



Selling Texas a Little at a Time.

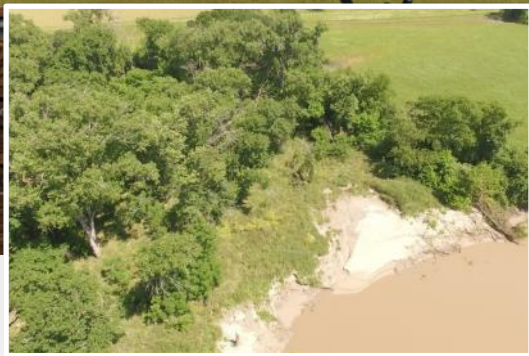
**River Front Property
with Income Production
& Recreational Use**
TBD St. School Rd • Gatesville, TX



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Leon River Frontage Bottom land with income producing hayfield is being offered separately for the first time. This property is located just outside city limits and has the potential for a variety of uses. The hayfield is sprigged with coastal and produces on an average of 210 round bales annually. There is 2000 plus feet of Leon River Frontage with an inviting Grove of 100-year-old pecan trees give the entire area a park-like setting. The sandy beach of the river is the perfect place to cast a line and fish for a while. The property has a recorded airstrip and a large Airplane Hanger with a toilet, water and electric that could be used for multiple purposes including storing large equipment or making a Party Barn. This is a rare find for that buyer looking for a piece of land with multipurpose uses. Call for more details.

Your dreams are our goals...

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Property Information Overview

Acreage.....	68+/- Acres
Location.....	TBD State School Rd., Gatesville TX
Price.....	\$4,600 per acre
Highest and Best Use.....	Agriculture, Recreational
Surface Water.....	Over 2,000 feet of Leon River Frontage
Soil.....	Clay
Minerals.....	Negotiable
Trees.....	100 year old Pecan trees and other native trees
Topography.....	Varied
Wildlife.....	Deer, Dove
School District.....	Gatesville ISD
Taxes.....	\$4,129 (parcel is subdivided from larger acreage, taxes would need to be confirmed)
Distance from Waco.....	40 Miles
Distance from Temple.....	37 Miles
Distance from Austin.....	100 Miles
Distance from Houston.....	214 Miles
Distance from DFW.....	142 Miles
Special Features.....	Large equipment barn

Directions: From Gatesville HEB: Go Right onto Lutterloh (BS 36), go approx. 2 miles, property is on the left, watch for signs.



2,000+ Feet of Leon River Frontage





**Large Hay Field with Recorded Air Strip and
Hanger/Equipment Barn.**

Aerial Map



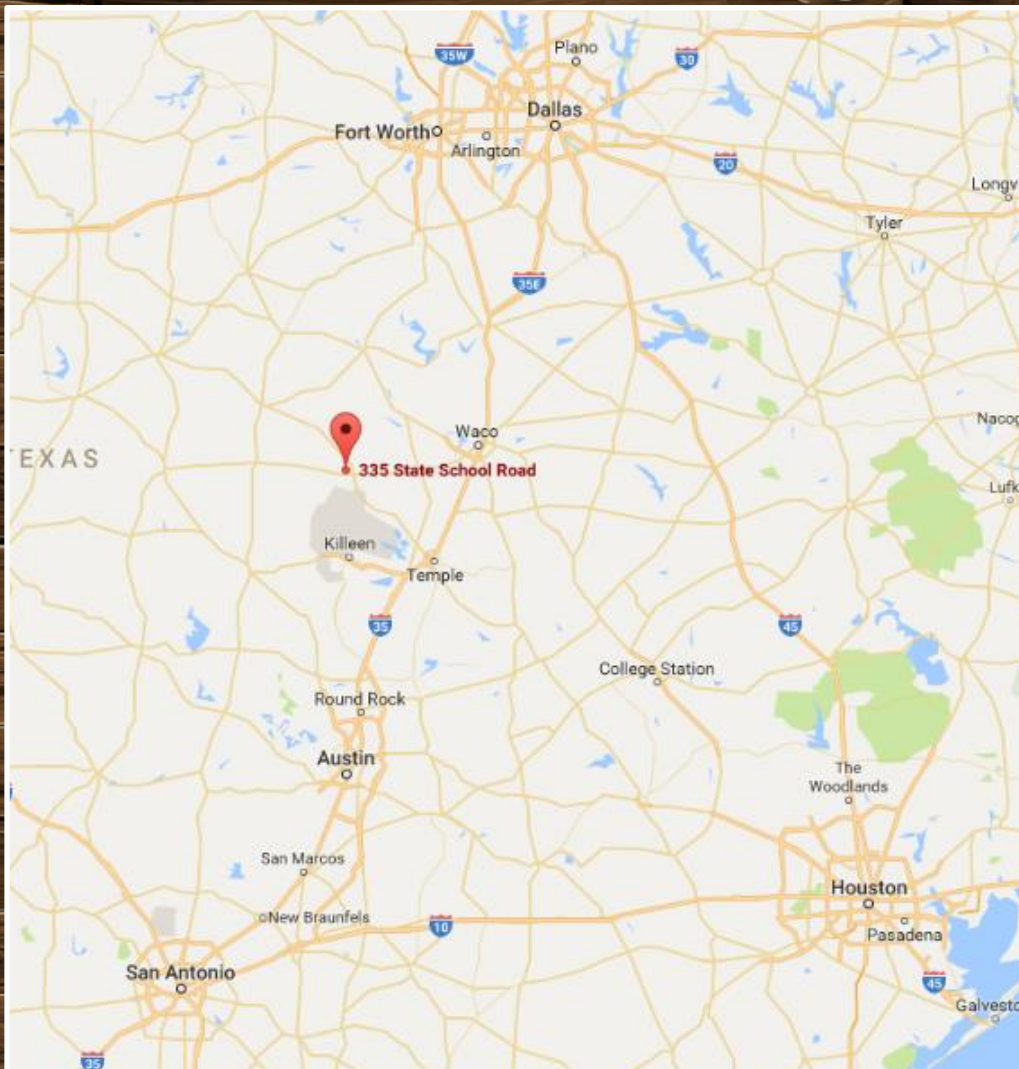
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD State School Rd. • Gatesville, TX 76528

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

31.452658, -97.745979

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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