



Selling Texas a Little at a Time.

**Let's Make a
Deal!**

8582 N Hwy 6

Waco, TX

138 Acres

**Call or Text 254.206.3635 with
code '6049' for 24/7 info!**

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Opportunities abound! This 138 +/- acre tract has endless possibilities. There are not very many places left that have a Waco address with prime Highway 6 road frontage and large acreage where you can hunt, run livestock, have horses, and run a commercial business without the commercial land price tag. This land has been owned by one family since 1951. The ranch has plenty of wildlife including white tailed deer, hogs, and dove. This property is a hunter's dream with good tree cover and elevated terrain with some beautiful building sites. The center of the property is mostly open and is ideal for food plots, grain or grass fields. There is road frontage on three sides, and the owner is willing to subdivide. There is a small farmhouse and detached two car garage on the property that would need to be renovated. There is also a well and windmill that would need to be inspected.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	138 +/- Acres
Location.....	8582 N Hwy 6, Waco TX
Price.....	\$7,610 per acre
Highest and Best Use.....	Farming & Agriculture
Surface Water.....	Seasonal Creek
Soil.....	Silty Clay, Gravelly Clay Loam
Minerals.....	75% Owned, Negotiable
Trees.....	Cedar, Elm, Hackberry, and Oak Trees
Topography.....	Varied
Wildlife.....	White Tail Deer, Hogs, and Dove
Utilities.....	Water Available but must be verified with Waco Water, Electric Available
School District.....	Midway ISD
Taxes.....	Will be determined after survey, Several tracts are being sold from same parcel.
Distance from Temple.....	42 Miles
Distance from Austin.....	109 Miles
Distance from Houston.....	197 Miles
Distance from DFW.....	129 Miles
Special Features.....	Highway 6 Road Frontage, Well and Windmill (needs inspection)

Directions: From the Richland Mall in Waco: Go North on Highway 6 for 9 Miles, turn right onto Lady Bird Rd., property is on the left, watch for signs.



**Prime Highway 6
Road Frontage**



**Large Acreage
Close to Town**

Endless Possibilities



**Owned by One Family
Since 1951**

Great Hunting Land



Good Tree Cover

Varied Terrain



Beautiful Building Sites





Center of property is open and ideal for food plots, grain, or grass fields.

