

# 67 Acres, Prime Road Frontage

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

TBD Hwy 36/ CR 303 •  
Jonesboro, TX

Call or Text 254.206.3635 with  
code '6008' for 24/7 info!

**GoreGroupTexas.com**

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809





Nice multi-use 67.71 acre tract with great frontage on Hwy 36 (over 1700 feet) and is over 2200 feet deep. Located north of Jonesboro. Currently is ag exempt. Beautiful large, spring-fed, stocked tank, with great duck hunting. Scattered trees with some dense cover excellent for hunting deer, turkey, coyotes and occasionally hogs. Nice views & several good building sites with both Multi-County Water & Hamilton County Electric Coop power available. Property is 85% fenced with mostly new fence. Seller will participate in remaining fencing. Soil is very deep black & sandy loam. Property has commercial potential and would make a terrific RV park site. Additional 55 acres & house available, or some portion thereof. Call for details. Centrally located 2 hours from Austin, 2 hours from Dallas & 3 1/2 hours from Houston. Owner financing is available - call for terms.



# Your dreams are our goals...

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## Property Information Overview

Acreage.....	67.71 Acres
Location.....	TBD Hwy 36/ CR 303, Jonesboro, TX
Price.....	\$247,141
Highest and Best Use.....	Agriculture, Hunting
Soil.....	Sandy Loam, Gravelly Clay Loam
Minerals.....	Undetermined
Trees.....	Native Trees
Topography.....	Level
Wildlife.....	Deer, Turkey, Hogs
Utilities.....	Co-op Water, Septic, Co-op Electric
School District.....	Jonesboro ISD
Taxes.....	\$373
Distance from Waco.....	60 Miles
Distance from Temple.....	57 Miles
Distance from Austin.....	128 Miles
Distance from Houston.....	232 Miles
Distance from DFW.....	135 Miles
Special Features.....	Over 1,700 feet of road frontage on HWY 36



**Directions:** From Gatesville Wal-Mart, North on Highway 36 for 24 miles. Property is located on Hwy 36, starting approximately 1/4 miles past CR 303. Sign on property.



