



Incredible Opportunity!
625 Acre Ranch

TBD FM 182 • Gatesville, TX
Call or Text 254.206.3635 with
code '6010' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Create your family legacy on this 625 acre ranch just north of Gatesville. The land is in a prime location on FM 182, just minutes off of Hwy 36.

Conveniently located 40 miles from Waco, 39 miles to Temple, 117 mile to Austin, 215 miles to Houston, & 134 miles to DFW. This rugged acreage features elevation changes with amazing views, a large stock tank, and a few seasonal creeks and a natural spring. There is an amazing canyon running across the property with various caves. Thick tree coverage includes live oaks, post oaks, mesquite, cedar, and elms. Owners have installed new fencing on part of the property. The terrain is varied and suitable for grazing. The bottom land to this property has beautiful oak groves, lush pastureland, and a windmill. The land would make a great family recreational property or permanent residence. The views are stunning, and there is an abundance of wildlife throughout the property including, deer, dove, turkey, and quail. The ranch is also being marketed as two smaller tracts of 252 and 373 acres. Sellers own 100% of minerals and surface rights. The property has an ag exemption.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	625 Acres
Location.....	TBD FM 182. Gatesville TX
Price.....	\$2,031,250
Highest and Best Use.....	Agriculture, Grazing, Hunting, Residential
Surface Water.....	Tank, Seasonal Creek, Natural Spring
Soil.....	Doss Real Complex, Silty Clay
Minerals.....	100% Owned
Trees.....	Live Oak, Post Oak, Mesquite, Bur Oak, Cedar, Elm
Topography.....	Hilly, Rolling
Utilities.....	Outside City Limits
School District.....	Gatesville ISD
Taxes.....	TBD, has ag exemption
Distance from Waco.....	40
Distance from Temple.....	39
Distance from Austin.....	117
Distance from Houston.....	215
Distance from DFW.....	134
Special Features.....	Small Barn, Windmill



Directions: From Gatesville Wal-Mart, take Hwy 36 North, take FM 182 right, go 2 miles, watch for signs on the left.

