



CLAYTON - WAGGONER
PROPERTIES

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

5314 FM 2415

\$1,336,500



162.00 Acres
Johnson County
5314 FM2415 Alvarado, Texas

Contact the Agent

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

PROPERTY HIGHLIGHTS

Diverse property with both open grazing land and rolling terrain with good tree cover and wildlife habitat. Approximately 122 acres in the front is open pasture with both improved and native grasses, partially fenced for cattle. Three ponds and a seasonal creek. Established entrance leads to former homesite. Set of holding pens, old barn that contributes no value. Remaining 40 acres has 2 additional ponds and an additional seasonal creek, and the tree cover along the boundaries gives a nice feeling of seclusion. Entire property is currently leased for both cattle and hay. Good road frontage. Convenient to I-35. Alvarado ISD.

