adjacent 47+/- acres with existing water meter also available at \$8,250/ac.

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

