

Million Dollar Views!



GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

TBD CR 931 • Gatesville, TX

Call or Text 254.206.3635 with
code '6040' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This 35 acre tract is a rare find in Coryell County. This property is conveniently located just a few miles from Highway 36 on a paved county road and is approximately 70 miles North of Austin and 110 miles Southwest of Dallas.

One of the best features are the million dollar unobstructed views for miles! You can see the cities of Gatesville and Mound and have your private party viewing the fireworks in July. This property feels much larger due to the high elevation of part of the land that features a steep, rugged wooded canyon. The property is about 50% covered and 50% open with varied topography. The property has beautiful mature oaks as well as cedar, hackberry, and elm trees.

There is a beautiful spring-fed pond that attracts all types of wildlife, especially deer as they travel to and from the canyon. There are always numerous deer and other animal tracks at the edge of the pond. The pond was stocked with catfish four years ago. The owner has fond memories of her great-grandson learning to fish, swim, and kayak in the pond and has never seen it go dry.

This property is the perfect place to create your own recreational and family memories. Enjoy the beautiful surroundings of mother nature, camp out, enjoy a cozy fire and a starry night and have a convenient location with a remote feel. You can hunt, fish, go four-wheeling and enjoy magnificent views. The property has an ag exemption and is fenced on three sides.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	35 Acres
Location.....	TBD CR 931, Gatesville, TX
Price.....	\$238,000
Highest and Best Use.....	Agriculture, Grazing, Hunting/Fishing, Residential
Surface Water.....	Spring Fed Pond
Soil.....	Doss-Real Compled, Eckrant-Rock outcrop complex, Real-Rock outcrop complex, Topsey-Pidcoke association
Minerals.....	TBD
Trees.....	Mature Oaks, Cedar, Hackberry, & Elm Trees
Topography.....	Varied
Wildlife.....	Deer, Dove, Catfish
Utilities.....	Co-op Electric Available
School District.....	Gatesville ISD
Taxes.....	TBD, property is split from a larger parcel. Ag Exception is in place.
Distance from Waco.....	40 Miles
Distance from Temple.....	25.8 Miles
Distance from Austin.....	96.4 Miles
Distance from Houston.....	201 Miles
Distance from DFW.....	156 Miles
Special Features.....	Property is fenced on three sides.

Directions: From Gatesville, travel south on Highway 36 for 9.8 miles. Turn left onto FM 931 for approximately 1.6 miles and the gate is on the left. Watch for signs.



35 Acres



**Million Dollar
Unobstructed Views**



**High Elevation with
Steep Wooded Canyon**



**Spring Fed Pond
Stocked with Catfish**



**Beautiful Mature Oaks,
Cedar, Hackberry &
Elm Trees**



Abundant Wildlife





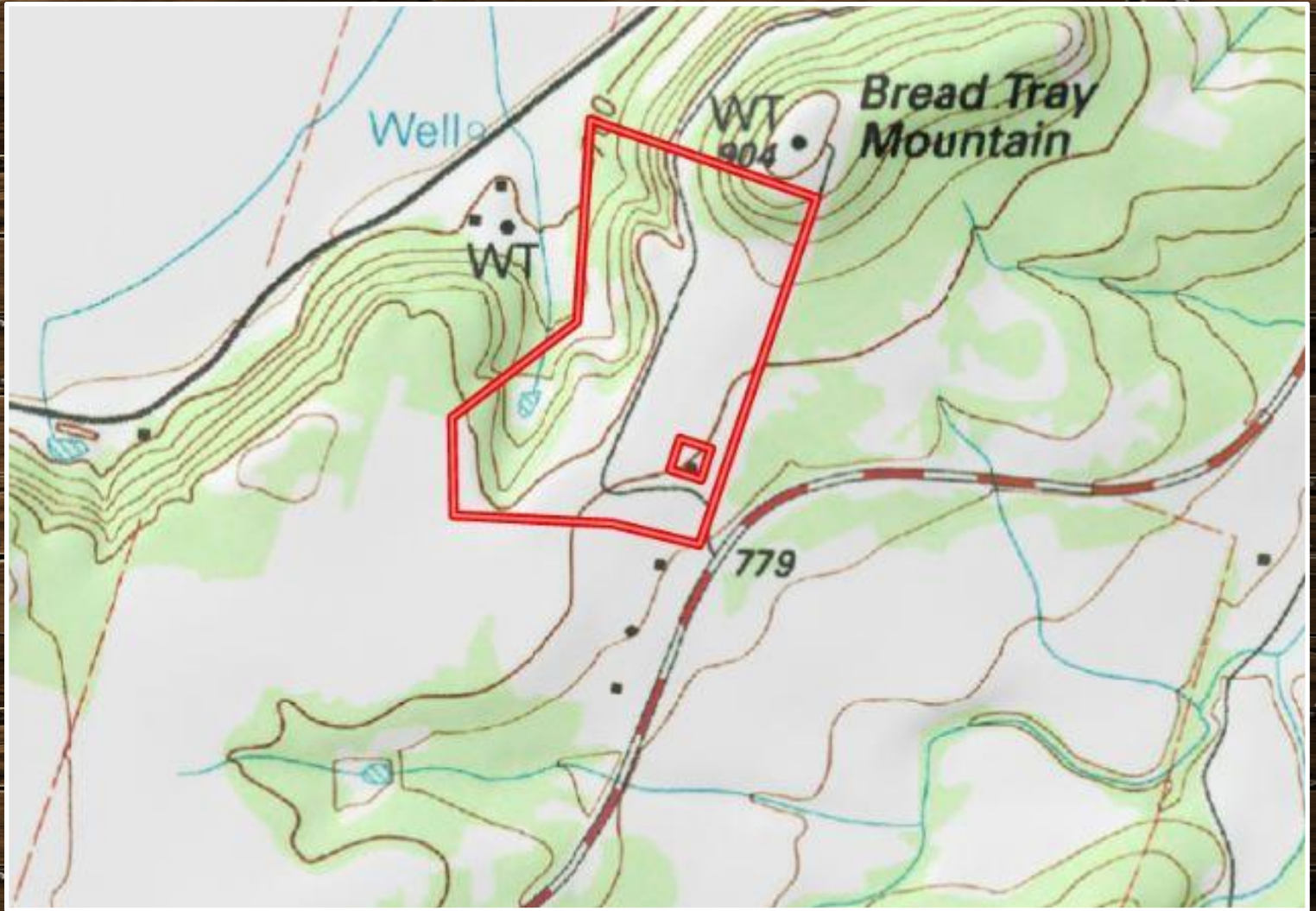
The perfect setting for family memories.

