

95 Acres

Open Country

GORE
REAL ESTATE GROUP

TBD CR 196 • Gatesville, TX

**Call or Text 254.206.3635 with
code '6004' for 24/7 info!**

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



95 acres of open country with enough tree cover to shade livestock. This 95 acre tract is just a few miles off of Hwy 36 and has county road frontage. There are two decent size tanks that rarely go dry. One tank is stocked with catfish and perch. The property is fenced, and cross fenced. The topography is level with beautiful country views and would make a beautiful home site. Co-op Electric is available, but a well would need to be put in place. Wildlife on the property are deer and small game.

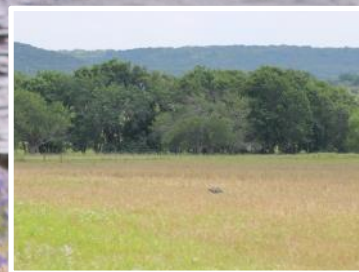
Your dreams are our goals...

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Property Information Overview

Acreage.....	95 Acres
Location.....	TBD CR 196, Jonesboro TX
Price.....	\$237,500
Highest and Best Use.....	Agriculture, Grazing, Hunting/Fishing
Surface Water.....	Two tanks
Soil.....	Nuff very stony silty clay loam, Slidell silty clay, Topsey-Pidcoke association, Cho clay loam
Minerals.....	50% owned
Trees.....	Native Trees
Topography.....	Level
Wildlife.....	Deer & Small Game
Utilities.....	Overhead Utilities
School District.....	Jonesboro ISD
Taxes.....	\$372
Distance from Waco.....	51 Miles
Distance from Temple.....	49 Miles
Distance from Austin.....	113 Miles
Distance from Houston.....	224 Miles
Distance from DFW.....	135 Miles
Special Features.....	Co-op Electric Available

Directions: From Gatesville Wal-Mart: Take Hwy 36 N. Turn left onto CR 196, property is on the left, approx. 1.5 mile. Watch for sign.



95 Acres



Tree Cover



Great Location



**Fenced and
Cross Fenced**



Two Tanks



**One tank stocked
with Catfish & Perch**



**Beautiful Home
Building Opportunities**



Electric Available





Beautiful Place to Call Home.

