



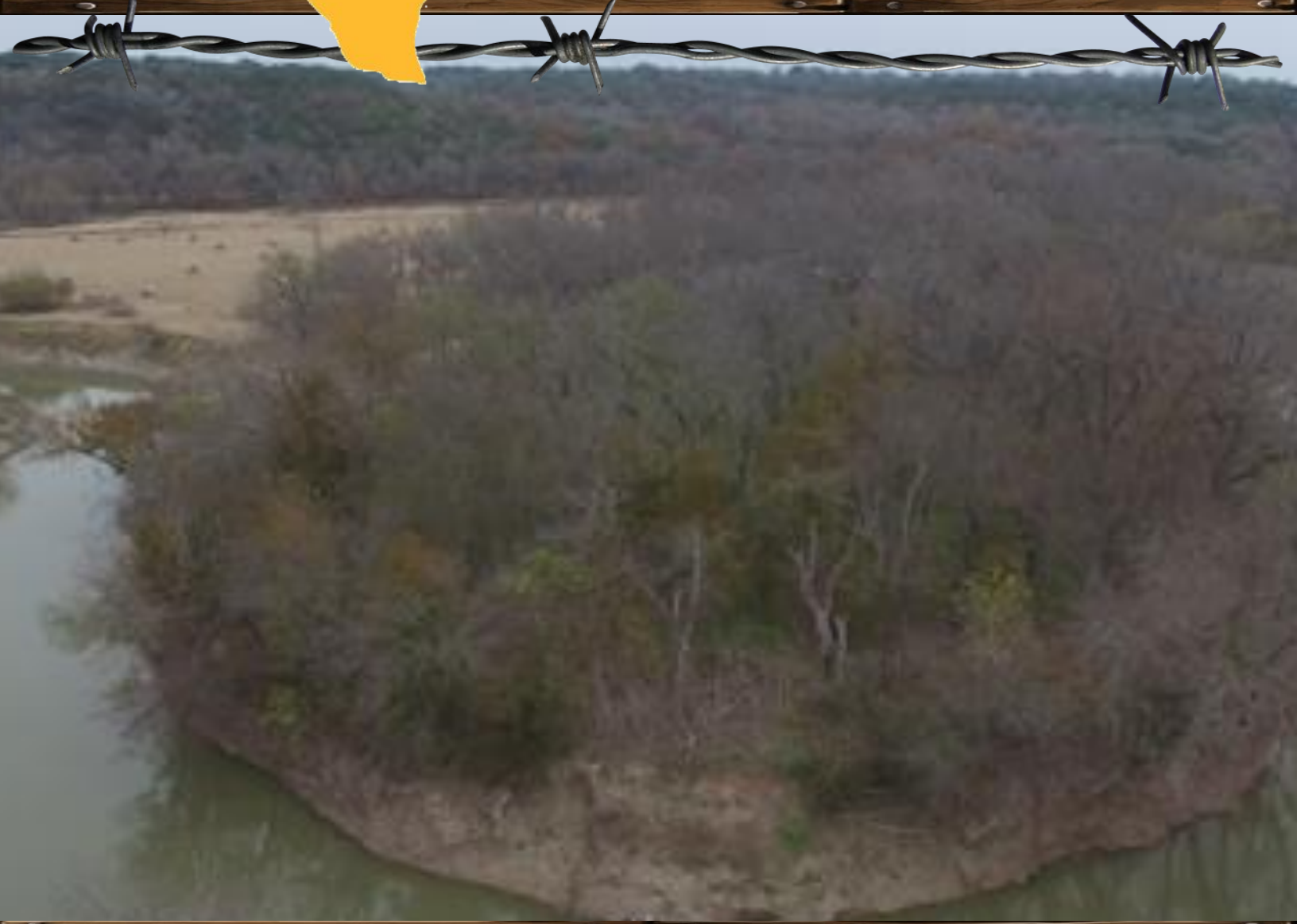
**Recreational**

**23+/- Acres**

**TBD Oglesby Neff Rd. •**

**Moody, TX**

**Call or Text 254.206.3635 with  
code '6050' for 24/7 info!**



**GoreGroupTexas.com**

**2424 E. Main St. • Gatesville, TX 76528**

**254.206.0915 • Office: 254.248.0809**





Rare find in Coryell County with over 2,400 feet of Leon River frontage in Mother Neff Park area. This is strictly a recreational getaway place and is sure to create wonderful memories. Enjoy fishing in the Leon, or paddleboard in the slough, bow hunt, ride four wheelers or just relax and take in the beauty. Campfires and family gatherings can be enjoyed in the Pecan Grove that has over 100 Pecan trees. There is a 9-acre coastal field that is being used for hay production. Properties like this don't come on the market often. Call to view this property today!



