

# \$1,177,200 - 2620 St Hwy 36 (+/- 65 Acres), Caldwell

MLS® #4442969

## \$1,177,200

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 65.40 Acres

None, Caldwell, TX

ON THE EDGE OF TOWN " +/- 65 acres just 1.2 miles south of Caldwell with CITY WATER, Hwy 36 FRONTAGE, FIBER OPTIC available, ELECTRIC on site, cleared pastures, nice wooded back drop, multiple access points from Hwy 36, high visibility, two way traffic access, and a tons of versatility. Currently used as recreational/grazing land the property is nicely suited for multiple uses: COMMERCIAL, INDUSTRIAL, RESIDENTIAL, MULTI- FAMILY or a convenient and well-connected RANCH property with Ag exemptions in place. Investors, Ranchers, Home builders, and commercial developers " don't miss this one!



## Essential Information

ListingFeed	abor_vow
MLS® #	4442969
List Price	\$1,177,200
Sale Price	\$1,144,500
Sale Date	February 3rd, 2023
Bathrooms	0.00
Acres	65.40
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

## Community Information

Address 2620 St Hwy 36 (+/- 65 Acres)

Subdivision	None
City	Caldwell
County	Burleson
State	TX
Zip Code	77836

### **Amenities**

Utilities	Above Ground Utilities, See Remarks
View	Pond, Pasture, Trees/Woods
Waterfront	Pond, See Remarks

### **Exterior**

Lot Description	Agricultural, Farm, Interior Lot, Native Plants, See Remarks, Few Trees, Trees Large Size, Trees Medium Size, Trees Small Size
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### **School Information**

District	Caldwell Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District