

CENTURY 21

Judge Fite Company



2056 FM 2114

CLIFTON, TX 76634



\$1,247,000



1 acres

DESCRIPTION

Discover a highly versatile 52-acre tract in Bosque County offering exceptional location, access, and development potential, positioned at the intersection of HWY 56 and FM 2114 and just 25 minutes from Waco with highway access on two sides. The property features over 40 acres of productive coastal hay, supporting an active ag exemption, with flat to gently rolling terrain and mature tree cover creating a scenic and functional layout well suited for development, agriculture, or investment. Utilities are in place with water provided by Smith Bend Water Company and electricity through Heart of Texas Electric Cooperative, along with water access on three sides of the property. Entry is currently from the FM 2114 side, where there is no fence, and the tract is partially fenced overall. Located less than one mile from the Calpine power plant and data center, this land is ideally positioned for future growth while still maintaining strong agricultural value. The owner is willing to subdivide with a 20-acre minimum, offering flexibility for a variety of uses.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21153018
YEAR BUILT:
COUNTY: Bosque
TRACT OR SUBDIVIION: none
LIST DATE: 01/14/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 52.39
LOT SIZE (SQFT): 2,282,282

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- FewTrees

FENCING:

- BarbedWire
- Partial

UTILITIES

UTILITIES:

- ElectricityConnected
- SepticAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ben Tackett 

PHONE: 254.485.7584

BROKERED BY: Monument Realty

century21judgefite.com

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