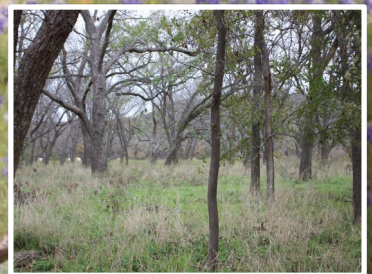
# Your dreams are our goals...

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

## Property Information Overview

Acreage.....	23 +/- Acres
Location.....	TBD Oglesby Neff Park Rd, Moody TX
Price.....	\$169,000
Highest and Best Use.....	Recreational & Agriculture
Surface Water.....	2,400 Feet of Leon River frontage
Soil.....	Frio Silty Clay, Real Rock outcrop Complex
Minerals.....	Owner thinks owns 100%- negotiable
Trees.....	Over 100 Pecan Trees, Native Trees
Topography.....	Rolling, Flat
Wildlife.....	Dove, Hog, Turkey, & Whitetail Deer
Utilities.....	Oglesby City Water, HOT Electric Co-op
School District.....	Oglesby ISD
Taxes.....	TBD parcel cut from a larger tract (has ag exemption)
Distance from Waco.....	32 Miles
Distance from Temple.....	25 Miles
Distance from Austin.....	90 Miles
Distance from Houston.....	199 Miles
Distance from DFW.....	148 Miles
Special Features.....	Leon River Frontage, Producing Hay Field



**Directions:** From Waco: Head West on US Hwy 84 towards Gatesville. Turn left onto FM 1996 towards Oglesby. Continue to Oglesby Neff Park Rd. Property will be on the right. Watch for signs.

From Gatesville Wal-Mart: Head South on Hwy 36 towards Temple, turn left on to FM 107, go approx. 12 miles and turn right on to Oglesby Neff Park Rd. After approx. 4 miles, the property will be on the right. Watch for signs.