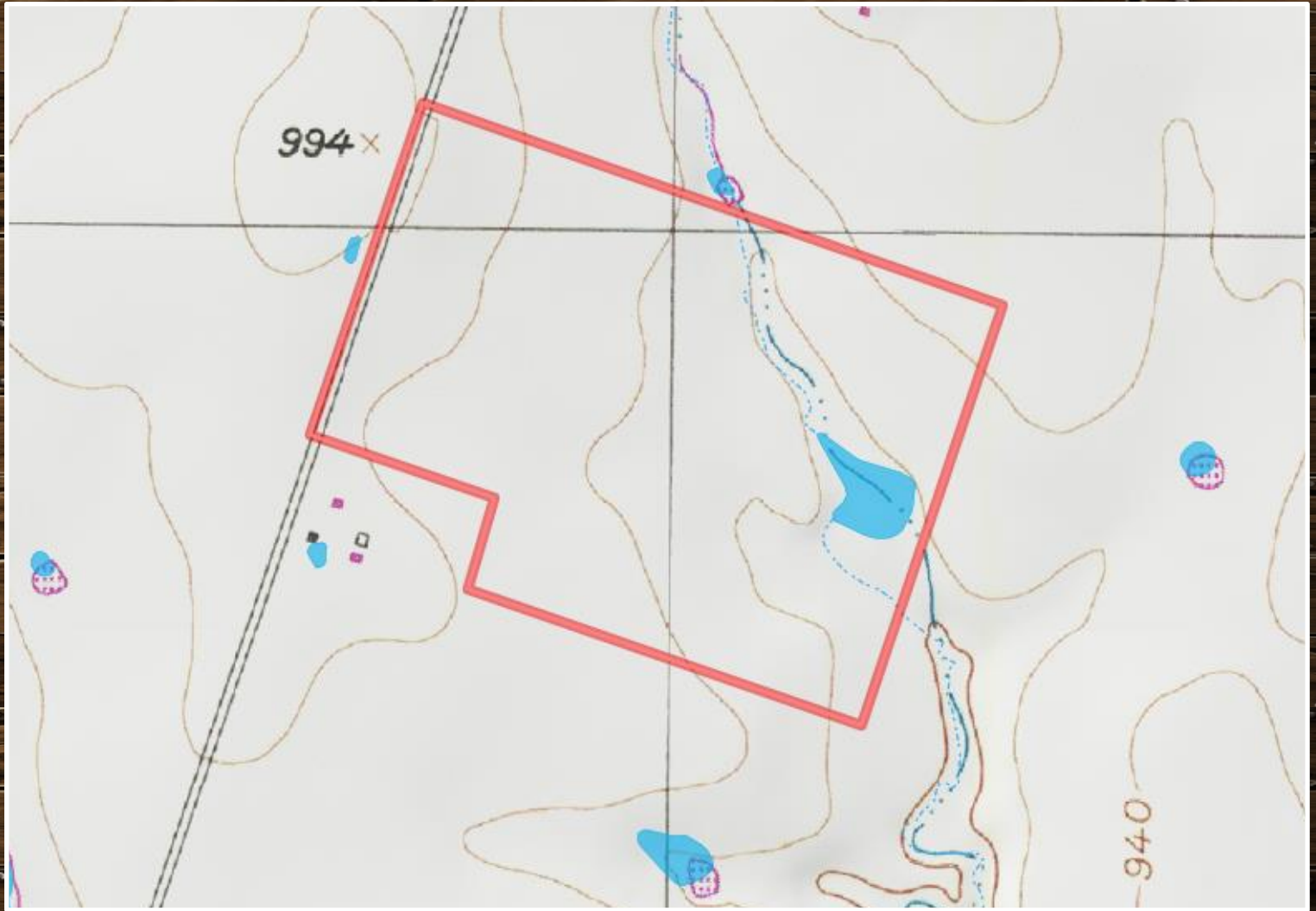


Aerial Map



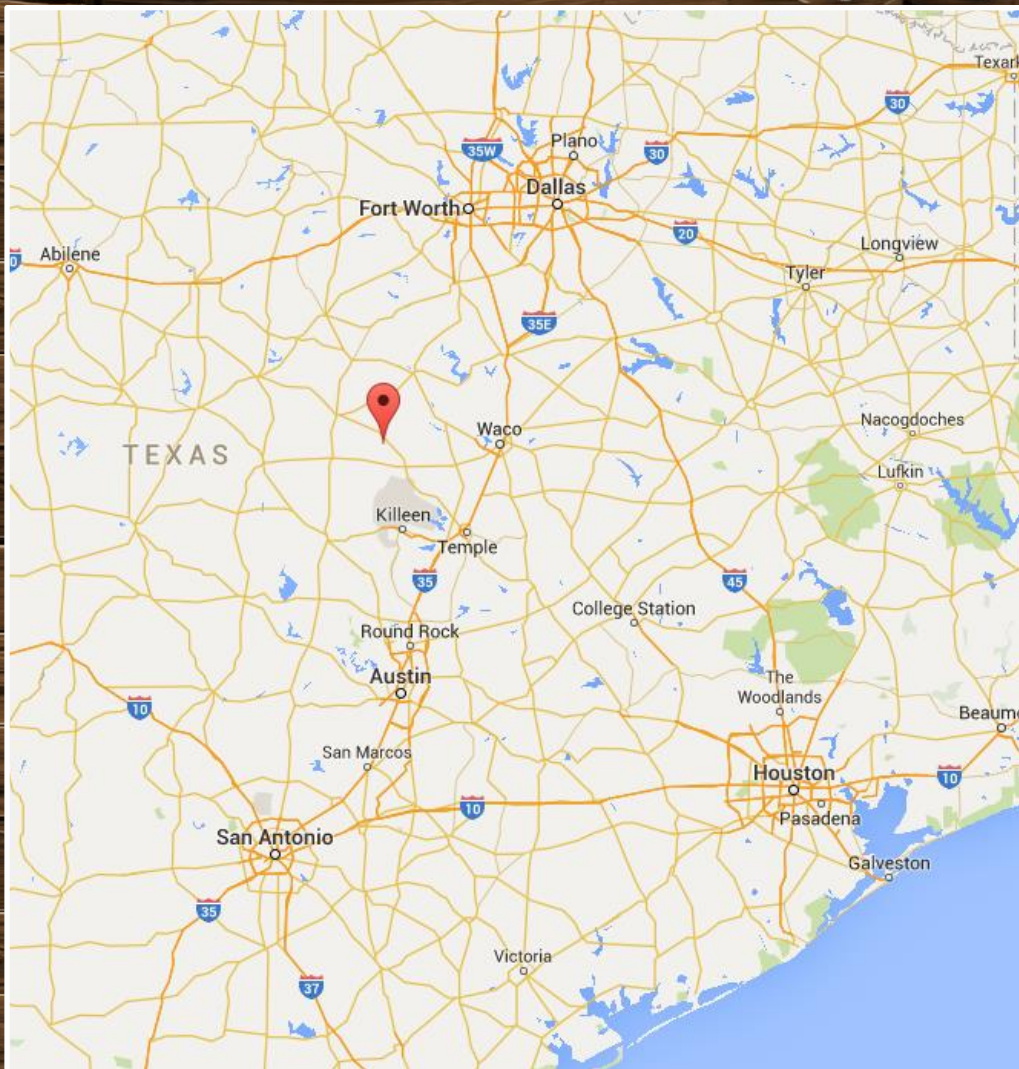
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



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

31.557871, -97.845560

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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