



Tranquil Timbers Farm

6108 CR 608, Burleson, TX 76028

23.66 Acres

\$699,950



FARMHOUSE

LUSH PASTURES

POND

CONVENIENT LOCATION

This secluded country homestead offers lush green pastures and tranquil timbers within a convenient distance to Burleson, Fort Worth, and Dallas. A quaint, partially renovated, 3 bed, 2 bath farmhouse greets you as you enter the gate. Towards the back of the property, there is a beautiful potential homesite overlooking the pond with electricity and water already present to build your dream home.

This 23.66-acre property is comprised of both Oak-Pecan Woodlands and lush pastures. These green pastures are well suited for small grazing or hay production. There is a half-acre pond towards the back portion of the property. This pond is stocked with Largemouth Bass and Bluegill waiting to be caught by your kids and or grandkids. Overlooking this pond is a potential homesite equipped with water and electricity. In addition to the Post Oaks and Pecans, other trees on the property include Eastern Red Cedar, Mesquite, Hackberry, and Black Willow. While front pastures are mostly improved grasses, open areas in the woodland have good stands of native grasses like Little Bluestem.

The 1940 farmhouse is 1,750 sq. ft. and has been partially renovated. Electricity is provided by United Co-op. Water is provided by Bethesda Water Supply. Both service the existing home and potential homesite. The house is serviced by a septic system. Perimeter fencing is in fair to good condition.

Surface sale only, mineral estate is owned by others. 2020 approximate total taxes: \$6,437

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TREES

Post Oak, Pecan,
Eastern Red Cedar,
Mesquite, Hackberry,
Black Willow

GRASSES

Bermuda
Little Bluestem

SHRUBS

Minimal

WATER

Half-Acre Pond
Water Line

WILDLIFE

Whitetail Deer
Dove, Songbirds
Largemouth Bass, Bluegill
Small Mammals

UTILITIES

Bethesda Water Supply Line
United Co-op Electricity
Septic System

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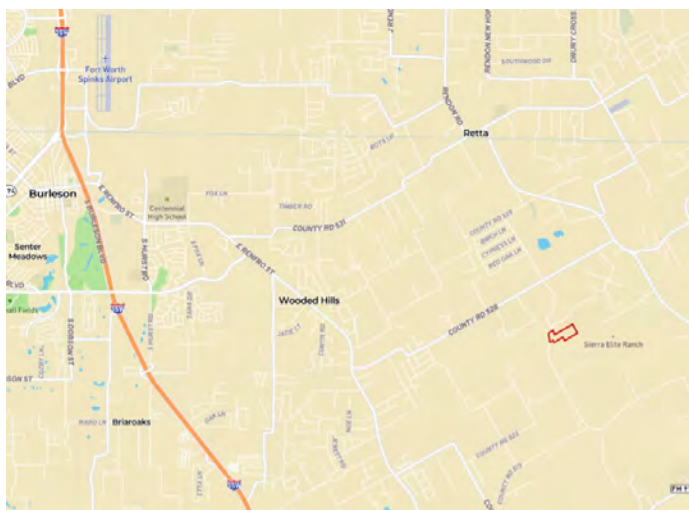


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LOCATION

10 miles to Burleson or Mansfield for your retail or everyday needs. 22 miles to Fort Worth, 43 miles to Dallas.

DIRECTIONS

From Burleson, take E Renfro St, turn left onto CR 528, turn right onto CR 608. Property will be 1.1 miles down on your right.

