

# Trophy Pasture Ranch

TBD CR 106 •  
Gatesville, TX



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**GoreGroupTexas.com**

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809





Whether you are looking for a great investment, trophy producing high fenced ranch or recreational getaway, Trophy Pasture Ranch has it all. It's not very often that an opportunity to own a turn-key high fence big buck producing property in Coryell County. This property has been intensively managed under the Level 3 Wildlife Management program and has been under high fence for 12 years. Trophy Pasture Ranch is a proven big buck property and has been featured in 5 hunting shows. The inventory also consists of blackbucks and trophy rams. Trophy bucks and trophy buck genetics score up to 180 to 253 plus B&C. So far, the biggest buck taken in this pasture scored 253 B&C. The family has owned the property for 21 years and run a commercial hunting operation since 2008. There is a well maintained interior road system that leads you to strategically placed feeders and deer stands. Water lines have been run from the well through the property for watering stations. There is a spring fed creek that runs through the property and features an 80 foot canyon bluff with waterfalls and a sitting pool area. The two large tanks on the property offer fishing and duck hunting. The larger one is stocked with bass and hybrid bluegill; the other one is stocked with catfish and bluegills. The rolling terrain and varied topography are loaded with large oaks and native trees that add to making this extremely outstanding property. There are numerous beautiful building sites with amazing views. The property can be used for running cattle and has WW cattle working pens, head chute and a hay barn. Make an appointment today to take a tour of this once in a lifetime opportunity.



# Your dreams are our goals...

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## Property Information Overview

Acreage.....	368 Acres
Location.....	TBD CR 106 Gatesville TX
Price.....	\$1,400,000
Highest and Best Use.....	Hunting/Fishing, Recreational, Residential
Surface Water.....	2 Stock Tanks, Spring Fed Creek
Soil.....	Fine Sandy Loam, Silty Clay, Doss-Real Complex
Minerals.....	Undetermined
Trees.....	Mature Oaks, Native Trees
Topography.....	Rolling Varied Topography
Wildlife.....	Deer, Dove, Duck
Utilities.....	Water & Electric Available
School District.....	Jonesboro ISD
Taxes.....	\$587
Distance from Waco.....	51 Miles
Distance from Temple.....	49 Miles
Distance from Austin.....	119 Miles
Distance from Houston.....	223 Miles
Distance from DFW.....	149 Miles
Special Features.....	Well, Maintained Road System, WW Cattle working pens, head chute and Hay Barn



**Directions:** From Copperas Cove, go North on FM 116, turn right on HWY 84, left on FM 2412, left on FM 930, right on CR 102, left on CR 106.  
From Waco, go West on HWY 84 through Gatesville and turn right on FM 2412, left on FM 930, right on CR 102, left on CR 106. There is no sign on the property.



