



GORE
REAL ESTATE GROUP

Peaceful & Serene
144.3 Acres

896 CR 436 • Purmela, 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



Peaceful, private and serene 144 acre Ranch in Purmela, Texas. This ranch has a variety of everything. From gentle rolling topography, a seasonal creek, two-year round tanks and one seasonal tank. The property is about 65% open with scattered oak groves and native trees throughout the land. There are plenty of deer, dove, turkey, quail, & hogs for hunting on the property and many arrowheads have been found throughout the property. This ranch is a perfect combo for grazing cattle and hunting due to the abundance of Klein and native grass. Trees include live oaks, willow, elms, cedar and hackberry. The quaint two bedroom, one bath country home has plenty of warm Texas charm. The kitchen has ample cabinet space with an open living area and a nice wood burning stove. There is a screened in sitting porch with breathtaking views of the ranch. The home has an attached two-car garage, perimeter fencing, sprinkler system, storm shelter, & storage buildings. The owners believe the home was built in the 1920's and was remodeled in the 1970's. This ranch would make a perfect permanent home or a relaxing weekend getaway to get away from city life. Call to schedule a showing today.

Your dreams are our goals...

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Property Information Overview

Acreage.....	144.3 Acres
Location.....	896 CR 436, Purmela, TX, Coryell County
Price.....	\$432,500
Highest and Best Use.....	Grazing, Hunting/Fishing, Residential
Surface Water.....	2 Tanks, 1 Seasonal Creek
Soil.....	Clay Loam
Minerals.....	1/16 presently held by others, Negotiable
Trees.....	Live Oak, Willow, Elm, Cedar, & Hackberry
Topography.....	Rolling, Varied, Open
Wildlife.....	Deer & Dove
Utilities.....	Co-op Electric, Propane Gas, Septic, Co-op Water
School District.....	Hamilton ISD
Taxes.....	\$757.40
Distance from Waco.....	64 Miles
Distance from Temple.....	62 Miles
Distance from Austin.....	120 Miles
Distance from Houston.....	234 Miles
Distance from DFW.....	142 Miles
Special Features.....	Storm Shelter

Directions: From Gatesville Courthouse: head west on US 84 towards Evant, turn right onto FM 932 for 1.7 miles, left onto FM 1241 for 7.1 miles, take a right onto CR 429 for 0.4 miles, turn left onto CR 410 for 2.3 miles, turn right onto CR 436. The property is at the end of the bend.



2 Tanks

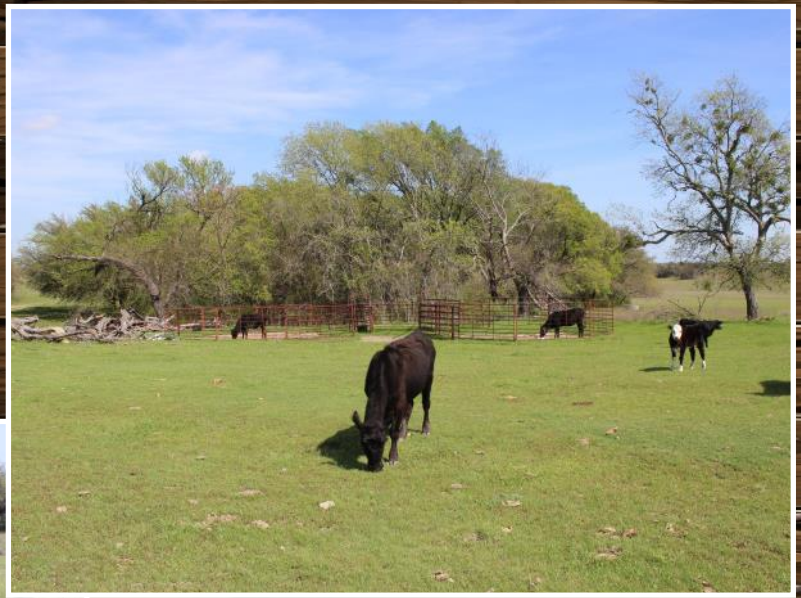


Seasonal Creek



**Scattered Oak Groves &
Native Trees Throughout**

Perfect for Grazing



**Klein & Native
Grasses**



Breathtaking Views





Quaint two bedroom, one bath country home with plenty of Texas charm. Perimeter fencing, sprinkler system, storm shelter, storage buildings as well as rain collection containers.

