

TBD County Road 1224 Unit#1, Cleburne, Texas 76033

MLS#: 20253810 Active
Property Type: Land

[TBD County Road 1224 #1 Cleburne, TX 76033-8502](#)
SubType: Unimproved Land

LP: \$3,775,000



Subdivision: ABST 436
Country: United States
Parcel ID: [126043606100](#)
Lot: **Block:**
Legal: ABST 436 TR 17 JACKSON CO SCH LAND 126.0436.0
Unexempt Tx: \$250

Lst \$/Acre: \$25,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 6,577,560 **Acres:** 151.000 **\$/Lot SqFt:** \$0.57
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Subdivided

HOA: None

HOA Co:

General Information

Land Leased:
AG Exemption: Yes

Tanks/Ponds: 4
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Rio Vista ISD
Elementary: Rio Vista

Middle: Rio Vista

High: Rio Vista

Features

Lot Description: Acreage, Agricultural, Pasture, Rolling Slope
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Cattle, Crops and Livestock, Hunting/Fishing

Restrictions: Pipeline, Surface Lease(s)
Easements: Pipeline

Proposed Use:
Zoning Info: Ag-exempt
Development: Unzoned
Street/Utilities: All Weather Road, Asphalt, Co-op Electric, Co-op Water, Concrete, Electricity Available, Electricity Connected, Outside City Limits, Septic

Documents: Aerial Photo, Survey
Type of Fence:
Exterior Bldgs: Bunk House

Barn Informatn: Barn(s), Holding Pens
Road Front Desc: County Road
Road Surface: Asphalt
Surface Rights:
Waterfront:

Common Feat:
Miscellaneous:
Road Frontage:
Possession: Closing/Funding
Showing: Go Show-No Appt. Needed

Remarks

Property Description: Located in close proximity to Cleburne, TX, this 151 acre property offers a prime opportunity for future residential development or as a great buy and hold investment with a current ag-exemption in place. This property is perfect for residential developers looking to create a new community, MUD District, or land investors simply adding to their portfolio. The rolling topography and elevation changes provide breathtaking views for future building sites that are sure to impress. This is part of a larger 563 acre tract. See MLS#20247812

Public Driving Directions: Use GPS address 4300 County Road 1224, Cleburne, TX 76033

Agent/Office Information

Lst Ofc: Real

Lst Agt: [John Simmons](#)

Prepared By: John Simmons Real on 08/25/2023 14:38