

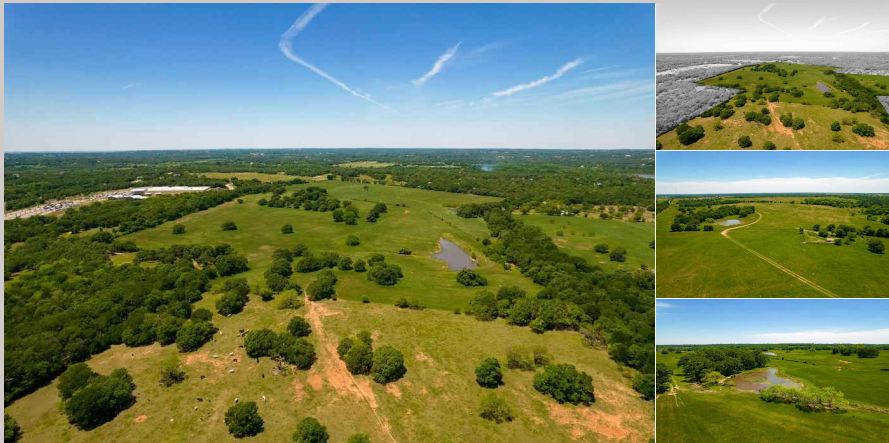


CLAYTON - WAGGONER
PROPERTIES

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

Moore Ranch

\$1,897,500



345.00 Acres
Johnson County
3700 County Road 405 Alvarado, Texas

Contact the Agent

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

PROPERTY HIGHLIGHTS

Prime development land convenient to both I-35 and US 67. Large acreage with lots of topography changes. Primarily open terrain with scattered trees, several areas of dense tree cover. Great surface water with 12 stock tanks and 3 seasonal creeks. Sandy soils, improved grasses for grazing or hay production. Fenced and cross-fenced for livestock. Improvements include a couple of livestock barns. Good hunting including whitetail, turkey, pigs, varmints, and occasional exotics.

Over 3900 combined feet of paved county road frontage. No mineral conveyance. Alvarado ISD.