Open Living Area



Screened in Porch

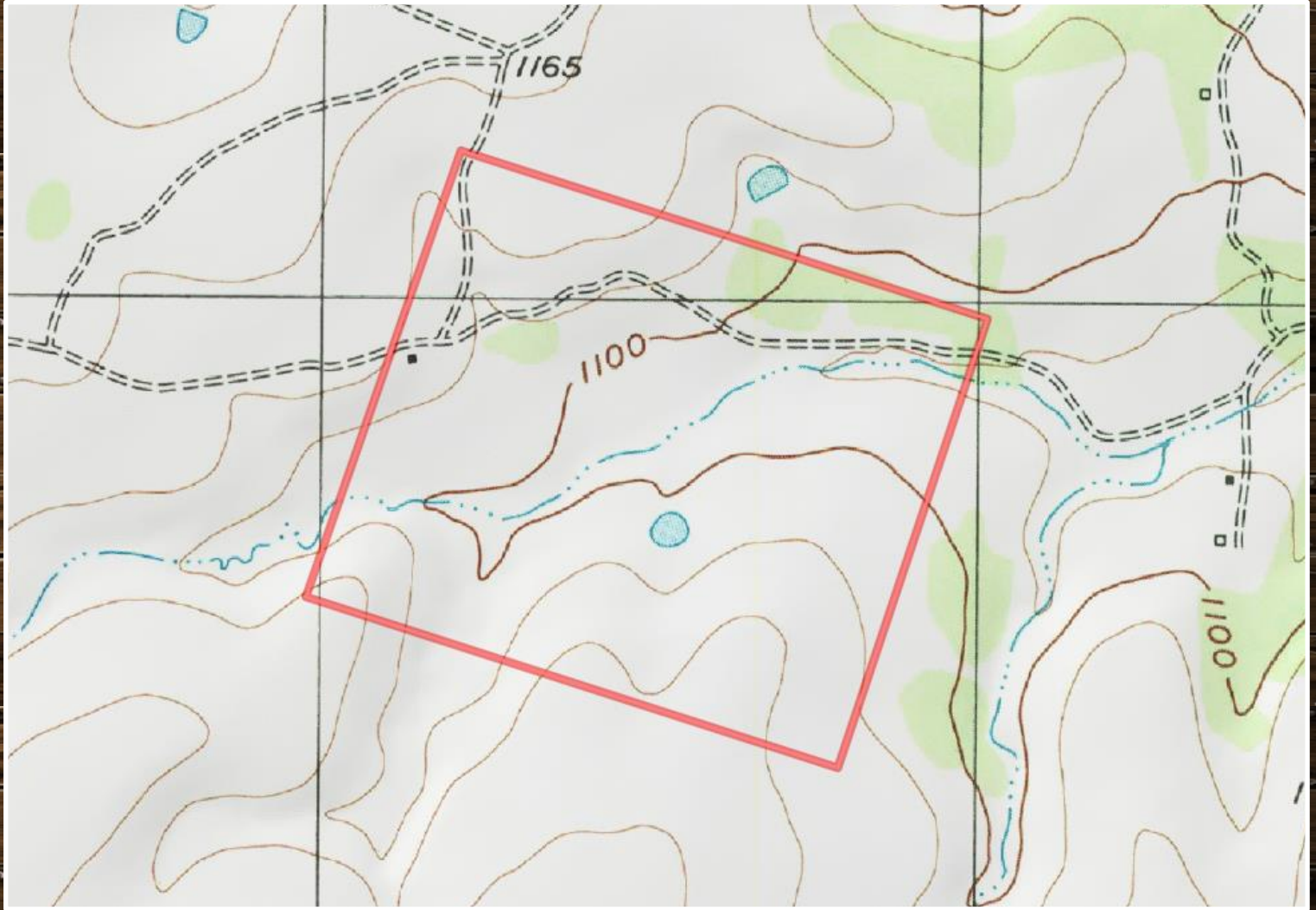


Aerial Map



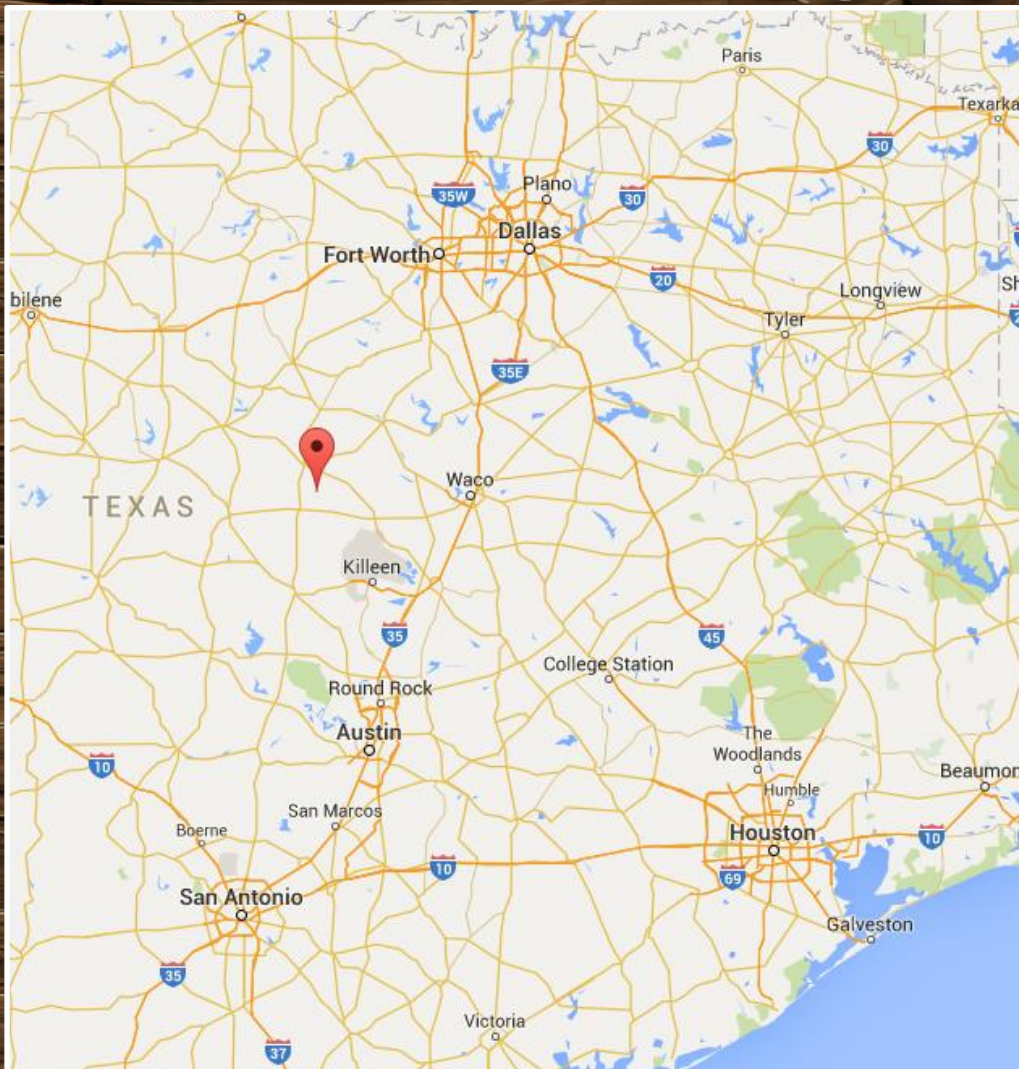
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



896 CR 436• Gatesville, TX 76528

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

31°33'50.22", 98°02;52.86"

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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