



CLAYTON - WAGGONER
PROPERTIES

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

800 CR 904

\$1,280,000



40.00 Acres
Johnson County
800 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, 2 stock ponds, and sandy soils. Fenced for cattle (fencing in poor to fair condition). Property has older home of no value and an older livestock shed. Lots of mature hardwoods, including post oaks. Approximately 900 ft of paved county road frontage. No floodplain. Minerals to be retained by Seller. Pipeline easement runs along boundary line. On the border of Joshua ISD and Cleburne ISD. One well onsite, no information available. 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.

