

Clifton Homestead Retreat
866 CR 3440
Clifton, TX 76634

\$545,000
37± Acres
Bosque County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Clifton Homestead Retreat
Clifton, TX / Bosque County

SUMMARY

Address

866 CR 3440

City, State Zip

Clifton, TX 76634

County

Bosque County

Type

Farms, Ranches, Recreational Land, Residential Property

Latitude / Longitude

31.8248414 / -97.438478

Dwelling Square Feet

1363

Bedrooms / Bathrooms

3 / 2

Acreage

37

Price

\$545,000

Property Website

<https://moreoftexas.com/detail/clifton-homestead-retreat-bosque-texas/20204/>



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PROPERTY DESCRIPTION

Clifton Homestead Retreat

37+/- rolling acres in the highly sought after Clifton area of Bosque county. Loaded with improvements and ready to be made a permanent residence or as tranquil relief from the your everyday life. The 3BR/2B ranch house is tucked in an oak motte overlooking the productive meadows sloping down to Coon Creek. Surrounding the house are ample improvements including an oversized garage, barns, equipment sheds, chicken house, working pens and chutes, horse barn with a loft, cross fencing and a water well (not currently hooked up). This place must be seen in order to appreciate the capabilities and views. Close proximity to downtown Clifton and Lake Whitney providing function and fun!

LOCATION: Bosque county (11 miles east of Clifton)

Lake Whitney- 22 miles

Waco- 30 miles

Dallas- 89 miles

Austin- 118 miles

Houston- 213 miles

CLIMATE: 35 in. annual rainfall

UTILITIES: Electric (Heart of Texas Coop), Childress Creek Water Supply and water well present (buyer to confirm)

WILDLIFE: Whitetail deer, quail, turkey, and other small game

MINERALS: Surface sale only

VEGETATION: The vegetation consists primarily of Johnson grass with other native grasses, a variety of oaks, cottonwood, pecan, among other species.

TERRAIN: 40 ft. of elevation change, front of the ranch is the highest point with rolling meadows that gradually fall to the back of the property heading to Coon Creek, long hill country views, productive fields for grazing or haying, scattered trees

SOILS: Purves-Malotierre association (82.1%), Purves clay (8%), Slidell clay (6.3%), Cranfill gravelly clay loam (3.7%)

IMPROVEMENTS: 1,363 sq. Ft. 3BR/2B ranch house, larger garage with small tool room, livestock traps and functioning metal cattle pens, horse barn with loft, feed and tack room; metal building barn, metal equipment barn, livestock barn, feed building, water well (not hooked up), chicken house, cross fencing

CURRENT USE: Retreat, grazing, haying, hunting and recreation

POTENTIAL USE: Residence, homestead, retreat, grazing, haying, equestrian, hunting and recreation

FENCING: Fencing on the west and north boundary

ACCESS: All weather road



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EASEMENTS: Utilities

LEASES: None

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEX, LLC.



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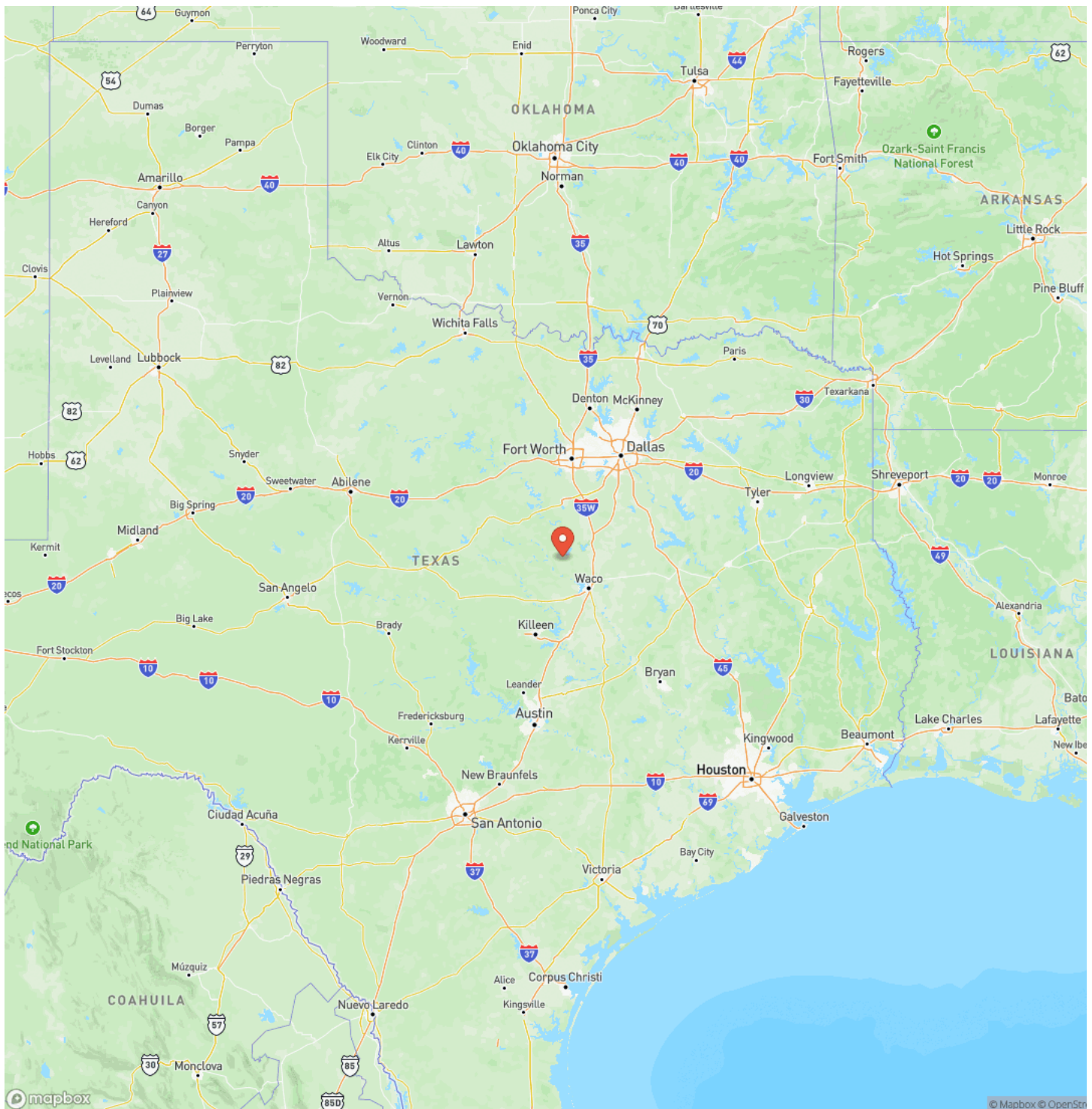
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Locator Map

