



GORE
REAL ESTATE GROUP

Secluded
Country Living

5901 CR 174 • Jonesboro, TX

Call or Text 254.206.3635 with
code '6028' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This 111 acre ranch offers a little bit of everything. Privacy and Seclusion just 9 miles from town. This ranch has rolling and varied topography with amazing country side views. The property is loaded with Live Oaks, Pecans and Native Texas trees. There are several seasonal tanks and the fencing is in good condition.

There are plenty of accommodations for large family gatherings or week-end hunters. This property includes a large barndominium and a nice 3/2 Mobile home. There is additional sleeping accommodations with a converted metal storage container turned into living quarters that would be perfect for a ranch hand. Call for a personalized tour of this property.

Your dreams are our goals...

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Property Information Overview

Acreage.....	111 Acres
Location.....	Coryell County, Texas
Price.....	\$399,000
Highest and Best Use.....	Recreational, Residential, Agriculture, Equine, Grazing, Hunting/Fishing
Topography.....	Rolling & Variety
Trees.....	Live Oak, Chinaberry, Cedar, Elm, Shoemake, Mesquite, Pecan
Surface Water.....	Seasonal Tanks
School District.....	Jonesboro ISD
Taxes.....	\$1,586.22
Distance from Waco.....	49 Miles
Distance from Temple.....	46 Miles
Distance from Austin.....	102 Miles
Distance from DFW.....	137 Miles
Special Features.....	Property includes Large Barninium and nice 3/2 Mobile Home. Along with Additional Sleeping Accommodations with a converted Metal Storage Container turned into living quarters.



Directions: From Gatesville Court House continue W on Main St, R on Levita Rd which is FM 2412. Drive about 9 miles to 2nd CR 174, turn R. Property is on R, (Black Sheep Ranch).

Rolling & Varied
Topography



Privacy & Seclusion



Loaded with Live Oaks,
Pecans, & Native Trees



Several Tanks



Good Fencing



Seasonal Tank



Storage Buildings



Perfect Hunting
Get Away!





