



CLAYTON - WAGGONER
PROPERTIES

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

7415 Leroy Parkway

\$695,400



121.00 Acres
McLennan County
7415 Leroy Parkway West, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

120 +/- acre farm and ranch property with 80 acres of income-producing productive, cultivated farmland, and 40 acres of pasture with both native and improved grasses. 3BR, 1B farmhouse, 1,184 sqft, built in 1956. No central heat/air; WBFP and space heaters.

Acreage is fenced and cross-fenced. There are numerous outbuildings, including a wooden cattle barn with hay loft and pens. Surface water includes a 2.5-acre lake, a small stock pond, and another small lake that needs dam work. Property includes some trees, one of which is a majestic live oak believed to be several hundred years old that has been a 2nd place winner multiple times in the McLennan County Oldest Live Oak contest.

Property has 1900 ft of frontage on Leroy Parkway and is located about 8 miles from I-35 in West. West ISD.