Amazing Views



Windmill



Great Hunting: Deer, Dove, Turkey & Hogs



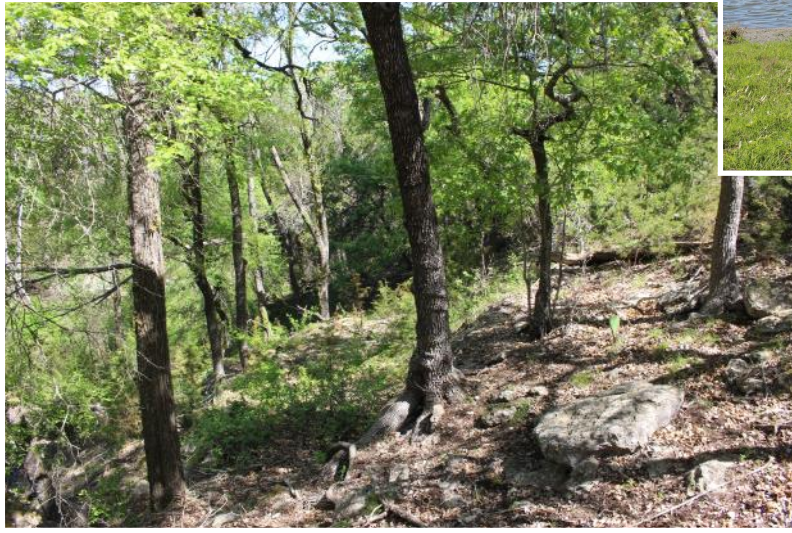
Good Fencing



Large Tank



Native Tree Cover

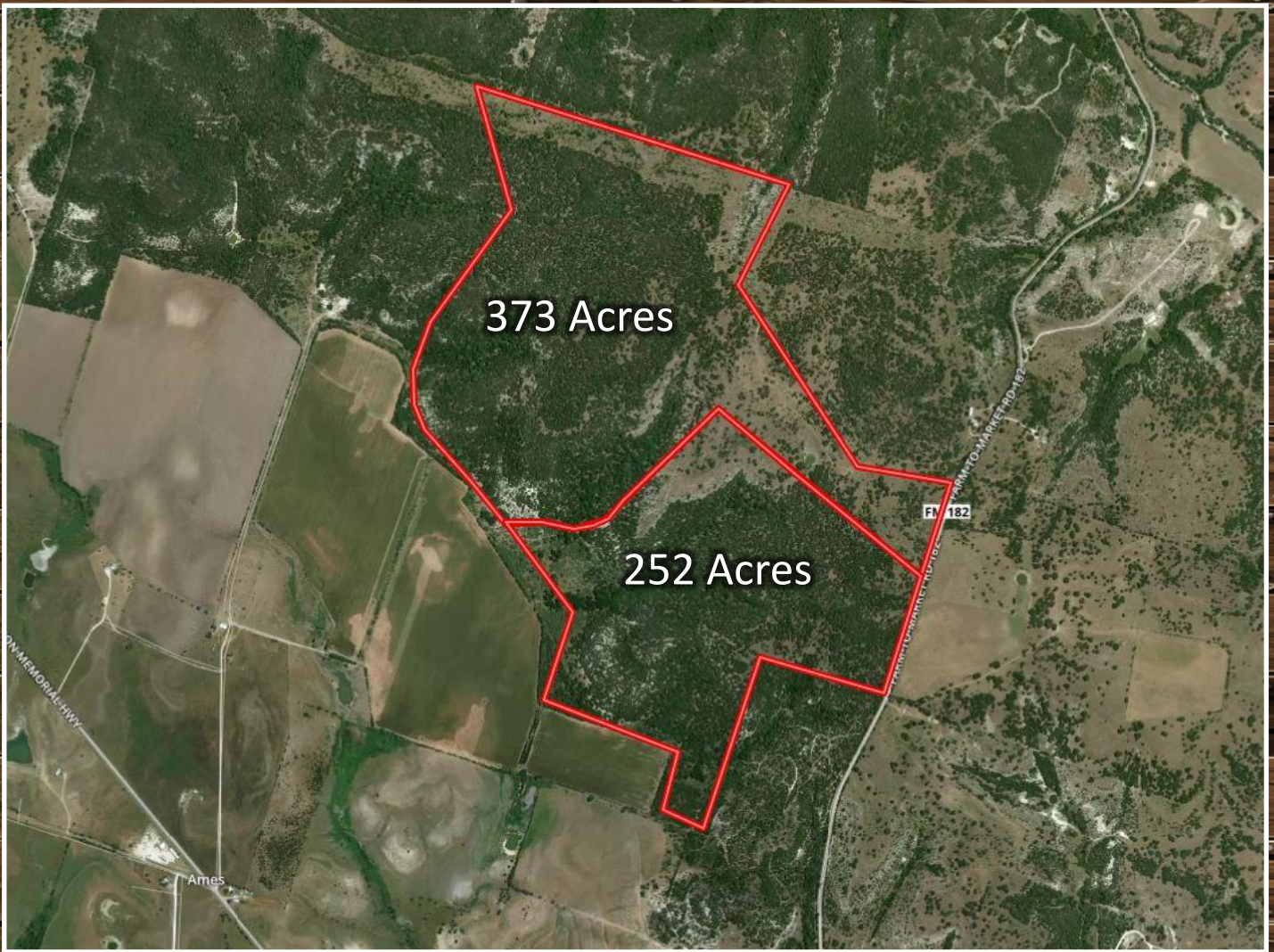


Seasonal Creek



