

\$6,465,000 - Unk Cr 3210, Clifton

MLS® #21089653

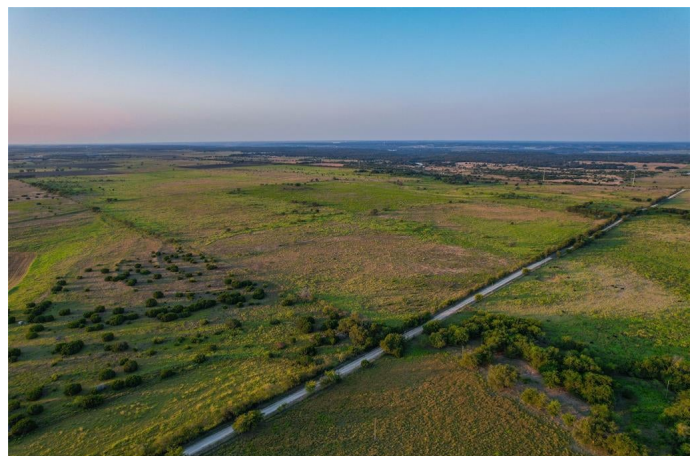
\$6,465,000

0 Bedroom, 0.00 Bathroom,
Land on 431.05 Acres

Kelley, Clifton, TX

Welcome to the DD Ranch! Nestled in the heart of Bosque County, this exceptional 431-acre property offers a rare combination of privacy, functionality, and natural Texas beauty. Ideal for hunting enthusiasts, the land is rich with native wildlife, making it a premier recreational retreat.

The rolling terrain is primarily open pasture with scattered mature trees, providing both scenic views and cover for game. Positioned at the front of the property is a quaint 3-bedroom, 1-bath farmhouse with an updated kitchen and bathroom. This home could be used for a permanent residence, rental property or weekend retreat. Water meter, electric and septic are in place at the farmhouse, and there is an additional water meter on the north side of the property. A well-maintained pond enhances the property's appeal, offering a tranquil spot for fishing, livestock, or simply enjoying the outdoors. With road frontage on 2 sides of the property, there is a great opportunity for investment. Location is another standout feature—just 8 miles from Lake Whitney, 5 miles from Clifton, and 7 miles from Meridian. You'll have quick access to boating, fishing, shopping and dining, while still enjoying the privacy and serenity of rural Texas. Whether you're a hunter, rancher, investor or someone seeking a quiet escape with great access to nearby towns and recreation, this Bosque County gem is a truly rare opportunity. Don't miss your chance to



own this piece of the Texas countryside.

Essential Information

MLS® #	21089653
Price	\$6,465,000
Bathrooms	0.00
Acres	431.05
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Unk Cr 3210
Subdivision	Kelley
City	Clifton
County	Bosque
State	TX
Zip Code	76634

Amenities

Utilities	Electricity Available, Septic
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Exterior

Lot Description	Acreage, Tank/ Pond
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School Information

District	Clifton ISD
Elementary	Clifton
Middle	Clifton
High	Clifton

Additional Information

Zoning	None
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Listing Details

Listing Agent	Jonathan Wise
Listing Office	Whitetail Properties Real Estate

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Listing information last updated on November 21st, 2025 at 6:15am CST