## Maintained Road System



## Spring Fed Creek



## 80 Ft. Canyon Bluff, Waterfalls, Sitting Pool Area



## Large Oak Trees







**2 Stocked Tanks**



**Amazing Views**





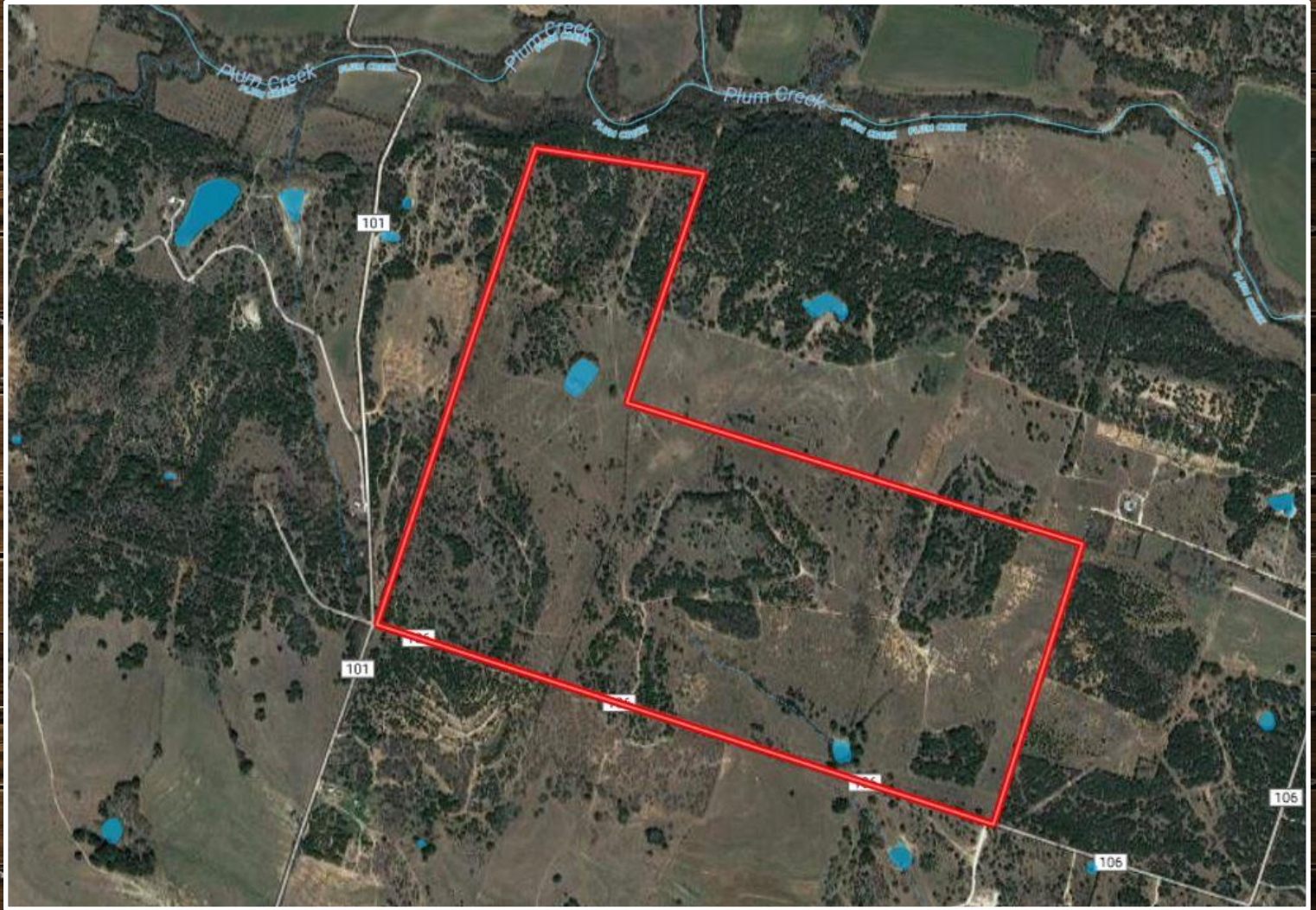


# Trophy Buck Pasture





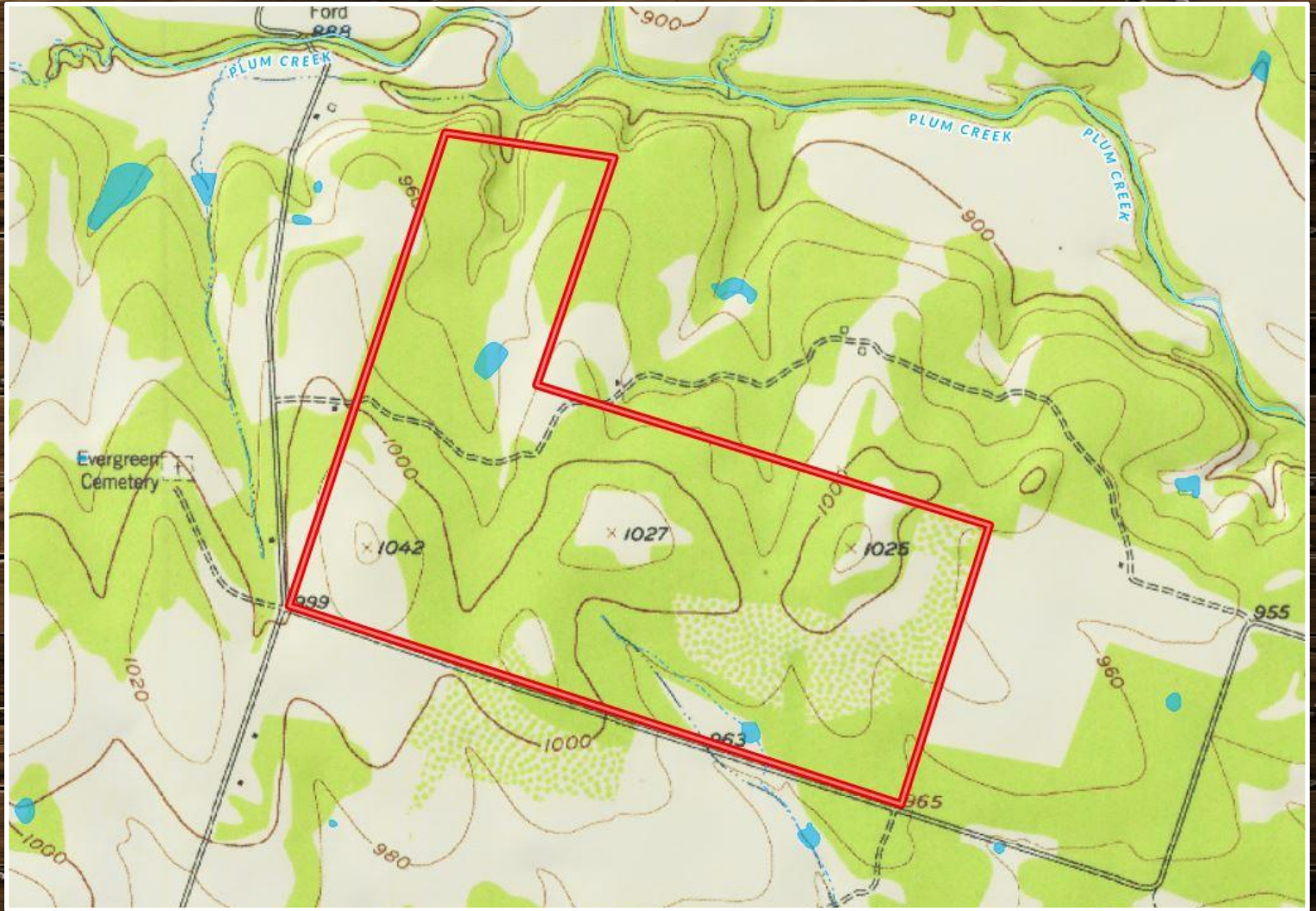
# Aerial Map



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



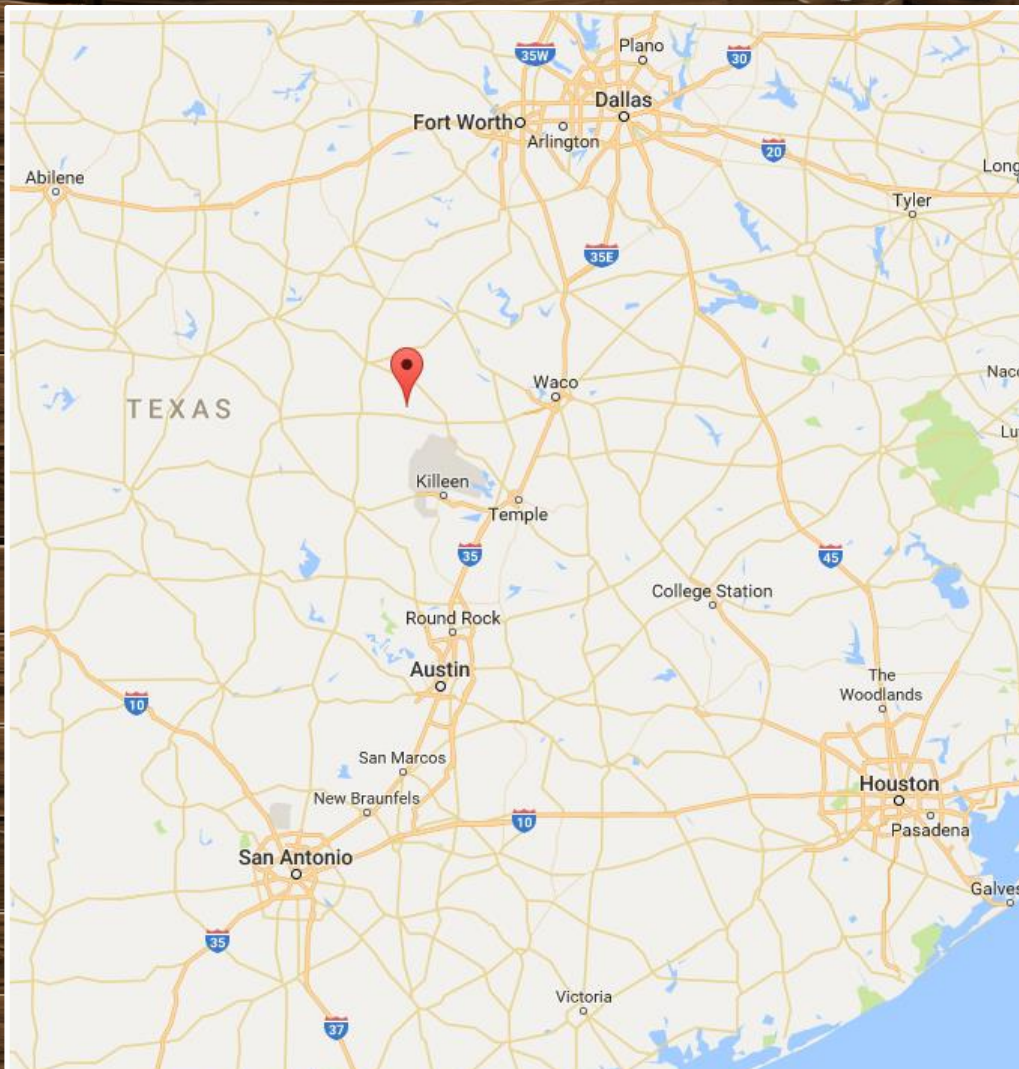
# Topographical Map



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



# Location Map



**TBD CR 106 • Gatesville, TX 76528**

**GPS Coordinates can be typed into Google Earth or Google  
Maps for property location:  
31.507321, -97.934233**

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





For more information on this listing, please contact:

**Kim Gore, Broker**

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