



12801 COUNTY RD 1117
CLEBURNE, TX 76033



\$1,200,000



3,748 sqft



4 beds



4 baths

DESCRIPTION

Welcome to your own Texas retreat of 10 acres of true country living. This place has it all: wide-open space, pockets of woods, a great shop with a motorhome bay, and plenty of room for everyone to spread out and enjoy the land. Deer and wildlife are everywhere, and with the Brazos River close by, you get that tucked-away feeling without being far from town. The four-bedroom home was designed for comfort and flexibility. You'll find multiple living and dining areas, great storage throughout, and a bright living room with a cozy fireplace at the center of it all. There's also a dedicated office and a game room, giving you options for work, hobbies, or extra space for guests. The kitchen has a warm country feel with tons of cabinet space, stainless appliances, granite, a walk-in pantry, and a commercial vent—functional and inviting. Step outside and the property really shines. It's partially fenced and could easily be cross-fenced for horses, cattle, or other animals. The huge backyard is fully fenced with multiple gates, plus a separate fenced dog run. The Class A motorhome bay with full hookups, the 4-bay detached garage, and all the extra storage make this a dream for anyone who needs space for equipment, hobbies, or business use. There's even a custom automated chicken coop for a touch of self-sufficiency. The outdoor living spaces are just as impressive: a large covered patio with a built-in grill and wood-burning fireplace, plus an open patio perfect for gatherings or quiet evenings watching the purple martins and deer. It's peaceful, it's private, and it feels like home. This isn't just a property—it's a lifestyle. The kind of place where memories are made and the quiet of wide-open Texas land becomes part of your everyday life. Adjoining 14 acres available—see MLS #21096585.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21138607

YEAR BUILT: 2008

COUNTY: Johnson

TRACT OR SUBDIVIION: Abstract 1091

LIST DATE: 12/27/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,748

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 10

LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment

FIREPLACE:

- LivingRoom
- Outside
- Stone
- WoodBurning

FLOOR COVERINGS:

- Bamboo
- Carpet
- Wood

APPLIANCES:

- ConvectionOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Traditional
- Detached
- Farmhouse

PARKING:

- AdditionalParking
- CircularDriveway
- Concrete
- DoorSingle
- Driveway
- ElectricGate
- GarageFacesFront
- Garage
- GarageDoorOpener
- Gravel
- Gated
- Lighted
- Open
- Outside
- Oversized
- Private
- RvGarage
- GarageFacesSide
- Storage
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Cleared
- CornerLot
- HardwoodTrees
- Lawn
- Landscaped
- Level
- Pasture
- ManyTrees
- Sloped
- SprinklerSystem
- FewTrees
- Wooded

ROOF TYPE:

- Metal
- Shingle

YARD/GROUNDS:

- Courtyard
- DogRun
- GasGrill
- Lighting
- OutdoorGrill
- RvHookup

SIDING:

- Rock
- Stone
- StoneVeneer
- Stucco
- WoodSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- BackYard
- Fenced
- Gate
- Metal
- Pipe
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Propane
- Zoned

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - NaturalGasAvailable
 - None
 - OverheadUtilities
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- Pantry
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- CarbonMonoxideDetectors
 - SmokeDetectors
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LISTED BY: Gina Ulrich 

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BROKERED BY: Fathom Realty