



CLAYTON - WAGGONER
PROPERTIES

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

556 CR 904

\$1,060,000



40.00 Acres
Johnson County
556 County Road 904 Joshua, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Beautiful long-range views and great potential on this property within Joshua city limits, located in between TX-174 and Chisholm Trail Pkwy. Currently ag exempt with improved and native grasses, 1 stock pond, and sandy soils. Fenced for cattle (fencing in poor to fair condition). Lots of mature hardwoods, including post oaks. Approximately 900 ft of paved county road frontage. No floodplain. Gas production on site, one pad site, minerals to be retained by Seller. Pipeline easement runs along boundary line. On the border of Joshua ISD and Cleburne ISD. No water meter onsite currently, Buyer to confirm availability through JCSUD (see attached JCSUD Waterline Map). Hydraulic Analysis application has not been submitted with JCSUD.

