



**COWTOWN  
REAL ESTATE**

MLS #13491801

[www.Cowtownrealestate.LandsofTexas.com](http://www.Cowtownrealestate.LandsofTexas.com)

**TBD Hwy 4 Cleburne, TX 76033**  
**OFFERED AT \$325,000**

**Rhonda Adamson**

Realtor

Cowtown Real Estate

**817-773-8821**

[PropertyMatchMaker007@yahoo.com](mailto:PropertyMatchMaker007@yahoo.com)



# Property Information

## Asking Price:

\$325,000

## Description:

ONLY 3 MILES FROM US-67. Why pay for a Deer Lease when you can own both sides of the Nolan River. This is a picturesque and varied acreage. Only the first 6 or so acres can be seen from the Road and the remainder is pleasantly hidden toward the West. The meandering natural paths will lead you through the hardwoods and over the untouched land through out the 30+/-acres. Water available from the road.

## Location:

Johnson County  
296ft of FM 4 Road Frontage  
Cleburne City Limits

## Size:

29.454 Acres

## Zoning:

Not Zoned – Currently in Ag.

## Utilities:

Co-Op Water and Septic Required

## School District:

Cleburne ISD

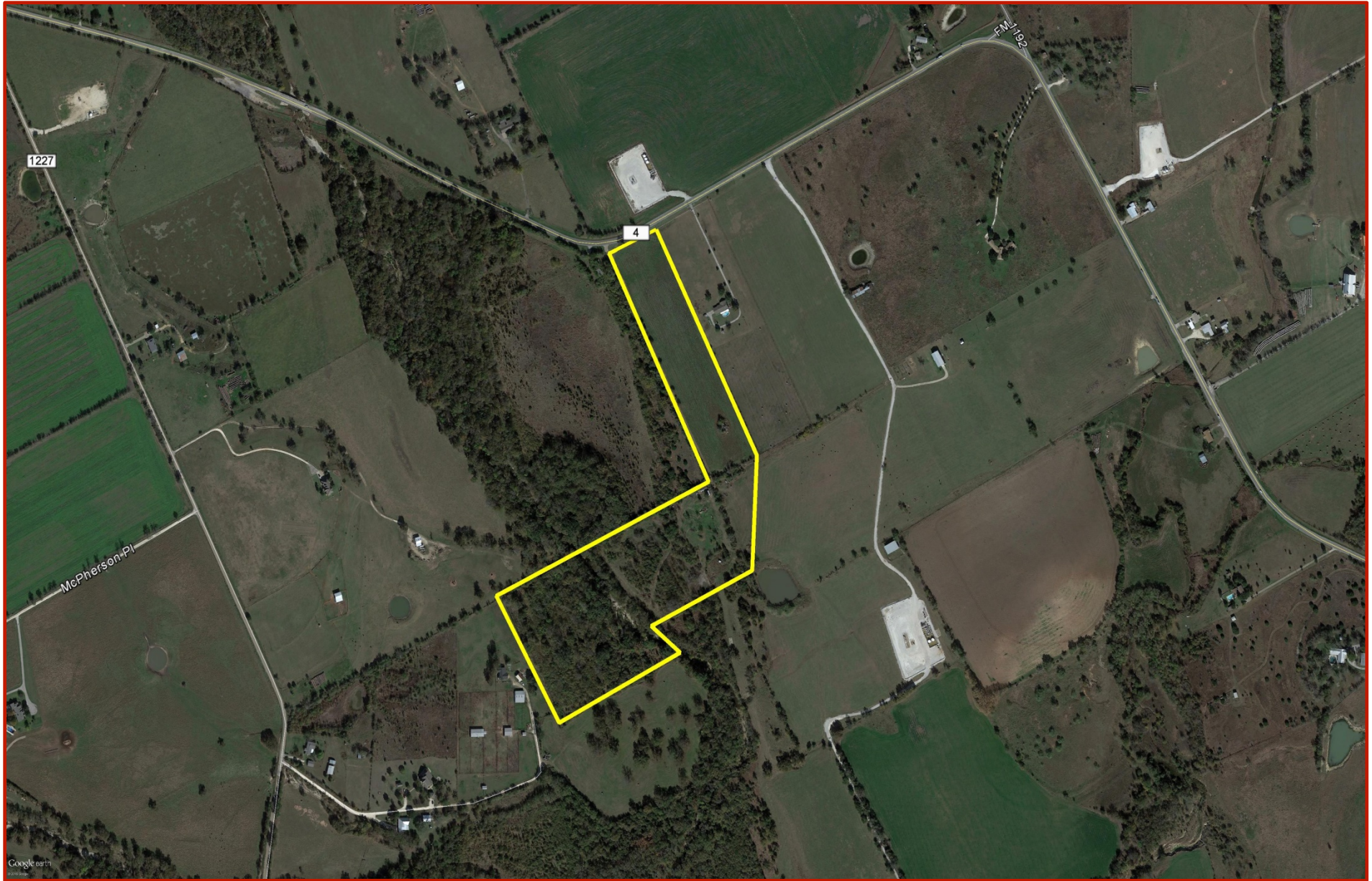
## City Information: Cleburne

The City of Cleburne Parks and Recreation Department maintains Splash Station, a small water park for people of all ages. Near Cleburne is Cleburne State Park, located 10 miles from the city limits. It has fishing, camping, swimming, and hiking trails. For younger children there is the 96-acre Cleburne Sports Complex, containing seven baseball/softball fields, two football fields, and 20 soccer fields. Plaza Theatre Company is a 158-seat theatre-in-the-round which operates year-round in Cleburne's historic downtown. The Company provides family friendly musicals and comedies and has been the recipient of numerous awards for theatrical excellence since opening in November 2006. According to the 2010 U.S. Census, the population is 29,377. The city is named in honor of Patrick Cleburne, a Confederate General. Lake Pat Cleburne, the reservoir that provides water to the city and surrounding area, is also named after him.