Open Grazing

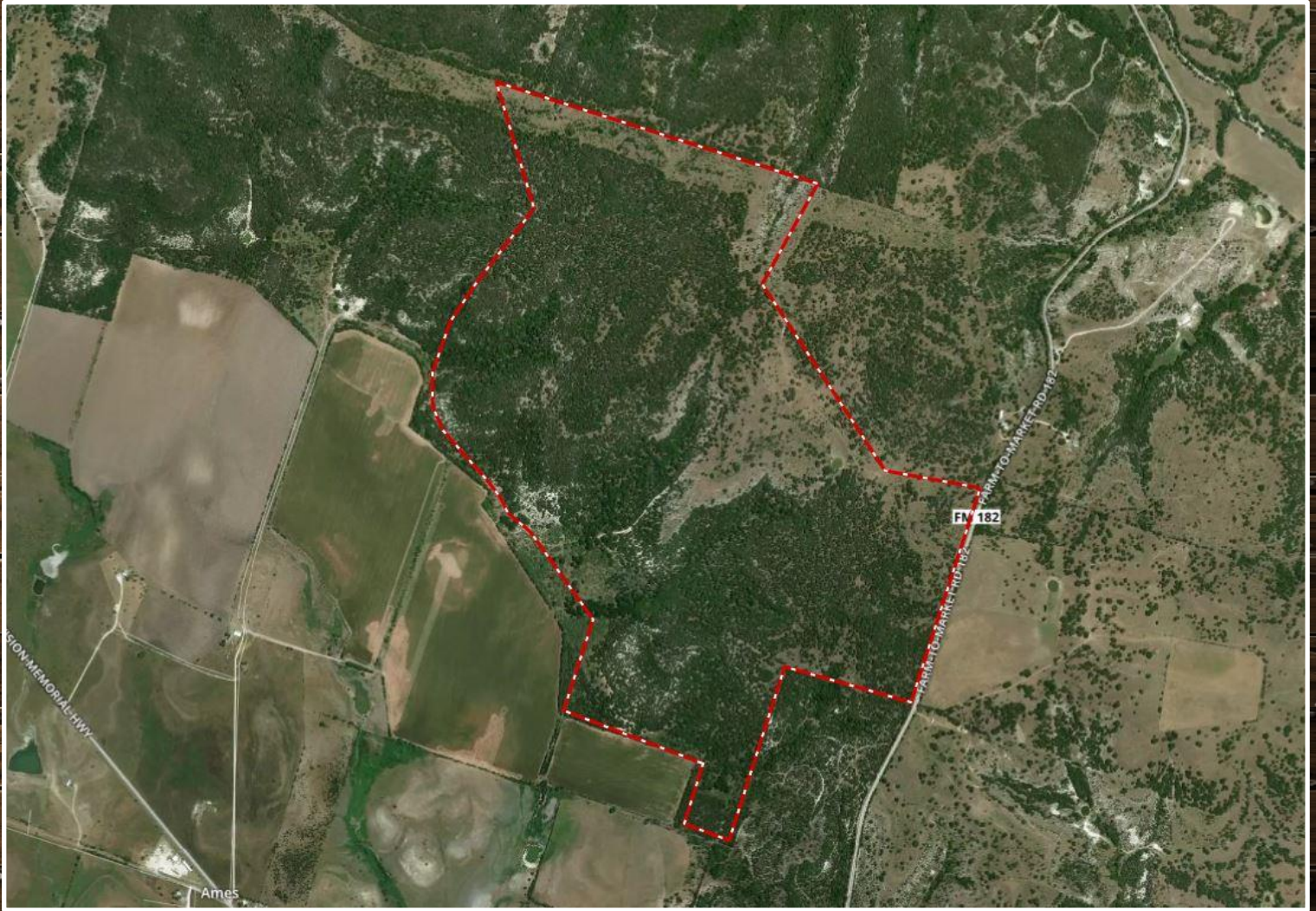




**This ranch is also being marketed as two smaller tracts of
252 & 373 acres.**

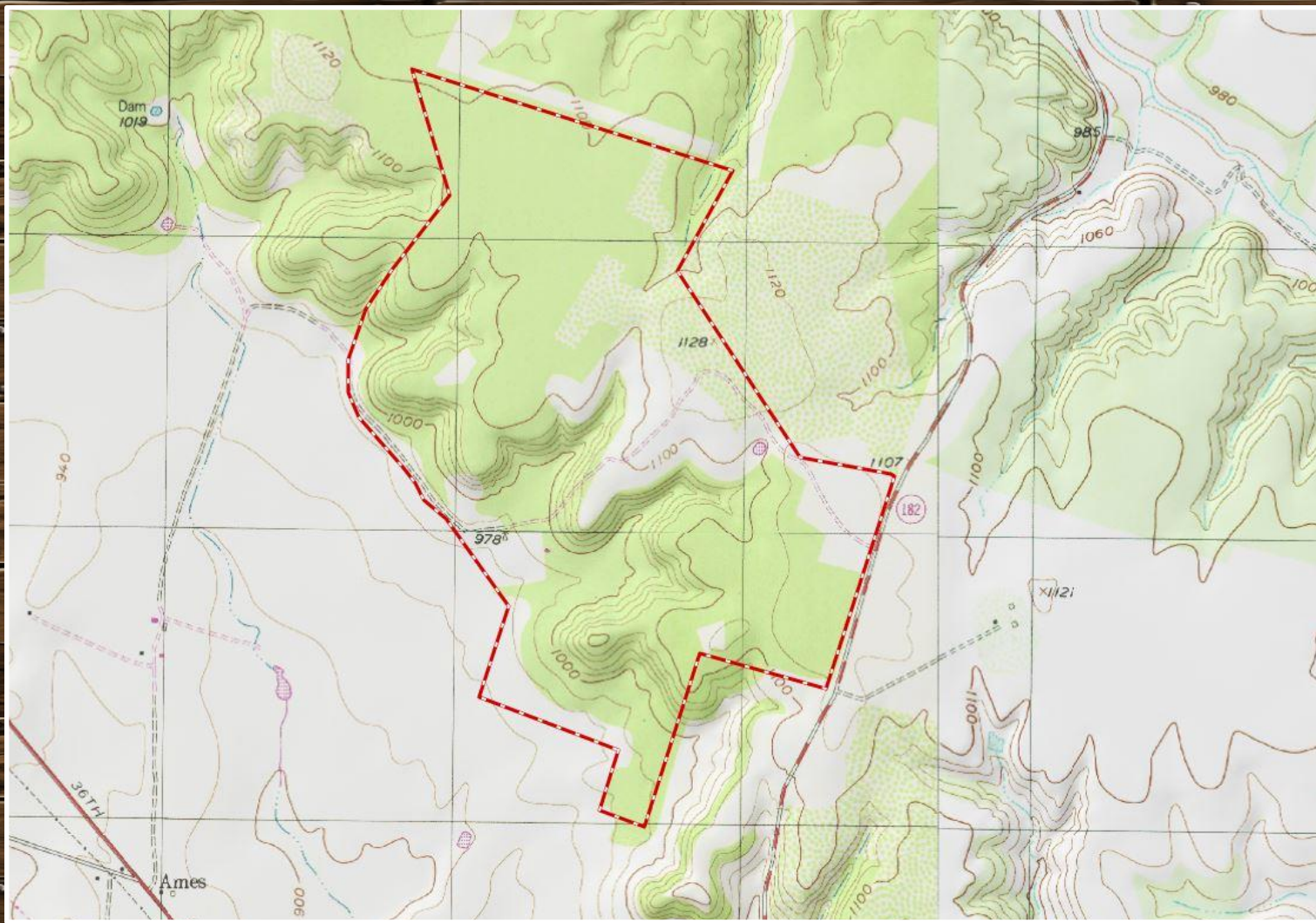


Aerial Map



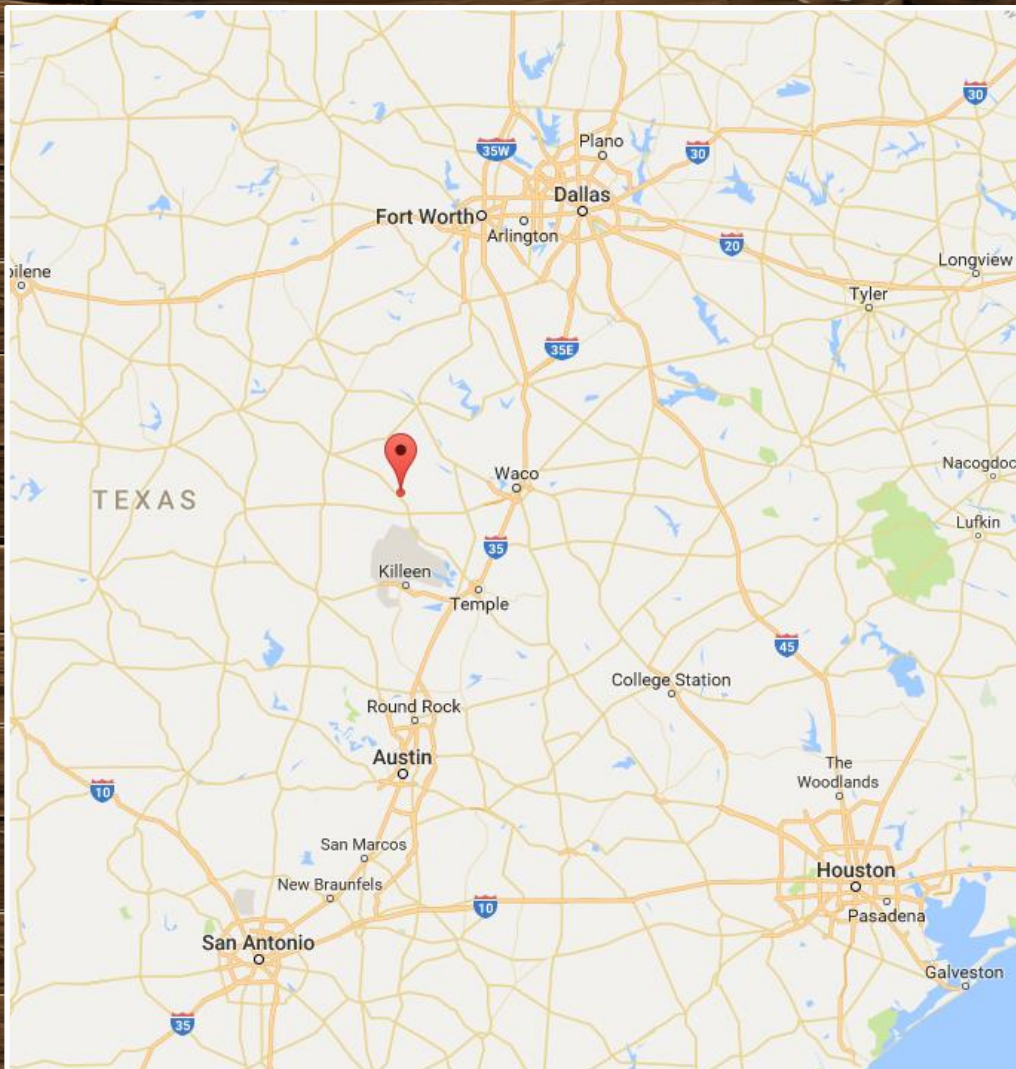
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD FM 182 • Gatesville, TX 76528

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

31.53095, -97.75288

Boundary lines are an approximation and are not final.



Kim Gore, Broker

For more information on this listing, please contact:

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Shelley Herring, Realtor

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