



**Centrally Located
Hunting Property**

TBD CR 146 • Gatesville, TX

**Call or Text 254.206.3635 with
code '6046' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This 53 +/- tract is centrally located between Austin and Waco. It would make an excellent weekend hunting property or a secluded place to build your dream home. It has a nice year-round tank; a seasonal spring-fed creek and varied terrain. It has about 75% tree cover and is 25% open.

There is plenty of wildlife. Owner will convey whatever minerals are of record. There are 145 more acres available.

There is a water meter available with Multi County Water and Electric is close by.

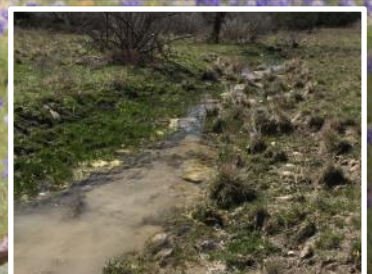
Your dreams are our goals...

GORE
REAL ESTATE GROUP

Property Information Overview

Acreage.....	53.7 Acres
Location.....	1549 CR 146, Gatesville TX
Price.....	\$241,650
Highest and Best Use.....	Agriculture, Hunting, Residential
Surface Water.....	Year Round Tank, Seasonal Creek
Soil.....	Black, Rocky/Shale
Minerals.....	Undetermined
Trees.....	Native Trees
Topography.....	Varied, Flat
Wildlife.....	Deer, Hogs, Dove
Utilities.....	Co-op Water, Overhead Utilities
School District.....	Gatesville ISD
Taxes.....	TBD, cut from a larger tract
Distance from Waco.....	48 Miles
Distance from Temple.....	46 Miles
Distance from Austin.....	100 Miles
Distance from Houston.....	239 Miles
Distance from DFW.....	157 Miles
Special Features.....	Water Meter available, More Acreage Available

Directions: GPS takes you to 146 & 148. Continue on 146 at Y. Go past first gate and look for survey tape on the gate to enter property. There are no signs on the gate. Access to property is from the 10 acre tract for sale. Seller is putting a separate gate in for this property