Road Frontage on 3 Sides

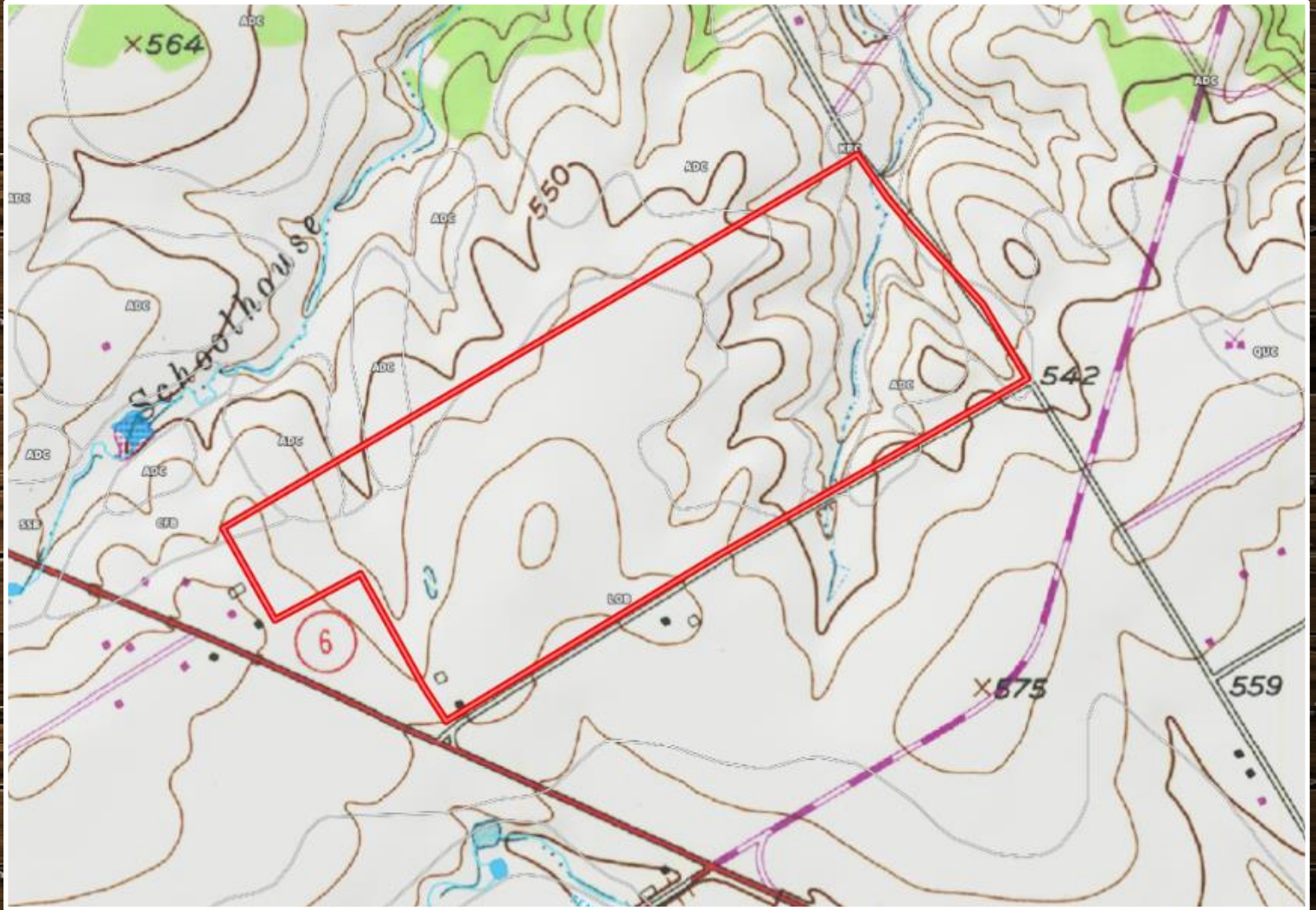


Aerial Map



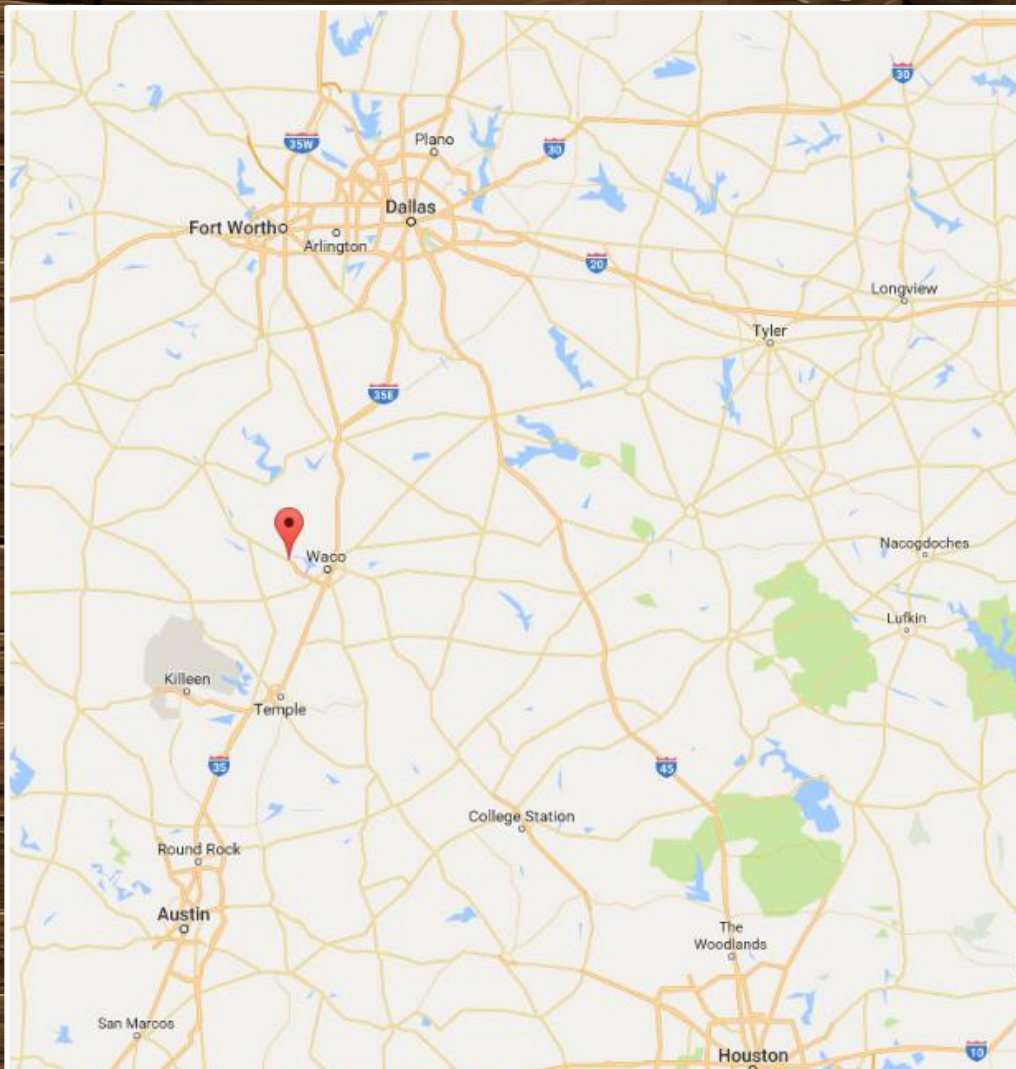
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



8582 N Hwy 6 • Waco, TX

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

31.583889, -97.309947

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