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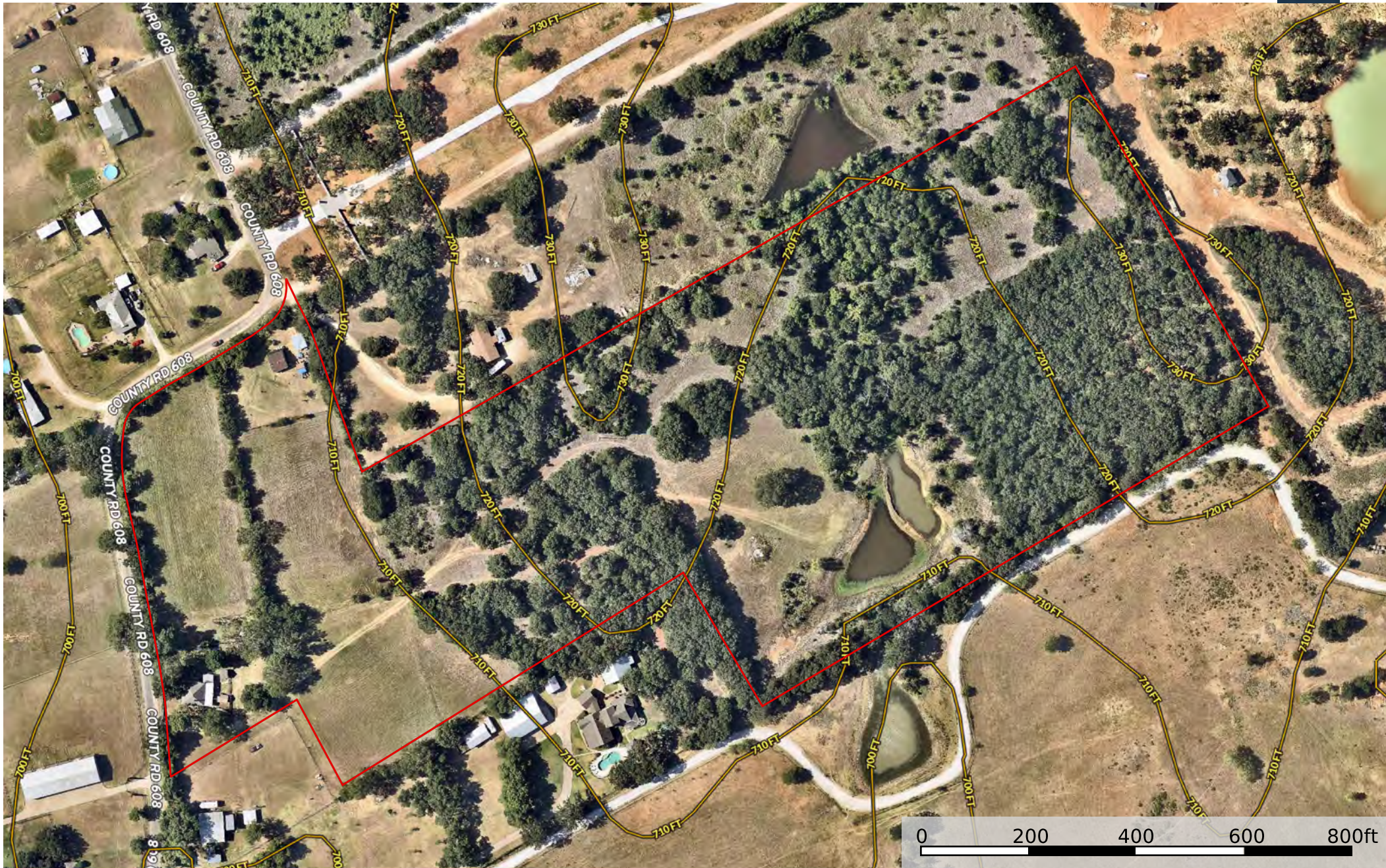
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6108 CR 608, Burleson, TX 76028
Johnson County, Texas, 23.66 AC +/-



