

**Historic Horn Ranch - 395 Acres - Brazos  
River**  
619 CR 3635  
Clifton, TX 76634

**\$2,686,000.00**  
395 +/- acres  
Bosque County



# Historic Horn Ranch - 395 Acres - Brazos River Clifton, TX / Bosque County

## **SUMMARY**

### **Address**

619 CR 3635

### **City, State Zip**

Clifton, TX 76634

### **County**

Bosque County

### **Type**

Farms, Ranches, Recreational Land

### **Latitude / Longitude**

31.8047 / -97.3163

### **Dwelling Square Feet**

2270

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

395

### **Price**

\$2,686,000.00

### **Property Website**

<https://moreoftexas.com/detail/historic-horn-ranch-395-acres-brazos-river-bosque-texas/6144/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

## Historic Horn Ranch - 395 Acres - Brazos River Clifton, TX / Bosque County

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### **PROPERTY DESCRIPTION**

Family owned for over 85 years, the historic 395 + or - acre Horn Ranch has it all! With approximately 1600' of Brazos River frontage, 200 acres of coastal, another 50 of plowed pasture and the rest covered in Oak, Pecan, Elm and other natural habitat you can hunt deer, hogs, turkey and other game while raising cattle and coastal hay. A massive producing Pecan orchard extends from east to west 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. All acreage and footage to be confirmed by survey. More river front acreage is available for purchase. Clifton and Valley Mills School District.

Excludes: Deer Stands, Feeders, Livestock feeders troughs, gun safe, refrigerator, farm equipment, livestock.

Public Driving Directions: FM 933 turn right on FM 2114. Stay left at the fork. Turn left onto 3635. The road will dead end at the property. GPS

Private Remarks: Seller will offer 25% of the minerals; Restricted against mining. Excludes all coastal baled and cut up until the sale of the property and all content in workshop. All information to be verified by the buyer and buyer's agent. See the subdivided map in the photos for the estimated property lines.

For all appointments contact the listing agent!! Mixed use recreational, farmland, ranchland



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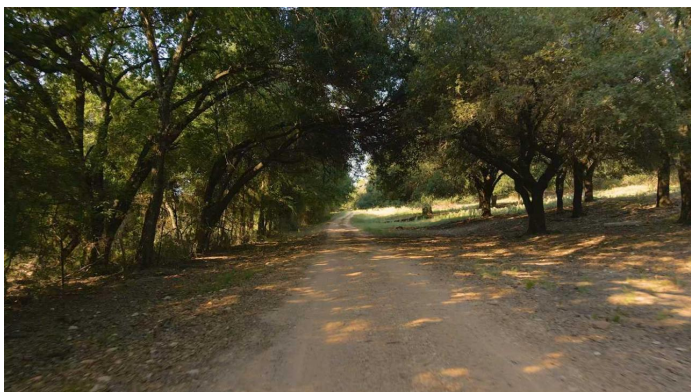
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**MORE INFO ONLINE:**

**MoreofTexas.com**



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Clifton, TX / Bosque County**



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**MORE INFO ONLINE:**

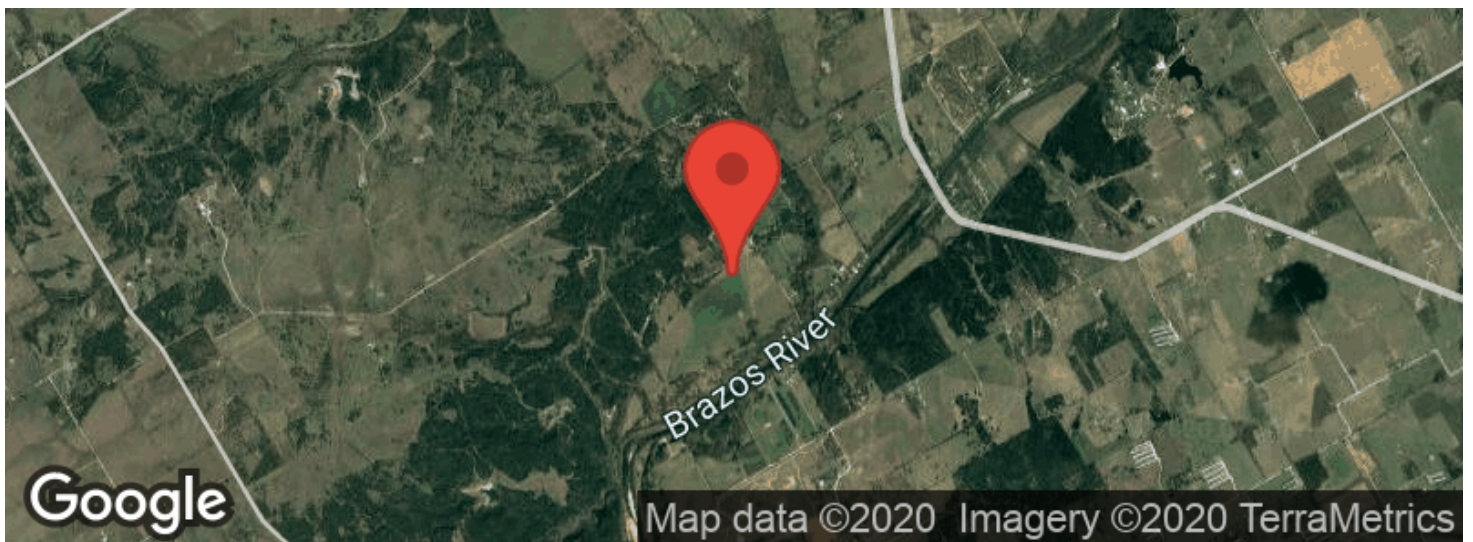
**[MoreofTexas.com](http://MoreofTexas.com)**

# Locator Maps





## Aerial Maps



Historic Horn Ranch - 395 Acres - Brazos River  
Clifton, TX / Bosque County

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

NOTES

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## This image shows a blank 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.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

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**MoreofTexas.com**

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