

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 477 PRIVATE ROAD 1601

CLIFTON, TX 76634



\$1,995,000



1 acres

## DESCRIPTION

Rare offering, a panoramic lakefront homesite on the Bosque County side of Lake Whitney. Spanning approx. 7 acres, this historic property has been in continuous family ownership since the late 1870s and is the original site of the Owen Ranch Headquarters. Set on the headwaters of King Creek, the land offers elevated, unobstructed views of Lake Whitney's western shoreline. This is an ideal setting to build your dream lakefront home, vacation getaway, or legacy estate. With its size and natural features, the property also presents potential for a custom home builder or developer to design a private retreat or subdivide for multiple lake-view homesites. Adding to its uniqueness, the land overlooks a pristine, undeveloped 146-acre peninsula owned by the Owen family, helping protect your views from future development and preserving the natural beauty and peaceful surroundings for years to come. The newly developed Whitney Ridge Marina is just a few miles away, a premier facility offering 200 covered boat slips with hydrohoist options and lease-to-own availability. Amenities include nightly and yearly slip rentals, dock box storage, a fully stocked ship store, on-site fuel, three boat ramps, a fishing pier, and daily and annual boat ramp passes, plus a food truck for convenience. Three boat ramps are within a 5- to 15-minute drive, including the King Creek boat house area, Walling Bend Park, and Whitney Ridge Marina, providing easy access to Lake Whitney. Whether you're a buyer looking to create a personal sanctuary or a builder seeking a one-of-a-kind development opportunity, this rare lake lot offers history, privacy, and stunning views in a desirable location. The property includes site utilities such as electricity and a shared water well system, but requires a private septic system. Concessions are granted for installing a private well and septic system. Sellers will also provide a 12-month slip rental of the buyer's choice at Whitney Ridge Marina.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20927683

**YEAR BUILT:**

**COUNTY:** Bosque

**TRACT OR SUBDIVIION:** Holiday Pointrev

**LIST DATE:** 05/07/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 7

**LOT SIZE (SQFT):** 304,920

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- BackYard
- HardwoodTrees
- Lawn
- ManyTrees

## UTILITIES

**UTILITIES:**

- Other
- OverheadUtilities
- SewerNotAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Tai Cobb Klam 

**PHONE:** 254.253.0157

**BROKERED BY:** COBB RANCH PROPERTIES, LLC