# **2,400 Feet of Leon River Frontage**



**Located in the Mother  
Neff Park Area**



**Perfect for a  
Recreational Getaway**



**Over 100 Pecan Trees**





## Producing Hay Field



## Great Hunting



## Fishing in the Leon



## Rugged Terrain





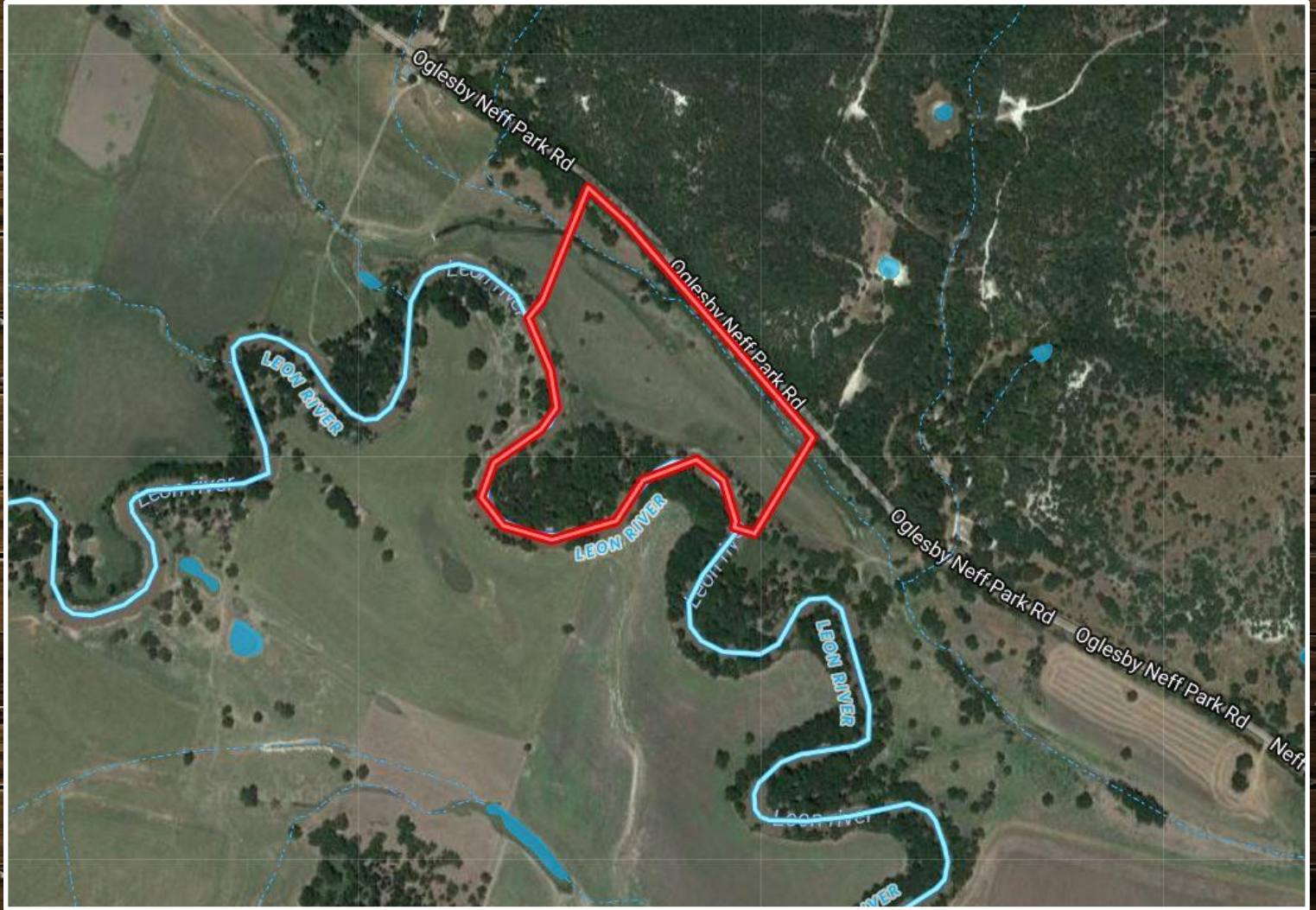


**A property with so much to offer!**





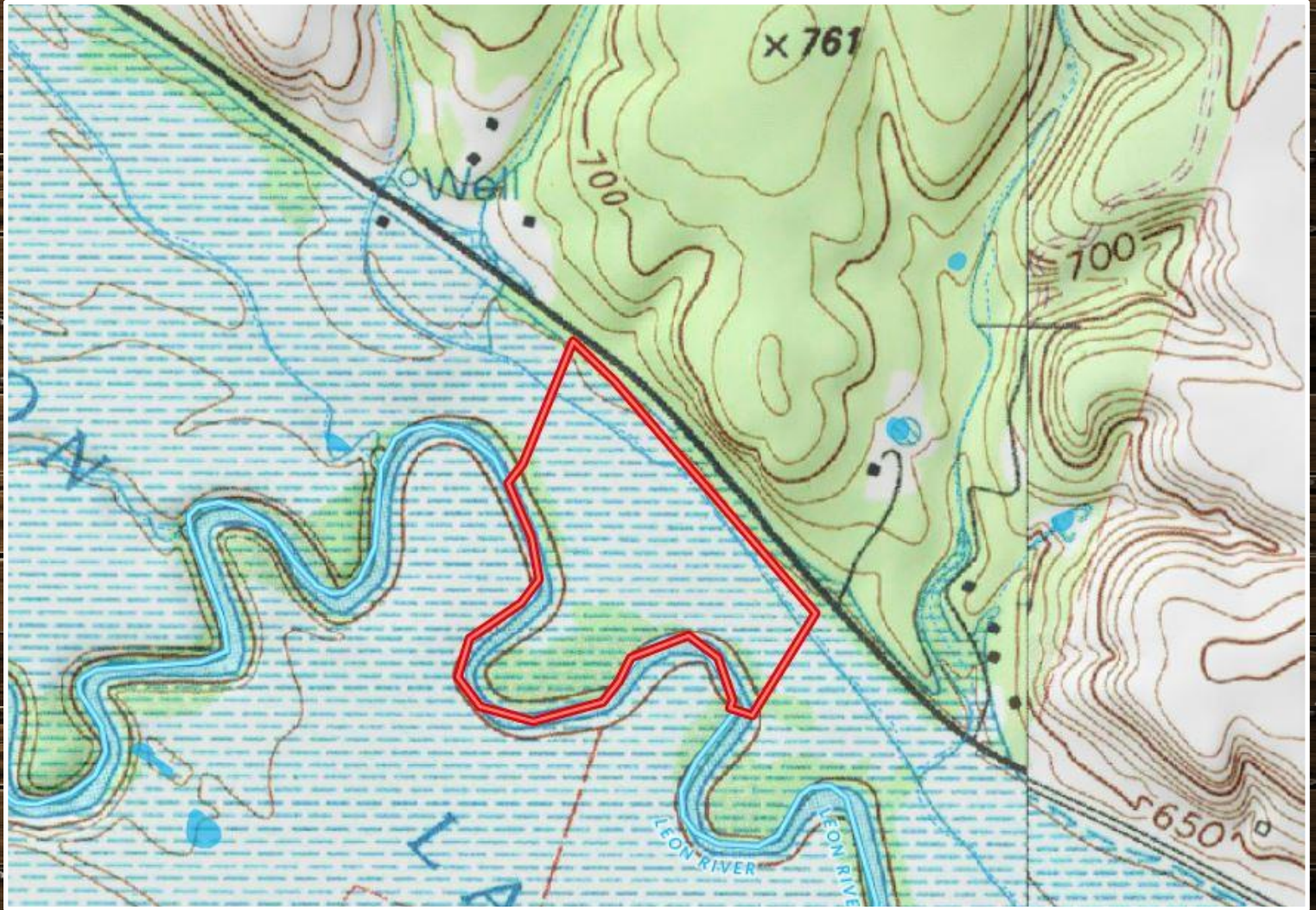
# Aerial Map



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