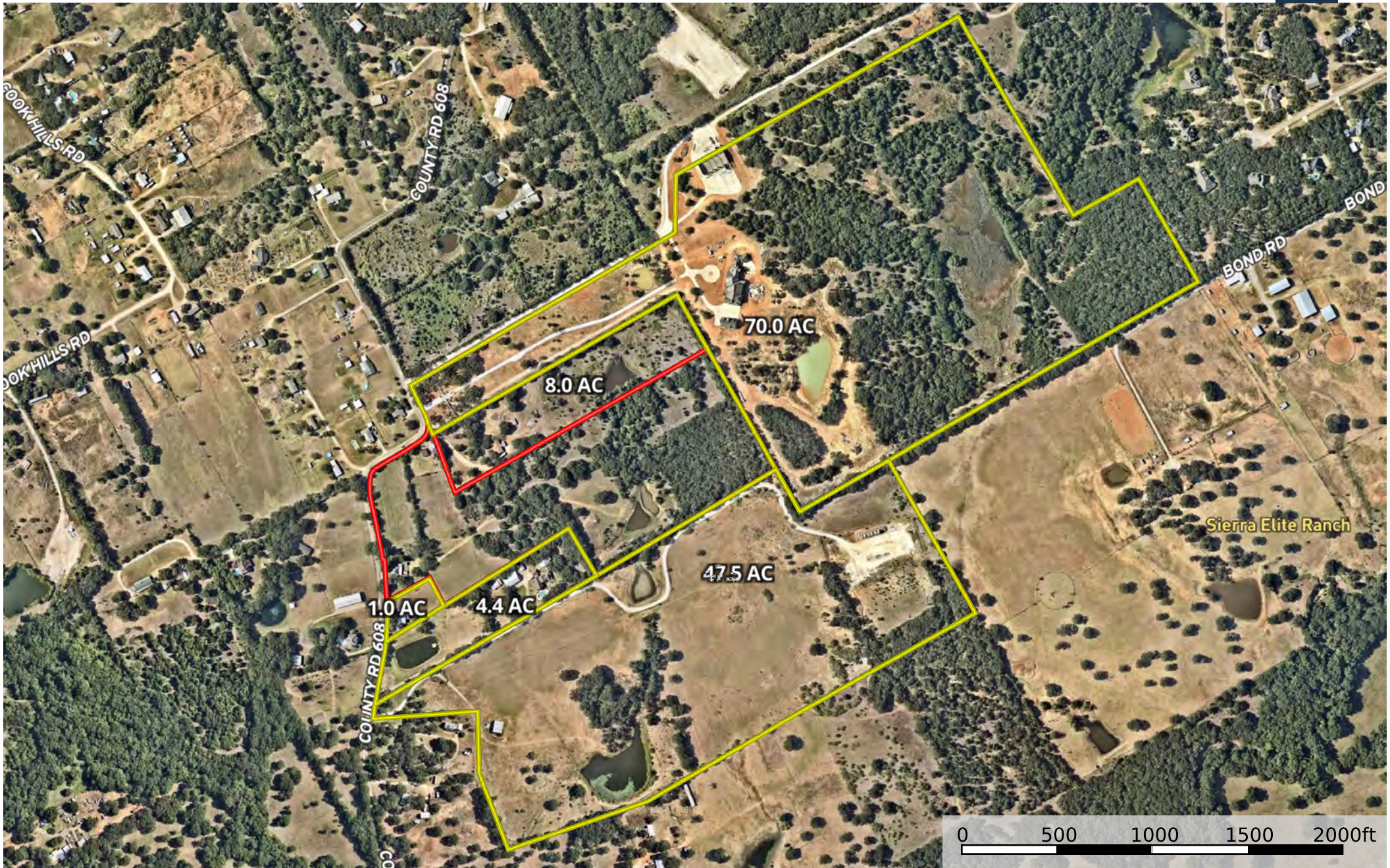
Boundary





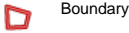
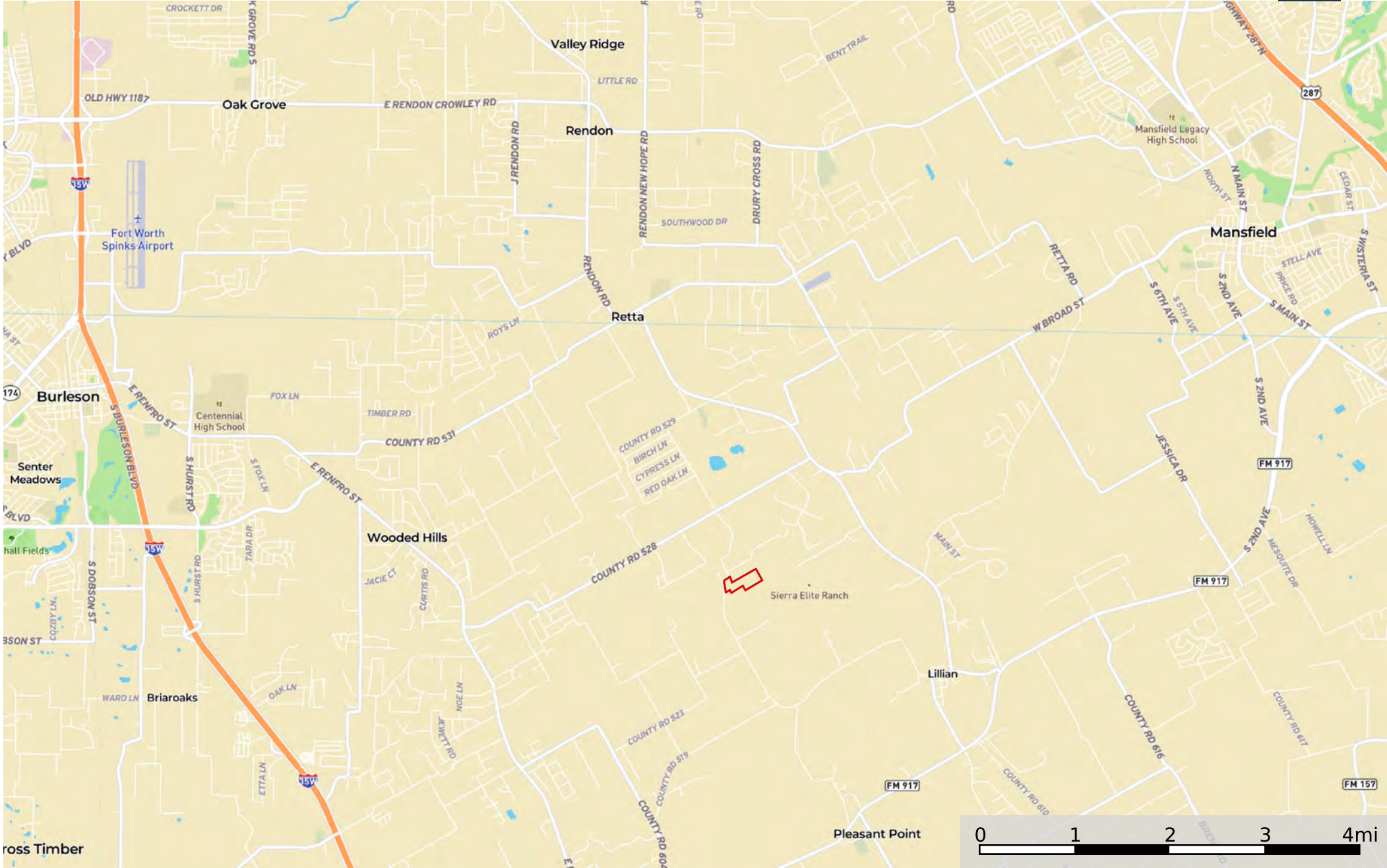
Boundary