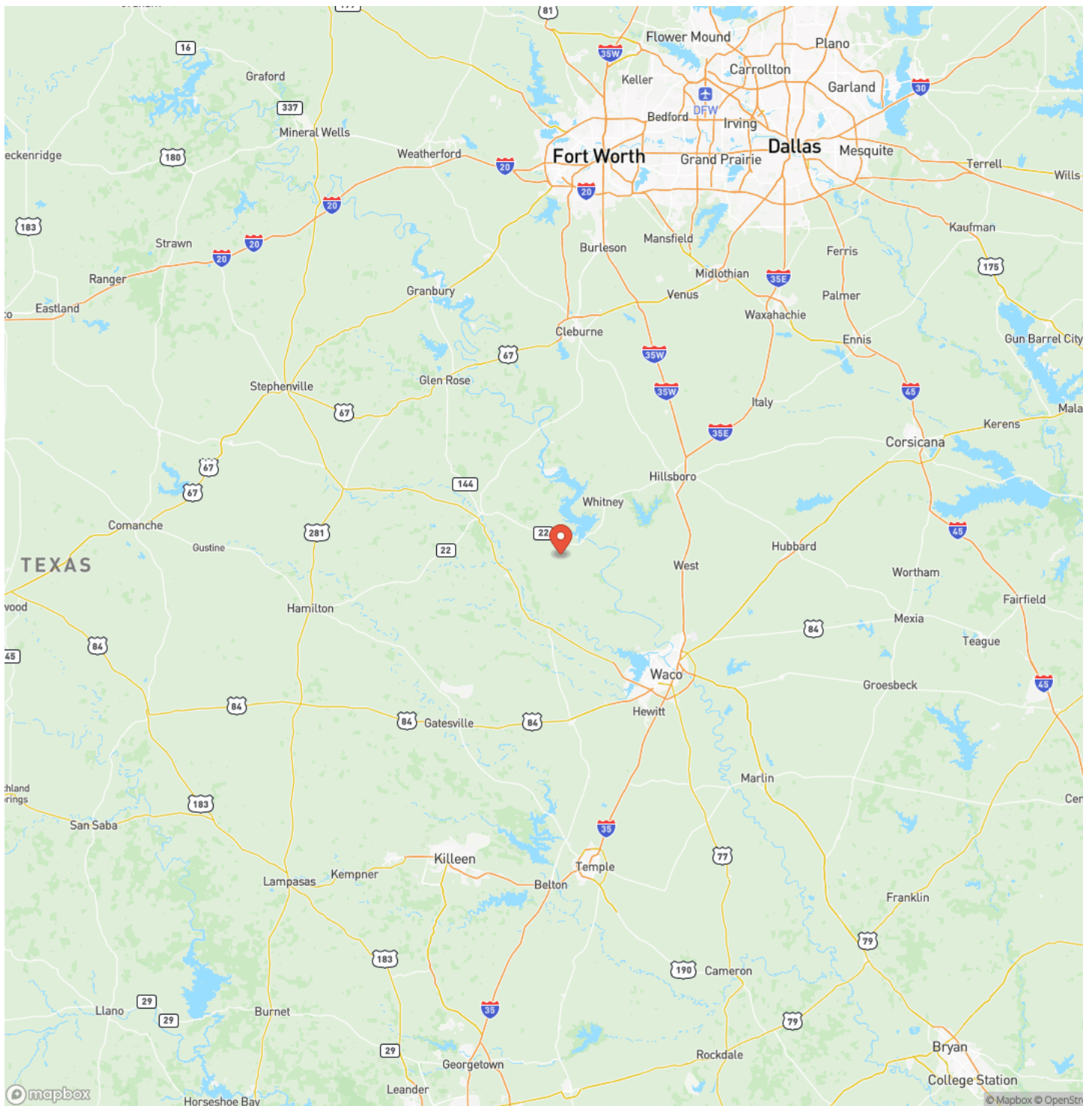


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Locator Map

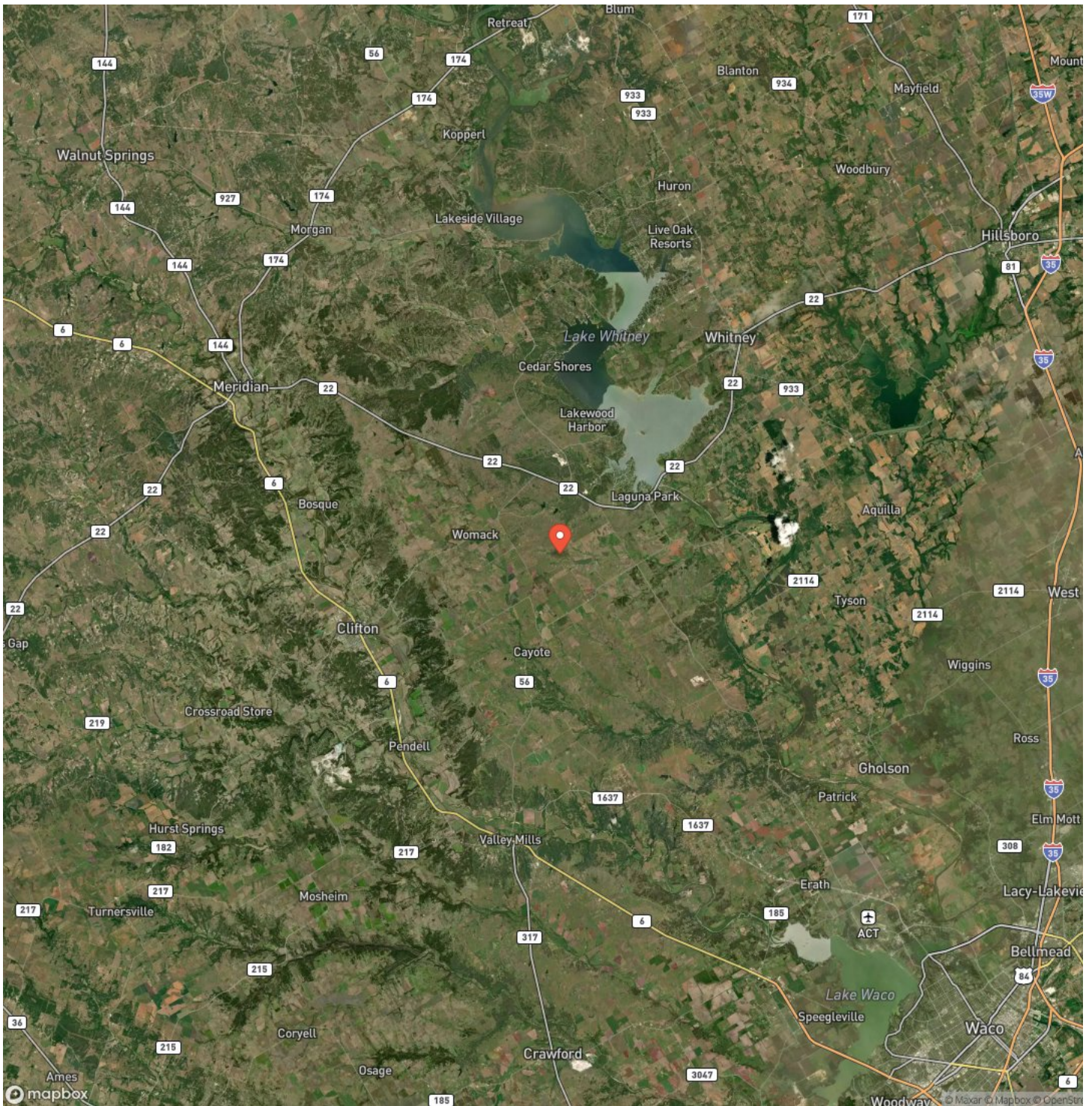


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

City / State / Zip

Rockwall, TX 75087

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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