

Liddicoat Ranch

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

TBD CR 102 • Gatesville, TX

Call or Text 254.206.3635 with
code '6025' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Gorgeous hardwoods and plenty of live water await you on this 93-acre tract west of town. Just over an hour to Waco, two and a half hours to Austin and three hours to DFW area make this an ideal setting for a weekend retreat. Outdoor enthusiasts can Hunt, Fish, Hike, Ride horses or spend hours exploring on ATV's. There are numerous building sights with gorgeous views. The varied topography features plenty of burr oak, live oak, pecan, mesquite and cedar trees which make the property feel much bigger than 93 acres. Gently rolling terrain with good elevation changes and scenic views make this a perfect recreational getaway or permanent place to call home. There is an abundance of wildlife including deer, ducks, and turkey. The property features three stock tanks, and the larger one is stocked with catfish. There is already a Multi-County water meter in place. The property is Fenced on three sides, has a current ag exemption and is currently leased for cattle. The soils are a good combination of Sandy loam, Doss Real Complex, and Silty Clay. The land is about 75% tree cover and 25% open.

Your dreams are our goals...

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Property Information Overview

Acreage.....	92.66 Acres
Location.....	TBD CR 102, Gatesville TX
Price.....	\$367,000
Utilities.....	Co-op Water, Co-op Electric
School District.....	Jonesboro ISD
Taxes.....	\$49 with ag exemption
Soil.....	Sandy Loam, Doss Real Complex, Silty Clay
Minerals.....	Sellers think they own 50%, negotiable
Trees.....	Burr Oak, Live Oak, Pecan, Mesquite, & Cedar
Topography.....	Rolling, Varied, & Elevation Changes
Wildlife.....	Deer, Duck, Dove, Turkey, Hogs
Surface Water.....	3 Stock Tanks
Distance from Waco.....	54 Miles
Distance from Temple.....	52 Miles
Distance from Austin.....	117 Miles
Distance from Houston.....	226 Miles
Distance from DFW.....	142 Miles
Special Features.....	Astounding Views, Numerous Building Sites, Outside City Limits, 1,500 feet of Road Frontage

Directions: From Coryell County Court House: Head west on 84 towards Evant. Turn Right at FM 2412. When you reach the dead end turn Left on FM 930. Take a Right on CR 102. Follow 102 approximately 1.5 miles, property will be on the right. Sign on gate.



92.66 Acres
1,500 ft. of Road Frontage



Scenic Views



Ag Exempt





Cross Fenced



Abundance of Wildlife



Stocked with
Catfish



Fishing & Hunting



Aerial Map



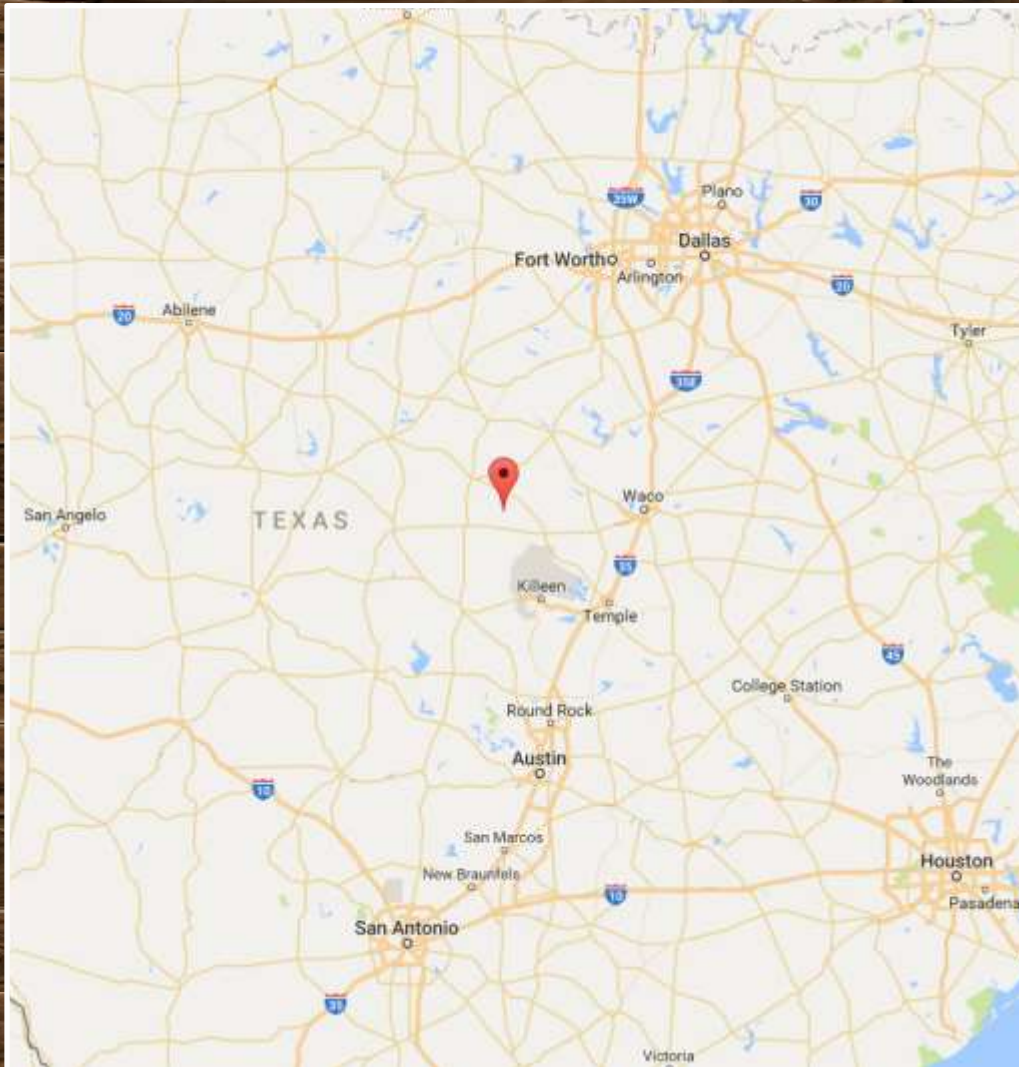
Boundary lines are an approximation and are not final.

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:

31.52796, -97.90556

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

Cell: 254.206.0915

kim@goregrouptexas.com

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