

**213 Acres on
Leon River**

GORE
REAL ESTATE GROUP

5088 FM 2412 • Gatesville, TX

Call or Text 254.206.3635 with
code '6000' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This Leon River Ranch lives up to its name with approx. 1,500 feet of Leon River frontage. Along with the Leon River this property also features one tank and a functioning 350 feet deep well. With 213 acres, this property boasts seclusion and has a thriving wildlife population. There is a large barn on the property with water and electric hooked up. This is a hunter's paradise and would make a perfect recreational hunting property. However, if country life is what your looking for year round, this property has a number of ideal building spots just waiting for a custom built home. The owner is ready to subdivide if your interested in smaller acreage.

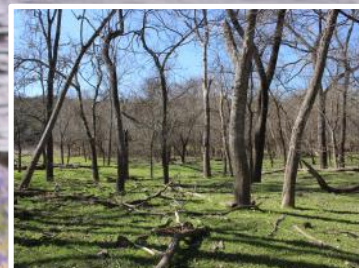
Your dreams are our goals...

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Property Information Overview

Acreage.....	213 Acres
Location.....	5088 FM 2412, Gatesville, Texas
Price.....	\$842677
Highest and Best Use.....	Agriculture, Grazing, Hunting/Fishing, Residential
Topography.....	Bottom, Sloped, Steep, Varied
Trees.....	Oak, Pecan & Native Trees
Surface Water.....	Leon River, Tank, & Seasonal Creek
School District.....	Gatesville ISD
Distance from Waco.....	55 Miles
Distance from Temple.....	50 Miles
Distance from Austin.....	100 Miles
Distance from DFW.....	150 Miles
Distance from Houston.....	218 Miles
Special Features.....	Large Barn on property, functioning well on property, Canyons

Directions: From Gatesville Wal-Mart: Continue on TX 36, and continue onto Hwy 84 (Main St) Headed towards Evant. Turn right onto FM 2412. Property will be on the right, watch for signs.





