

Three Oaks Ranch

GORE
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Selling Texas a Little at a Time.

6102 CR 74 • Gatesville, TX

Call or Text 254.206.3635 with
code '6005' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Three Oaks Ranch has been in the same family for over a century. The property consists of almost 170 acres and is fenced and cross fenced. It is a nice secluded location off of a paved county road. The land is mostly open and has gently rolling topography with a variety of trees including post oaks, pecan trees, mesquite, elm, and cedar. There are amazing hilltop and valley views for miles. There are three tanks on the property, and one is stocked with catfish. The AS IS charming farm house, built in 1906, would make a perfect fixer upper as it has 10 foot ceilings, hardwood floors and original bead board throughout. The character of years gone by can certainly be seen in this old home. The home is fenced in and has gorgeous oak and pecan trees. There is a windmill and old well on the property that is approximately 160 feet deep as well as a water meter from multi county water. This property would make an ideal weekend getaway or a darling restored farm/ranch home. It does have an ag exemption and is currently being leased for cattle. Call to set up a showing today.

Your dreams are our goals...

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Property Information Overview

Acreage.....	169.3 Acres
Location.....	6102 CR 74, Gatesville TX
Price.....	\$414,777
Square Footage.....	1,408 Square Ft.
Bedrooms/Bathrooms.....	2 Bedrooms, 1 Bath
Utilities.....	Co-op Electric, Multi- County Water, Well
School District.....	Evant ISD
Taxes.....	\$1,293
Soil.....	Silty Clay Loam, Clay Loam
Minerals.....	Unknown will convey of record
Trees.....	Post Oaks, Pecan, Mesquite, Elm, and Cedar
Topography.....	Rolling & Level
Wildlife.....	Deer, Dove, Ducks, Hogs, & Turkey
Surface Water.....	3 Tanks
Distance from Waco.....	54 Miles
Distance from Temple.....	52 Miles
Distance from Austin.....	106 Miles
Distance from Houston.....	220 Miles
Distance from DFW.....	156 Miles
Special Features.....	As Is 1906 Farm House with Character, Fenced & Cross Fenced, Detached Workshop, Cattle Chute, Chicken Coop



Directions: From the Coryell Courthouse head west on E Main St toward N 6th St. Turn left onto FM 116 S for 3 miles until you see FM 1783 then turn right and continue for 4 miles. Turn right onto CR 137 then a slight right onto CR 74. There will be a sign on fence.

169.3 Acres



Cattle Chute



Windmill



Ag Exempt
Cattle Lease in Place



Open Views



Fenced & Cross
Fenced



Pecan, Post Oak,
Elm, Mesquite &
Cedar Trees



Stocked with
Catfish



Fishing & Hunting





Farmhouse has
been in the family
since 1906



Detached Workshop

Aerial Map



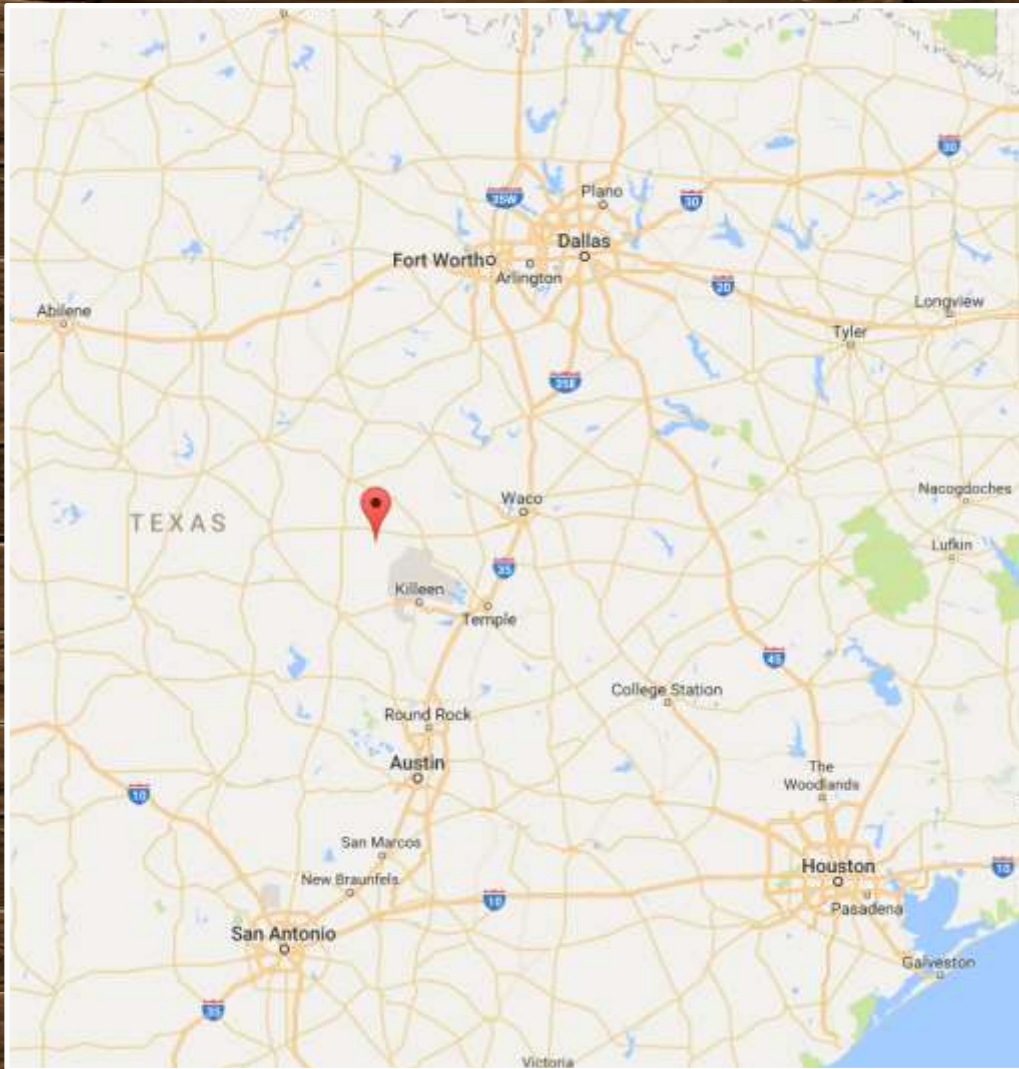
Boundary lines are an approximation and are not final.

Topography 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:

31.4038, -97.97526

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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