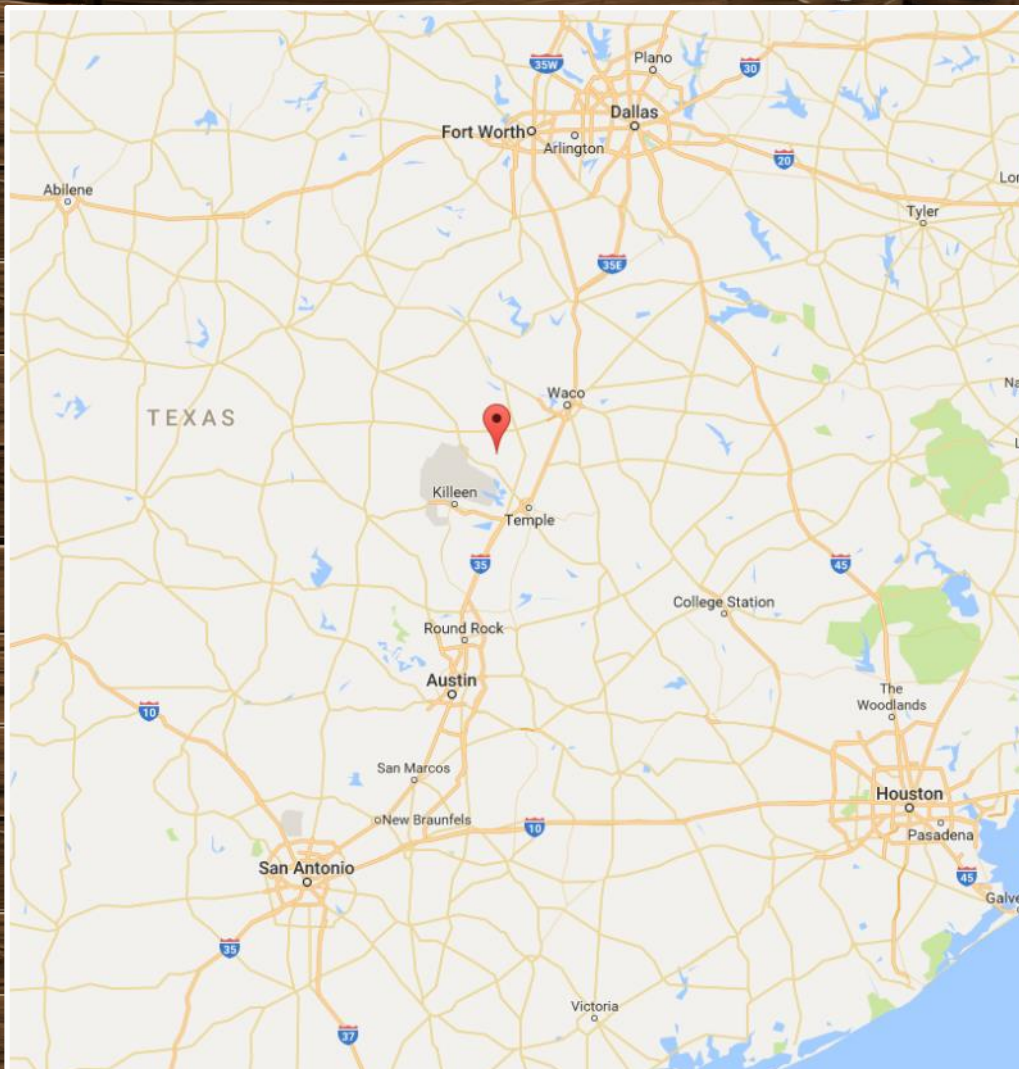
# Topographical Map



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



# Location Map



**TBD Oglesby Neff Park Rd• Moody TX 76557**

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

**31.331233, -97.504455**

**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](mailto:kim@goregrouptexas.com)**

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