



Peaceful Country Living

276 CR 409 • Gatesville, TX

Call or Text 254.206.3635 with
code '6014' for 24/7 info!

Selling Texas a Little at a Time

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Enjoy Peaceful Country
Living on this 130-acre tract
in Hamilton Texas. Build
your dream home or a
peaceful 2nd home retreat.
The property has two decent
stock tanks and a seasonal
creek. The fencing is in good
condition, and the property is
cross fenced. There are
approximately 75 acres that
produce about 100 Round
bails. Bring your Cattle, your
horses, and the family. There
are a few building sites with
great views. There is also an
old barn that has a good
structure and is in need of a
little TLC.

Your dreams are our goals...

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Property Information Overview

Acreage.....	130 +/- Acres
Location.....	276 CR 409, Hamilton TX
Price.....	\$319,000
Highest and Best Use.....	Agriculture, Residential, Cattle & Horse Property
Surface Water.....	2 Stock Tanks & Seasonal Creek
Soil.....	Clay Loam, Gravelly Silty Clay
Minerals.....	
Trees.....	Hackberry, Elm, Mesquite, Cedar
Topography.....	Gently Rolling, Flat
Wildlife.....	Dove, Deer
Utilities.....	Well, Electric & Water Co-op
School District.....	Hamilton ISD
Taxes.....	\$258.88
Distance from Waco.....	67 Miles
Distance from Temple.....	63 Milers
Distance from Austin.....	117 Miles
Distance from Houston.....	240 Miles
Distance from DFW.....	134 Miles
Special Features.....	Good Fencing, Cross Fenced, 2 Stock Tanks and Amazing Views

Directions: From the Courthouse in Gatesville go West on Hwy 84 for 13 miles, turn right on to FM 932 and go 15.7 miles, turn right onto CR 409 and go .3 miles.