Aerial Map



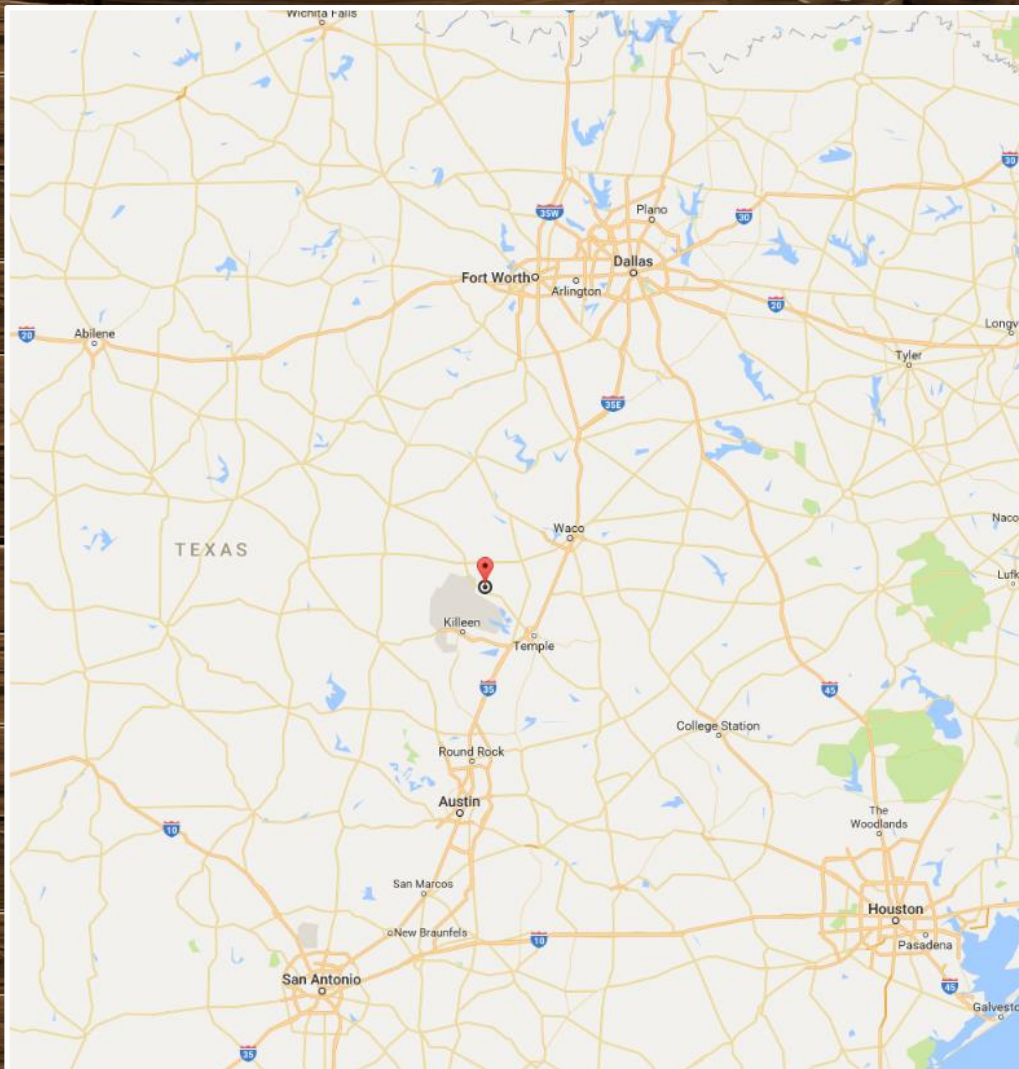
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 931 • Gatesville, TX 76528

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

31.327714, -97.611245

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

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

2424 E. Main St. • Gatesville, TX 76528

254.248.0809

GoreGroupTexas.com

