



833 COUNTY ROAD 426

CLEBURNE, TX 76031



\$840,000



1,568 sqft



3 beds



2 baths

DESCRIPTION

40 acres of ag-exempt land with no known restrictions, located just outside Cleburne city limits in the heart of North Texas. This fully fenced property offers a rare combination of privacy, usability, and long-term potential, all within an easy 40-minute drive to downtown Fort Worth. The land is mostly wooded with some cleared pasture, currently used for cattle grazing, and includes functional cattle holding pens. A stocked pond-tank with bass and catfish adds both recreational appeal and practical water access. Whether you're looking for a farm and ranch property, grazing land, hunting opportunities, or a private rural retreat, this acreage delivers versatility. Multiple ideal building sites are scattered throughout the property, offering excellent options for a custom home, barndominium, or a new manufactured home. The existing double-wide manufactured home is being sold as-is, presenting an opportunity to update and use as a multigenerational residence, guest home, or ranch-hand housing, or to remove and start fresh. Located outside city limits, this property provides freedom and flexibility rarely found so close to Cleburne and the Fort Worth metro area. With ag exemption in place, no known restrictions, fencing already completed, and a mix of trees and open pasture, this is a strong foundation for a wide range of rural lifestyles and investment strategies. Land, location, and opportunity—this 40-acre tract checks all the boxes for North Texas buyers looking to build, graze, hunt, or hold.

PROPERTY TYPE: Residential - Manufactured Home

MLS STATUS: Active

MLS: 21172887

YEAR BUILT: 2001

COUNTY: Johnson

TRACT OR SUBDIVIION: MC COLLUM

LIST DATE: 02/07/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,568

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 40

LOT SIZE (SQFT): 1,742,400

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet

APPLIANCES:

- Disposal
- GasRange

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Other
- Barndominium

PARKING:

- Gated
- Open
- Other

LOT DESCRIPTION:

- Acreage
- IrregularLot
- ManyTrees

SIDING:

- VinylSiding

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- CrossFenced
- Fenced
- Gate
- Pipe

UTILITIES

HEATING/COOLING:

- Central


UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
 - OpenFloorplan
 - WalkInClosets
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LISTED BY: Lori Bridier 

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BROKERED BY: Fathom Realty, LLC