Neighbor Boundary

6108 CR 608, Burleson, TX 76028
Johnson County, Texas, 23.66 AC +/-



Boundary



According to the Flood Insurance Rate Map for Johnson County Unincorporated Areas No. 480879 0075 G, revised January 6, 1993, this tract appears to be in Zone "X" (areas determined to be outside 500-year flood plain).

Being a tract of land in the INCEANT ANDERSON SURVEY, ABSTRACT NO. 1, Johnson County, Texas, and being a portion of a 50 acre tract of land described in a deed to Robert L. Scott, et al., recorded in Volume 181, Page 1, Deed Records, Johnson County, Texas, and also being a portion of a tract of land described in a deed to E. J. Wells, et al., recorded in Volume 444, Page 615, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin found for the most easterly corner of said Wells tract,

THIENCE South 19 degrees, 17 minutes, 45 seconds West, a distance of 1001.31 feet to a point for the mesa easterly corner of a tract of land situated in a deed to Paul Farmer and wife, Ruth Farmer, recorded in Volume 483, Page 507, Deed Records, Johnson County, Texas.
 THIENCE North 38 degrees, 31 minutes, 57 seconds West, a distance of 171.27 feet to a 1/2 inch iron pin found for the most northerly corner of said Farmer tract;
 THIENCE South 59 degrees, 01 minute, 32 seconds West, a distance of 519.78 feet to a point for corner;
 THIENCE North 28 degrees, 04 minutes, 33 seconds West, a distance of 150.06 feet to a 1/2 inch iron pin with a plastic cap marked AREA SURVEYING found for corner;
 THIENCE South 59 degrees, 05 minutes, 00 seconds West, a distance of 252.41 feet to a 5/8 inch iron pin with a plastic cap marker RPLS 1598 set for corner in County Road No. 608;
 THIENCE the following courses and distances along said County Road 11 degrees, 15 minutes, 12 seconds West, North 07 degrees, 45 minutes, 33 seconds West, a distance of 100.00 feet, North 11 degrees, 15 minutes, 31 seconds West, a distance of 300.00 feet, North 03 degrees, 45 minutes, 33 seconds West, a distance of 75.00 feet and North 59 degrees, 57 minutes, 37 seconds East, a distance of 349.83 feet to a 1/2 inch iron pin with a plastic cap found for corner;
 THIENCE South 22 degrees, 00 minutes, 05 seconds East, a distance of 378.30 feet to a 1/2 inch pin in concrete found for corner;
 THIENCE North 00 degrees, 00 minutes, 00 seconds East, a distance of 1286.73 feet to a 1/2 inch iron pin in concrete found for corner in the northeast corner of said Wells tract,
 THIENCE South 30 degrees, 18 minutes, 29 seconds East, a distance of 617.48 feet to the POINT OF BEGINNING, and containing 23.66 acres of land, more or less.

