

**Horn Ranch - 405 +/- Acres - Bosque**  
**County - Brazos River Frontage**  
619 County Road 3635  
Clifton, TX 76634

**\$2,786,000**  
405 +/- acres  
Bosque County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

# Horn Ranch - 405 +/- Acres - Bosque County - Brazos River Frontage Clifton, TX / Bosque County

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## **SUMMARY**

### **Address**

619 County Road 3635

### **City, State Zip**

Clifton, TX 76634

### **County**

Bosque County

### **Type**

Farms, Ranches, Recreational Land

### **Latitude / Longitude**

31.8074 / -97.3152

### **Dwelling Square Feet**

2270

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

405

### **Price**

\$2,786,000

### **Property Website**

<https://moreoftexas.com/detail/horn-ranch-405-acres-bosque-county-brazos-river-frontage-bosque-texas/10639/>



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### **PROPERTY DESCRIPTION**

Family owned for over 85 years, the historic 405 acre Horn Ranch has it all! With approximately 2563' of Brazos River frontage, 200 acres of coastal, another 50 of plowed pasture, 54 acres of Pecan orchard and the rest is Oak, Pecan, Elm and other natural habitat. Hunt deer, hogs, turkey and other game while raising cattle and coastal hay. Pecan orchard extends along the Brazos. There are two homes currently lived in by the owners as well as barns, pens and a shop. The property is fenced and cross fenced. NEW clearing E to W on North fence line and new 5 strand fence! All acreage and footage are confirmed by new survey as of December 2020. POF or PREQ required for all showings, please email the listing agent for showing requests.

UPDATED DECEMBER 2020 WITH FRESH SURVEY AND MORE AVAILABLE ACREAGE AND RIVER FRONTAGE!



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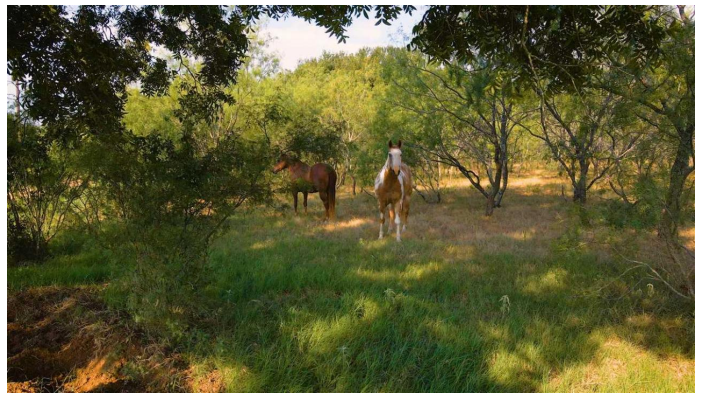
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## Locator Maps



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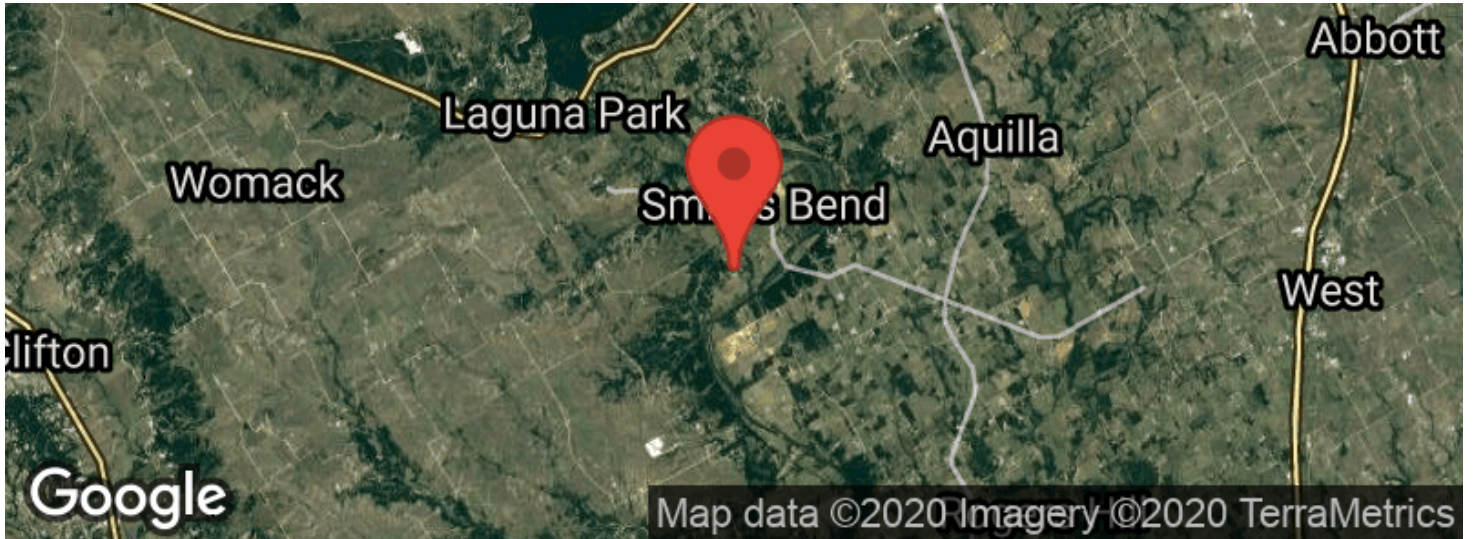
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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Kristi Galbraith

**Mobile**

(817) 917-1413

**Email**

kristi@mossyoakproperties.com

**Address**

1016 Hickey Court

**City / State / Zip**

Granbury, TX, 76049

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**NOTES**

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## **DISCLAIMERS**

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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**

**MoreofTexas.com**

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