



Gorgeous

109.29 Acres

TBD CR 107 • Gatesville, TX

Call or Text 254.206.3635 with
code '6020' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Very attractive parcel located on a paved public road, but off the beaten path. There is Electric and water available. This property has a wonderful combination of varied topography, abundant mature live oaks, and 47 Acres of open improved Coastal Bermuda pastures for hay production. This pasture was cleared and sprigged in 2006 and 2007, and has had weed killer and fertilizer applied annually since then. The tract has two seasonal and two year around tanks for cattle and wildlife with working pens. The physical shape of the property, along with the many stands of Live Oaks which provide cover for the livestock and wildlife, make this property appear much larger than it is. This property has multiple sites which would be perfect for a home location that will provide great views of the surrounding country side, and it is ideally suited for a Get-Away home with a small cattle operation or a horse farm. Property has 662.97 ft. of road frontage.

Your dreams are our goals...

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Property Information Overview

Acreage.....	109.29 Acres
Location.....	TBD CR 107, Gatesville, TX
Price.....	\$327,900
Highest and Best Use.....	Agriculture, Residential
Surface Water.....	Four Stock Tanks
Soil.....	Sandy Loam
Minerals.....	100% owned, negotiable
Trees.....	Mature Oaks and Native Trees
Topography.....	Gentle Rolling Acreage
Wildlife.....	Deer and Dove
Utilities.....	Water and Electric Available
School District.....	Gatesville ISD or Jonesboro ISD
Taxes.....	\$141.06
Distance from Waco.....	50 Miles
Distance from Temple.....	47 Miles
Distance from Austin.....	103 Miles
Distance from Houston.....	222 Miles
Distance from DFW.....	139 Miles
Special Features.....	Property includes working pens and maintained fields.



Directions: From Gatesville Wal-Mart: Head North on TX-36 N, turn left onto Main St., turn right onto N Levita Rd., Continue onto FM 2412, turn right onto CR 107, turn left to stay on CR 107, Property is on the right.

Working Cattle Pens



Gently Rolling Acreage



Fenced & Crossed
Fenced



Water & Electric
Available



Four Stock Tanks



Mature Oak
& Native Trees

Numerous Building
Sites



Spectacular Views

Aerial Map



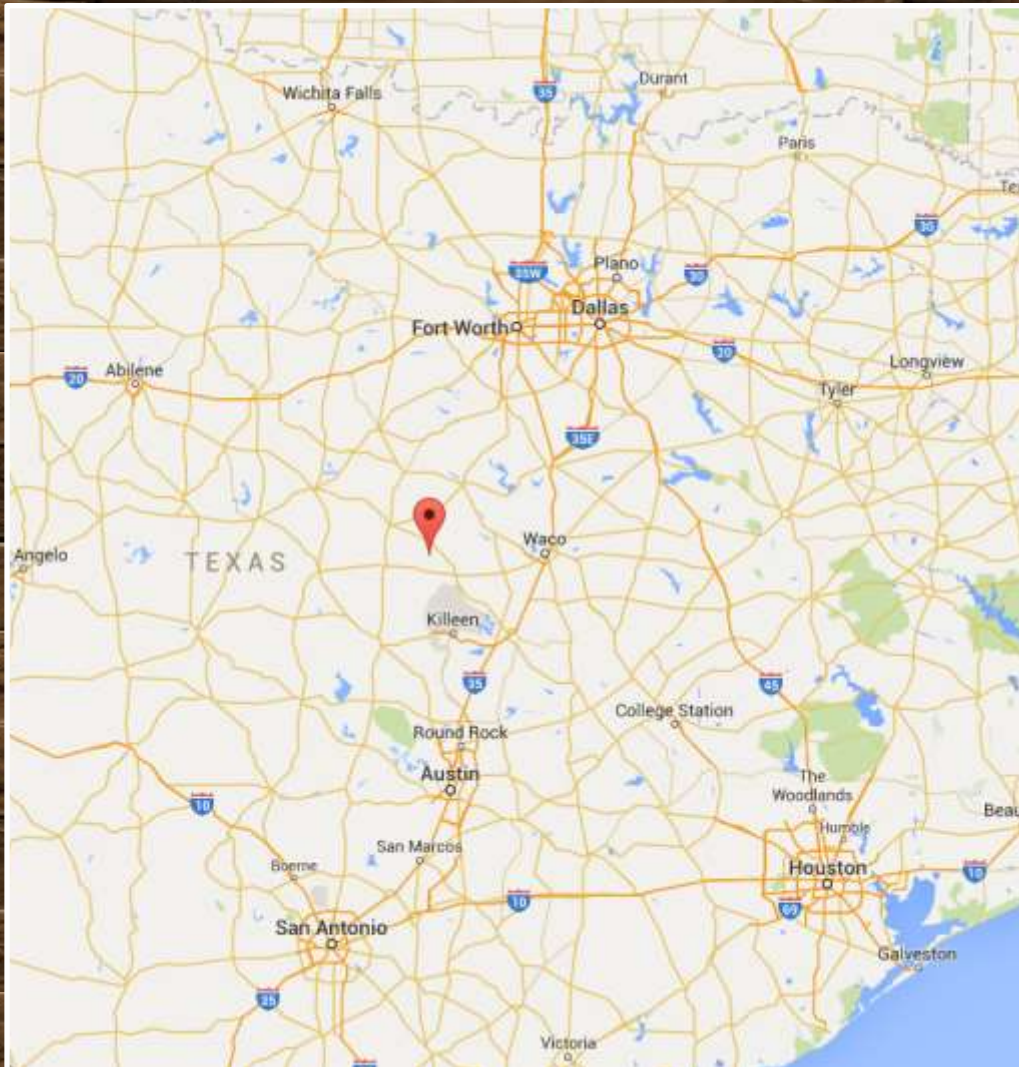
Boundary lines are an approximation and are not final.

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:

31.513298, -97.879831

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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