Year Round Tank



Seasonal Spring Fed Creek



**53 Acres with more
acreage available**



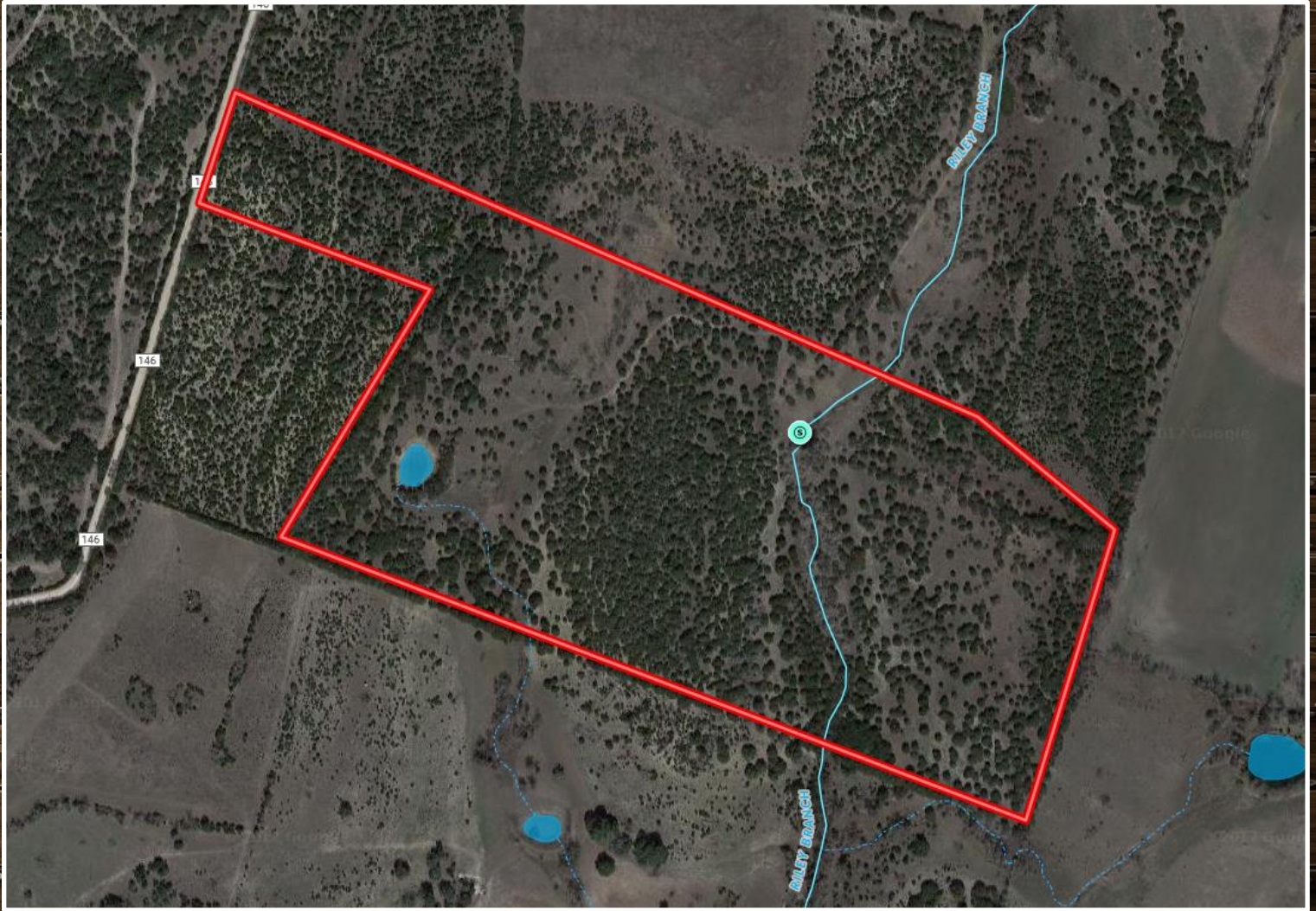
**Excellent Weekend Hunting
Property**

**Secluded Site for a Custom
Built Home**



**75% Tree Cover
25% Open**

Aerial Map



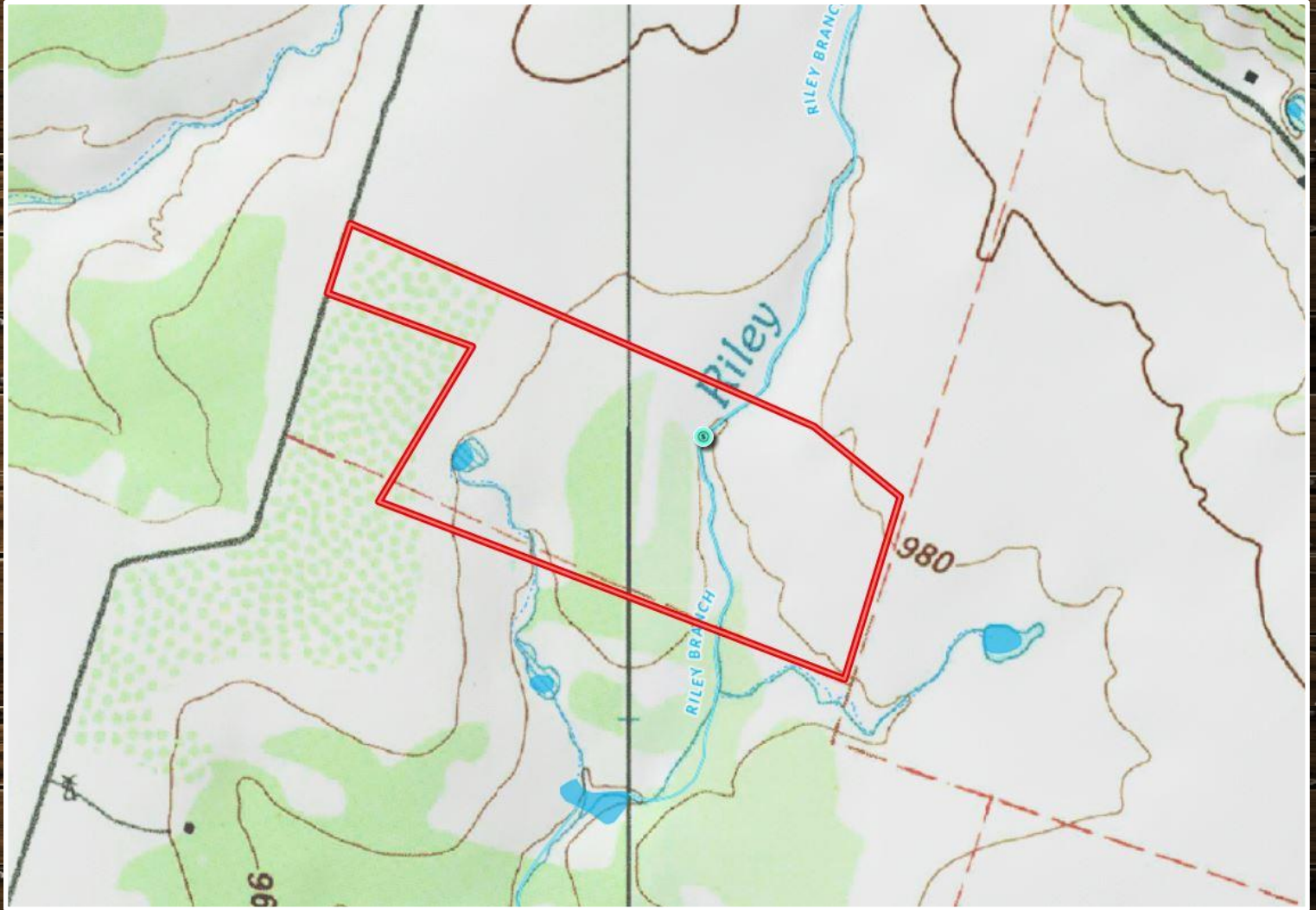
Boundary lines are an approximation and are not final.