**Dense Tree Cover**



**Prime Road Frontage**



**Excellent Hunting**



**Several good building sites**







**Beautiful large, spring-fed stocked tank.**





# Aerial Map



**Boundary lines are an approximation and are not final.**



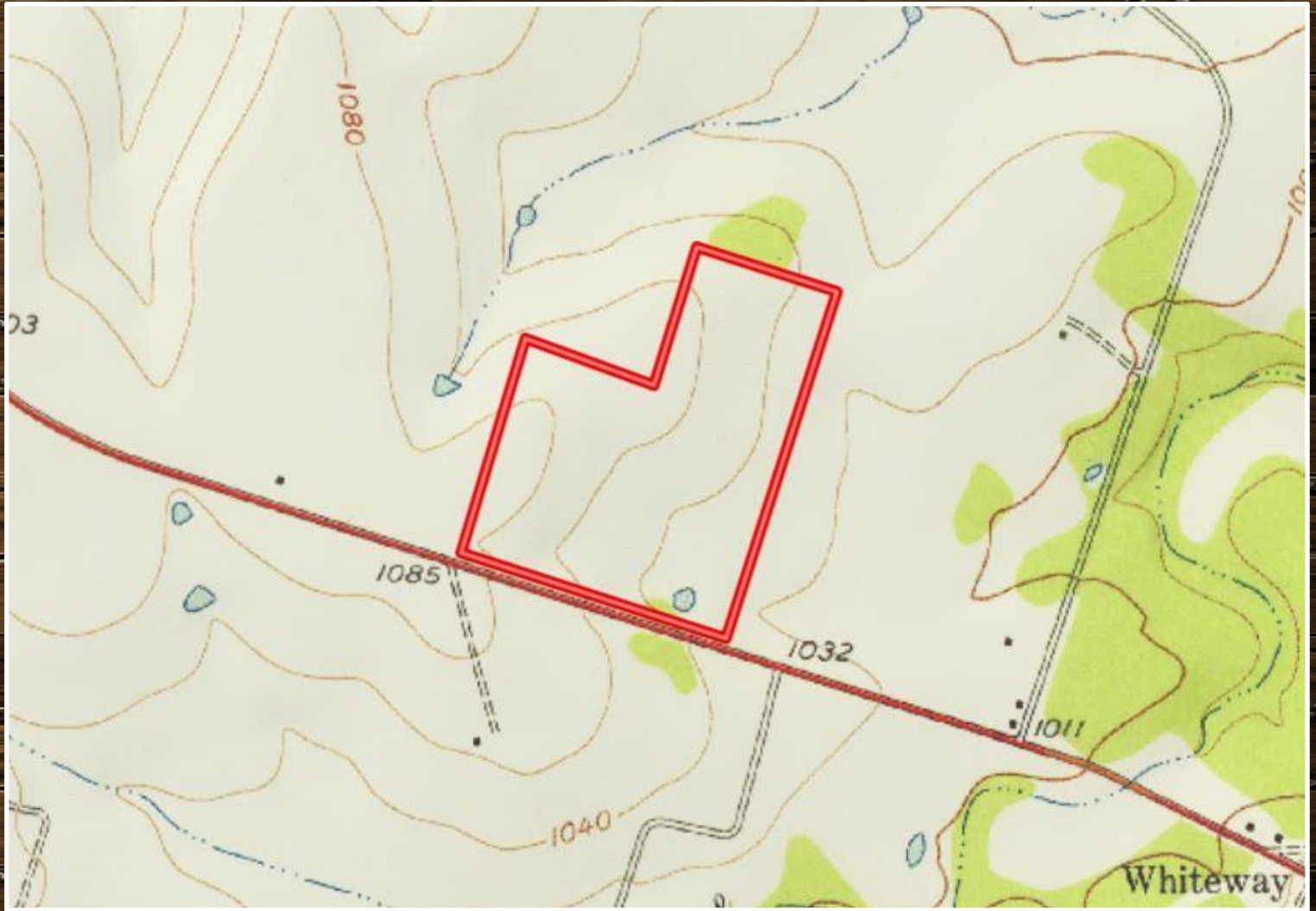
# Additional 55 Acres Available



**Boundary lines are an approximation and are not final.**



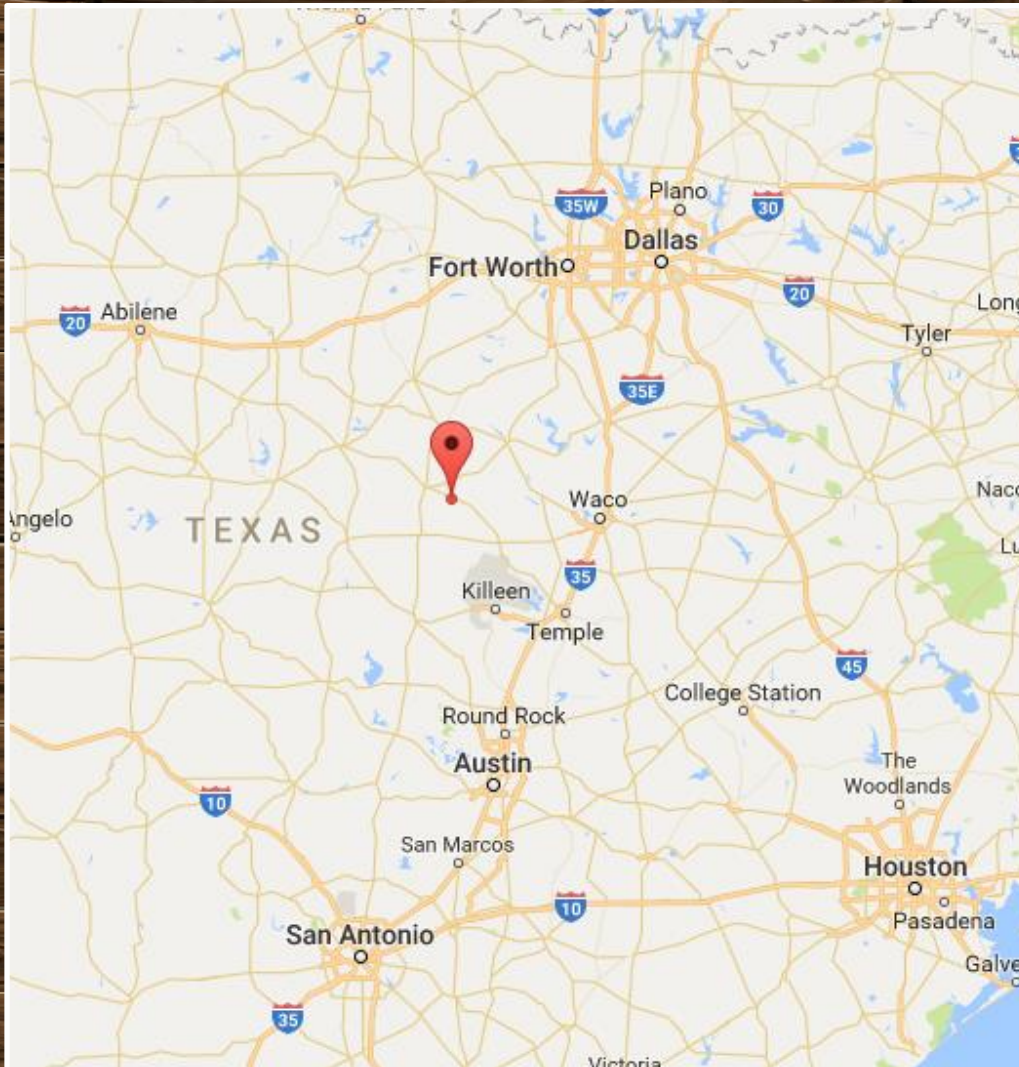
# Topographical Map



**Boundary lines are an approximation and are not final.**



# Location Map



**TBD Hwy 36/ CR 303• Jonesboro**

**GPS Coordinates can be typed into Google Earth or  
Google Maps for property location:**

**31.6468, -97.9823**

**Boundary lines are an approximation and are not final.**





For more information on this listing, please contact:

**Kim Gore, Broker**

**Cell: 254.206.0915**

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