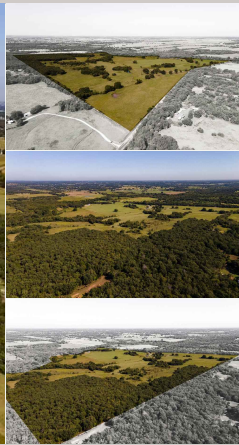




## 5524 County Road 1200

**\$1,480,000**



185.00 Acres  
Johnson County  
5524 County Road 1200 Cleburne,  
Texas

### Contact the Agent

**Tim McGinty**  
469-441-9052  
[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

Livestock property with house, hay production, and excellent hunting. This 185-acre tract is perimeter fenced and cross-fenced for cattle, has both native and improved grasses, productive soils, and good surface water. Mustang Creek runs the entire length of one boundary line, plus a seasonal creek and three tanks. Several areas of dense tree cover provide excellent wildlife habitat and hunting includes deer, turkey, dove, ducks, pigs, varmints.

The home is 3BR 1B, 1,158 sqft, built in 1954, with all electric appliances, window units and propane space heaters. This home is currently leased.

Additional improvements on the property include a 3-sided hay barn and an old livestock barn that contributes no value.

Water supplied by Parker Water Supply Corp. Over 2,300 feet of paved county road frontage. A portion of the property is in the floodplain. Cleburne ISD.