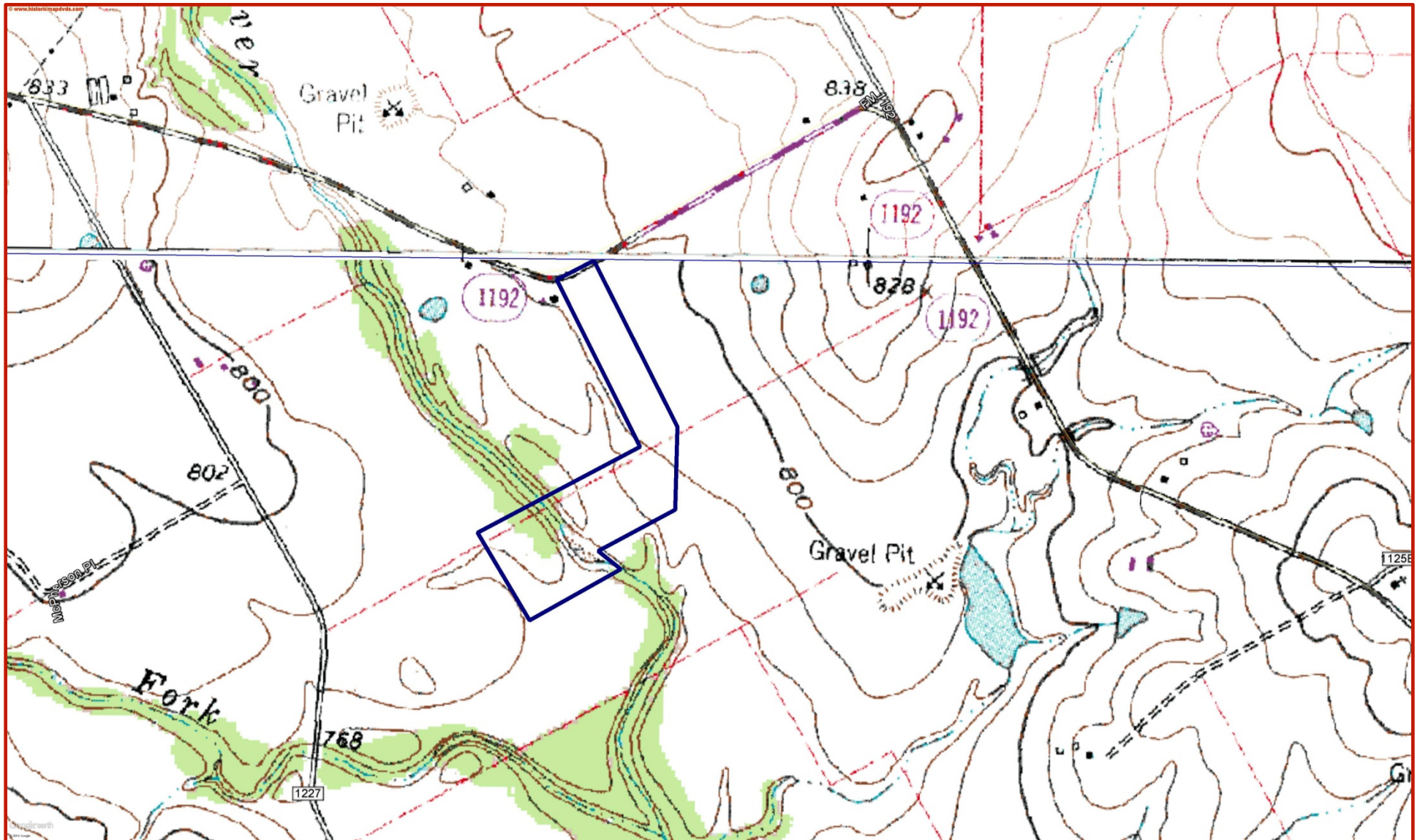


# Aerial

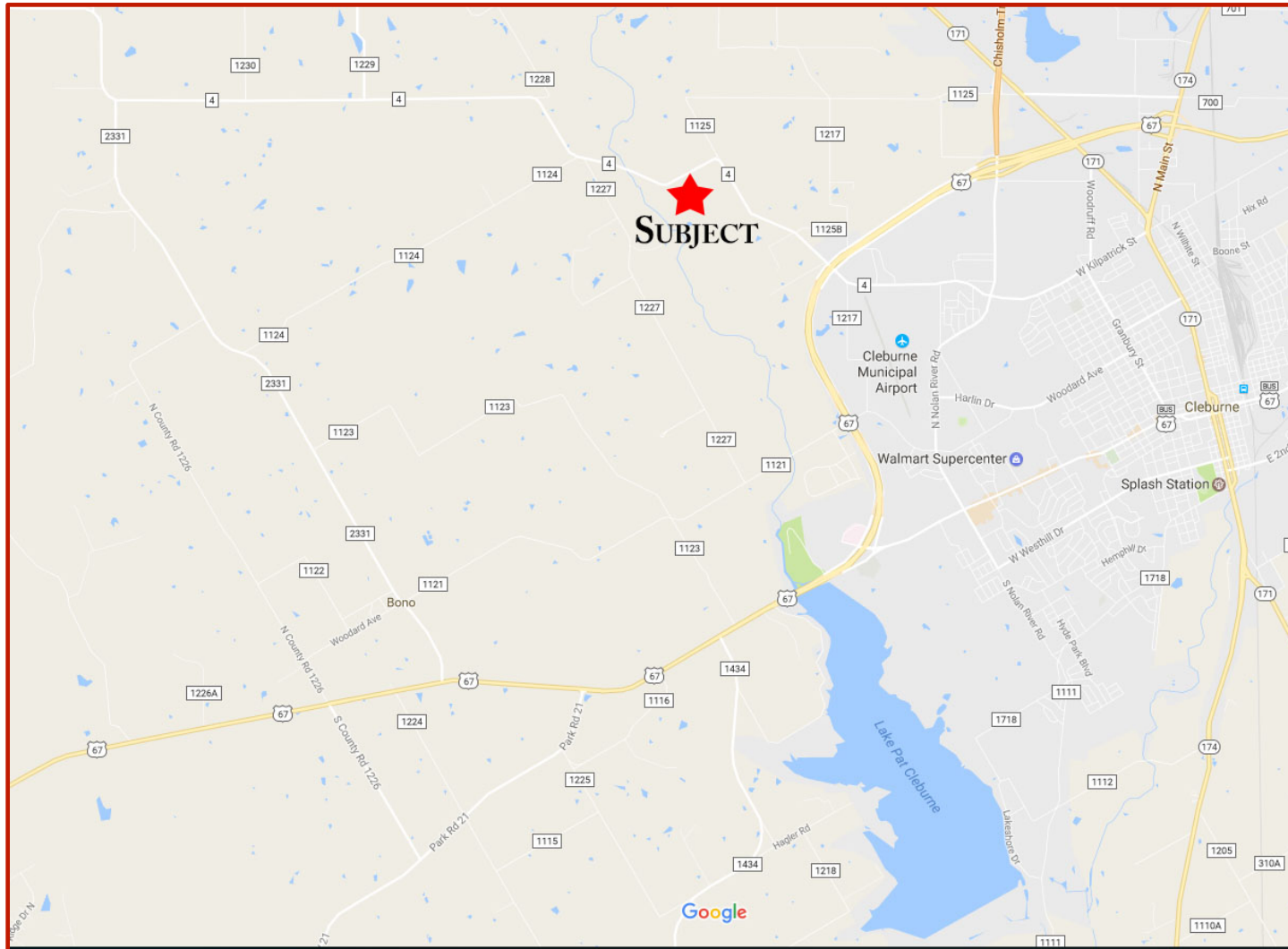




# Topography



# Location Map



## Driving Directions:

- From Cleburne take Hwy 67 west.
- Turn right onto FM 4.
- Property will be on your left.





**Call Today!**



# COWTOWN

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