2 Stock Tanks



Seasonal Creek



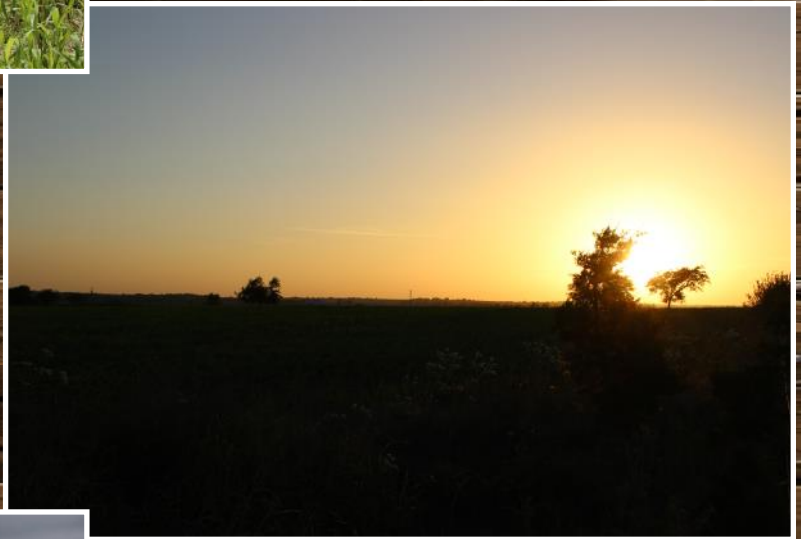
Fenced & Cross Fenced



Hay Producing Fields



Building Sites with Great Views



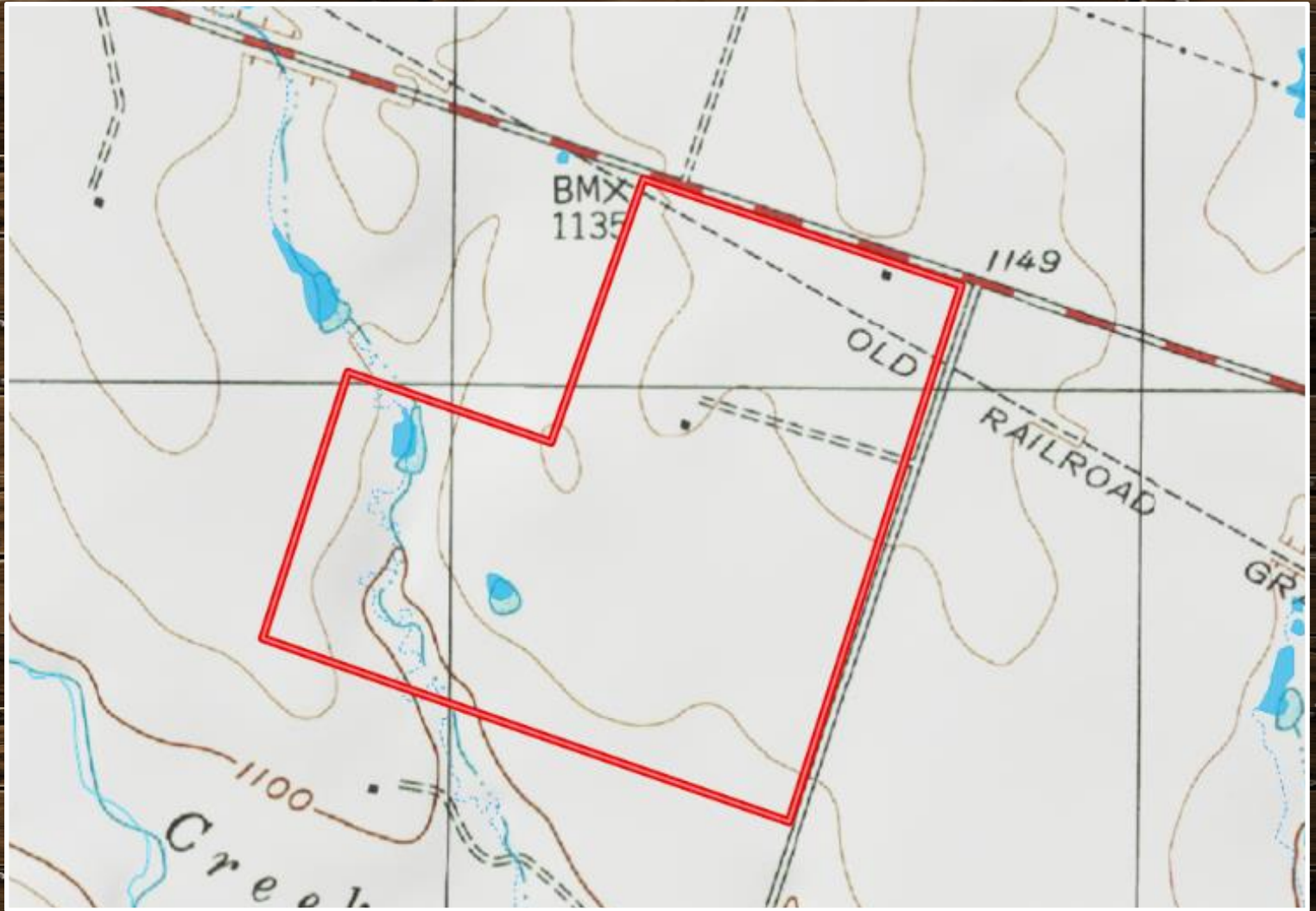
Barn with Good Structure

Aerial Map



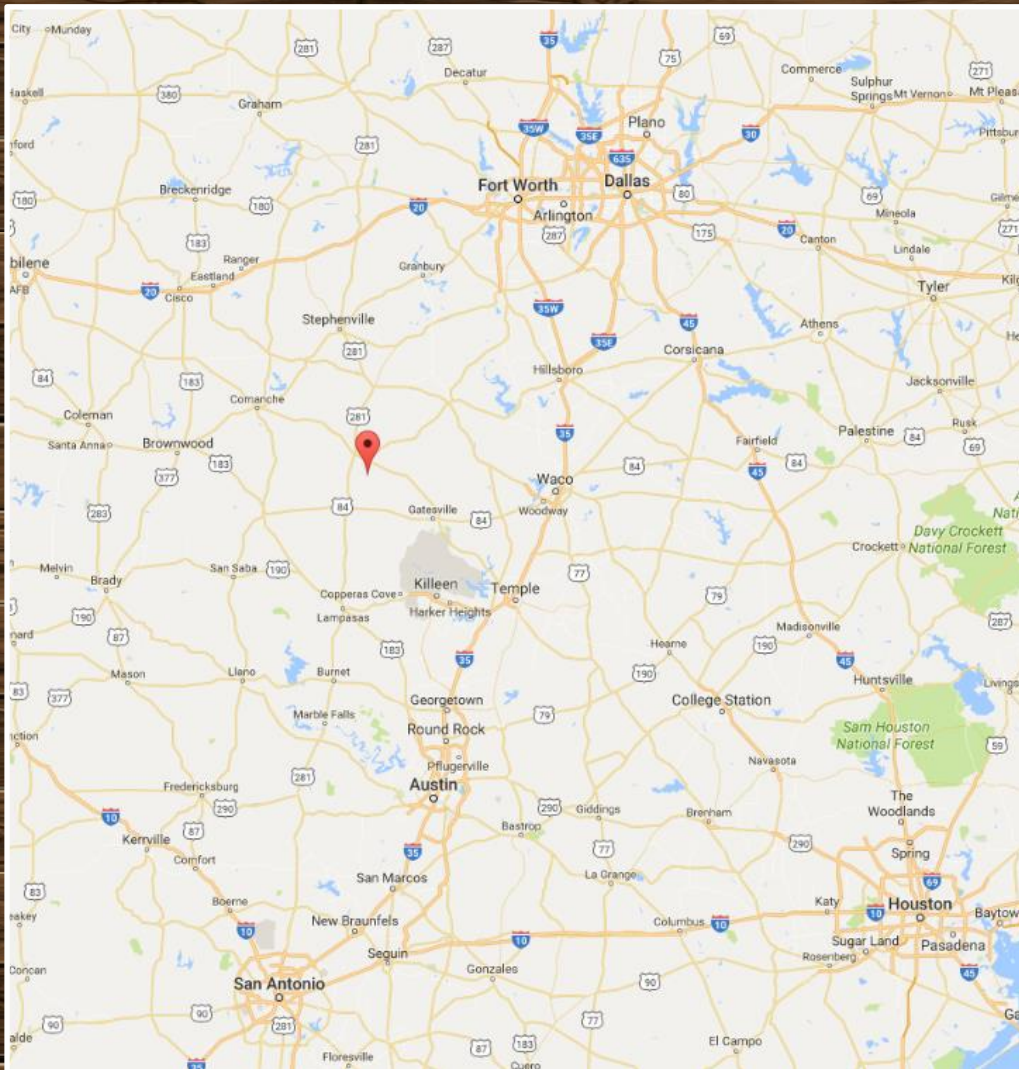
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



276 CR 409 • Hamilton, TX 76531

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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