Plenty of Accommodations

'Barninium', 3/2 Mobile Home, & Converted Metal Storage Container

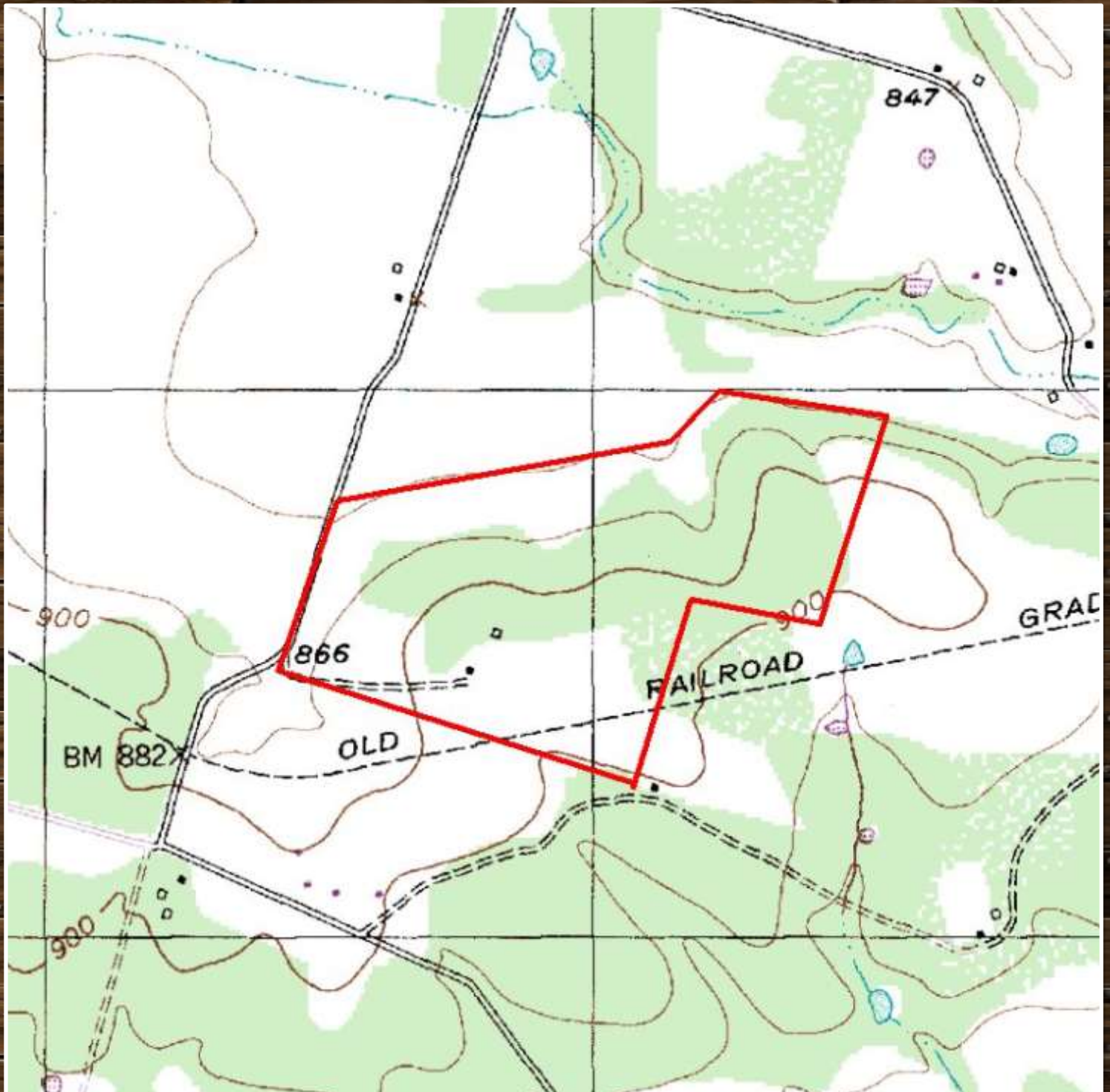


Aerial Map



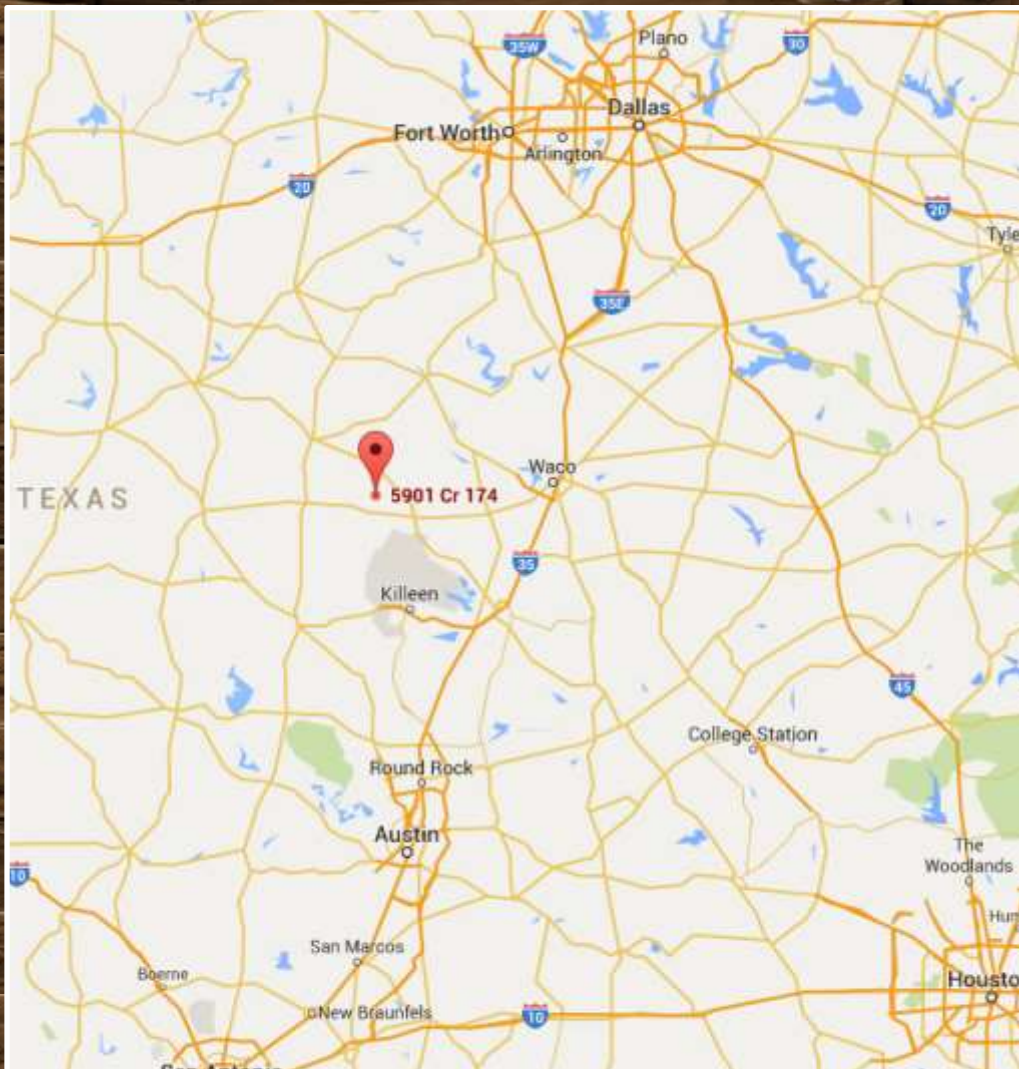
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



5901 CR 107 • Jonesboro, TX 76538

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

31.510100, -97.868851

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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