- **Good fence**
- **Functioning Well 350 Ft. Deep**



- **Leon River**
- **Tank**
- **Electricity & Community Water Available**



- **Barn on Property**
- **Owner will subdivide (into two 106 +/- acre tracts)**

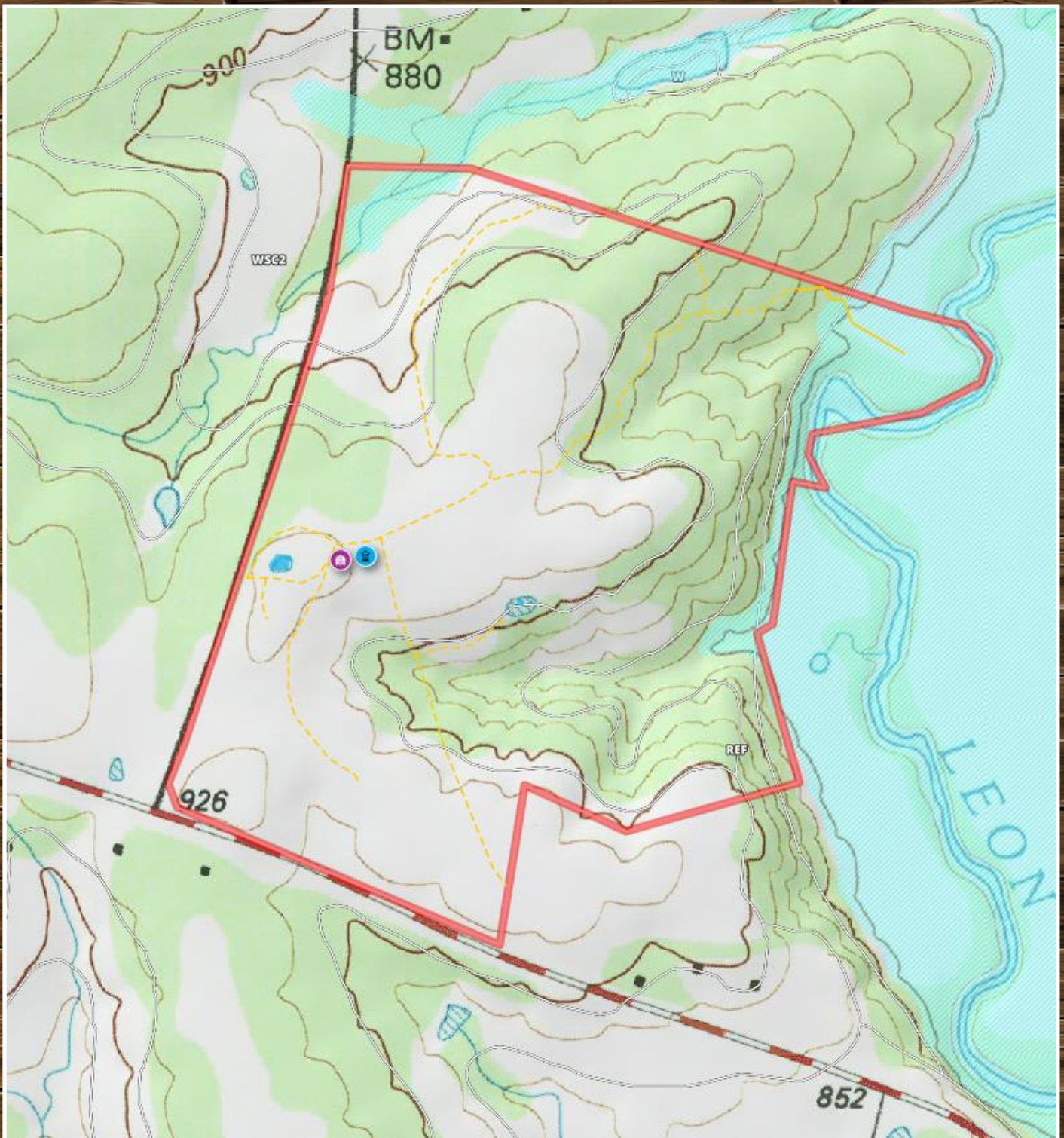


Aerial Map



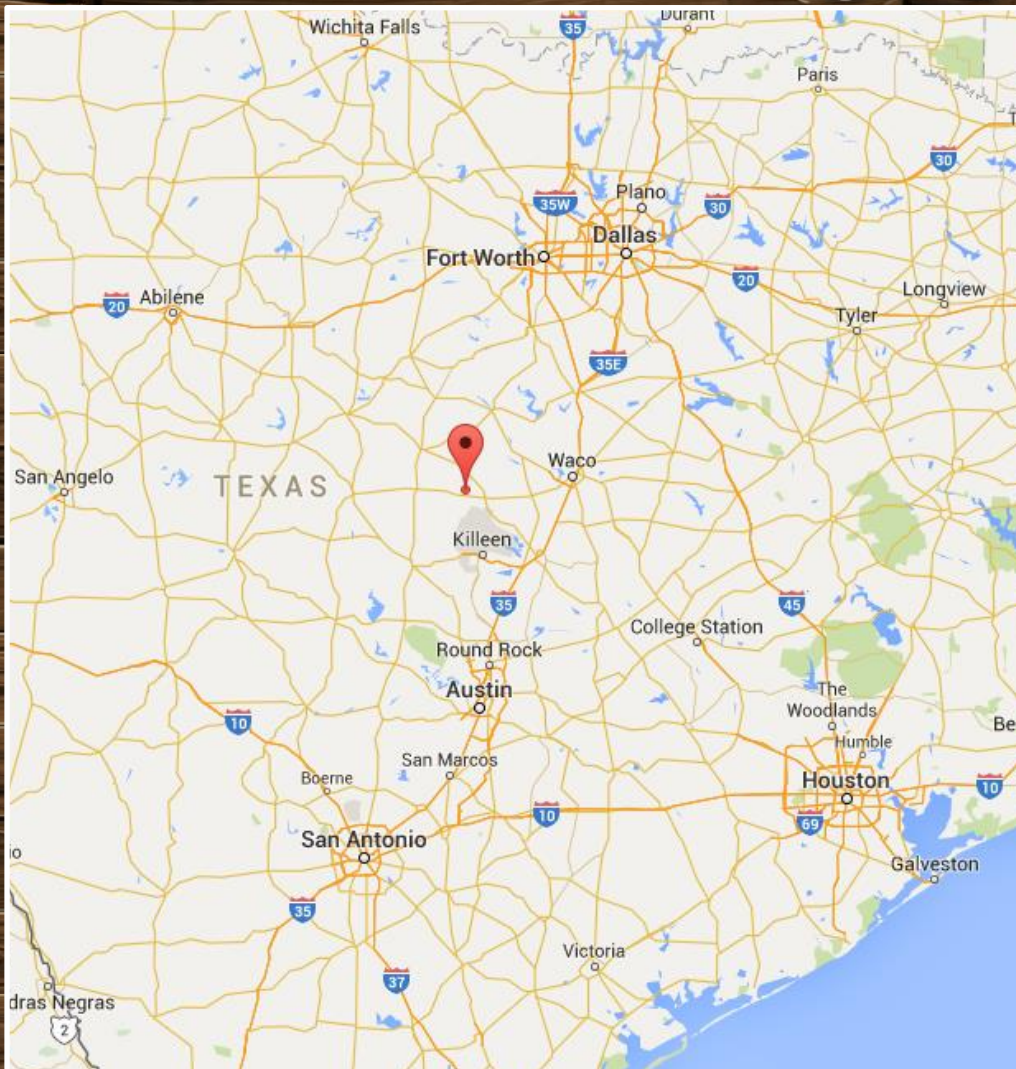
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



5088 FM 2412 • Gatesville, TX 76538

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

31.482202, -97.834398

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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