More Acreage Available



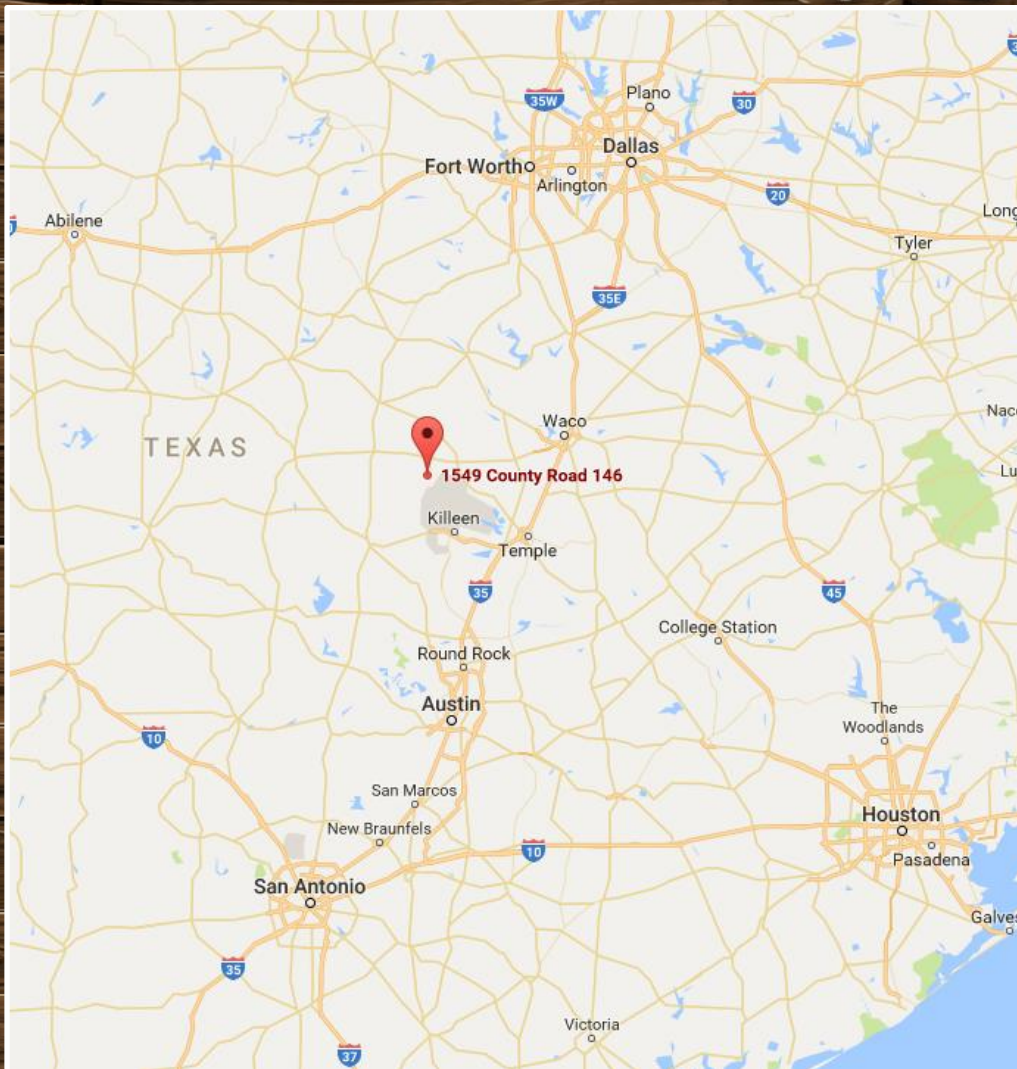
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



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

31.36992, -97.879383

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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