

**356.91 Acres**

**Secluded**

**Getaway**

**GORE**

**REAL ESTATE GROUP**

**1301 Ames Rd. • Gatesville, TX**

**Call or Text 254.206.3635 with  
code '6025' for 24/7 info!**



**GoreGroupTexas.com**

**2424 E. Main St. • Gatesville, TX 76528**

**254.206.0915 • Office: 254.248.0809**





This 356.91 acre family ranch in Gatesville, is a rare find. It is conveniently located only 2 hours from Austin and 2 ½ hours from Dallas. This property is a recreational lover's dream with varied topography, rolling terrain and numerous pastures. The ranch is located minutes from the intersection of Hwy 36 and Hwy 84. The rugged and varied terrain has Leon River Frontage, Rolling topography mixed with open pasture land. The ranch is filled with Beautiful Mature Oaks and Pecan trees. There are 3 tanks on the property and various seasonal creeks run through the property. There appears to be an old Indian camp with plenty of signs of Indian artifacts. The wildlife and deer are abundant. Native trees include Oaks, Pecans, Hackberry, Elm, Mesquite, Cedar, Shoe make and various others. The fencing is in good condition and is currently leased for cattle. There is a 2100 sq. ft. hunting lodge with lots of character that is leased to deer hunters. This property has a good well that was redone in 2013 and income producing grazing and hunting leases in place until sold. If you are looking for the perfect full time home or recreational getaway with a convenient location then look no more.



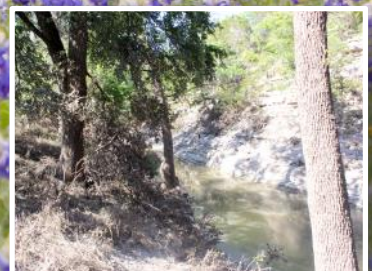
# Your dreams are our goals...

**GORE**  
REAL ESTATE GROUP

## Property Information Overview

Acreage.....	356.91 Acres
Location.....	Coryell County, Texas
Price.....	\$1,500,000
Highest and Best Use.....	Recreational, Residential
Topography.....	Rolling, Varied, Open
Trees.....	Mature Oak, Pecan, Hackberry, Elm, Mesquite, Cedar, Shoemake and various other Native Trees
Soil.....	Sandy Loam, Rocky & Black
Surface Water.....	226 Ft Leon River Frontage, 3 ponds, small creeks
Wildlife.....	Small game, deer
School District.....	Gatesville ISD
Taxes.....	\$2,010.11
Distance from Waco.....	44 Miles
Distance from Temple.....	43 Miles
Distance from Austin.....	113 Miles
Distance from DFW.....	137 Miles
Special Features.....	Property includes well that was redone in 2013 along with a 2,100 sq. ft. hunting lodge

**Directions:** From Gatesville Wal-Mart: Head north on TX 36 N (1.4 miles) Continue straight to stay on TX 36 N (2 Miles) Continue straight to stay on TX 36 N (5.1 miles) turn left onto Moccasin Bend Rd (315 ft) turn left onto Ames Rd (0.6 miles) Property is on the left





## **Three Ponds**



## **Good Roads**



## **Income Producing Cattle Lease**



## **Varied Topography**





# **226 Feet of Leon River Frontage**



## **Small Creeks**



## **Established Hunting**



## **Mature Hardwoods**







**2,100 sq. foot hunting lodge with lots of character.**





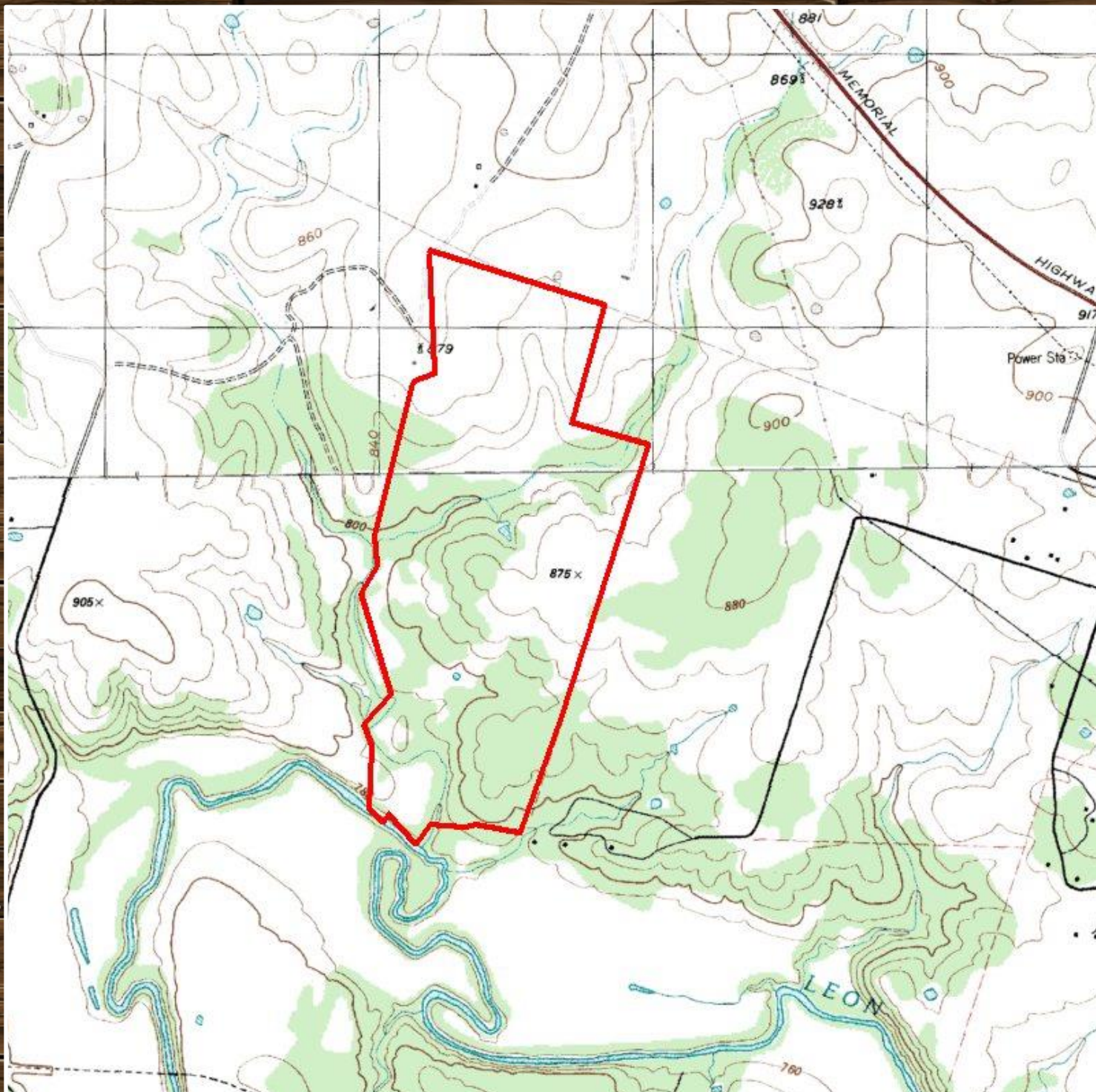
# Aerial Map



**Boundary lines are an approximation and are not final.**



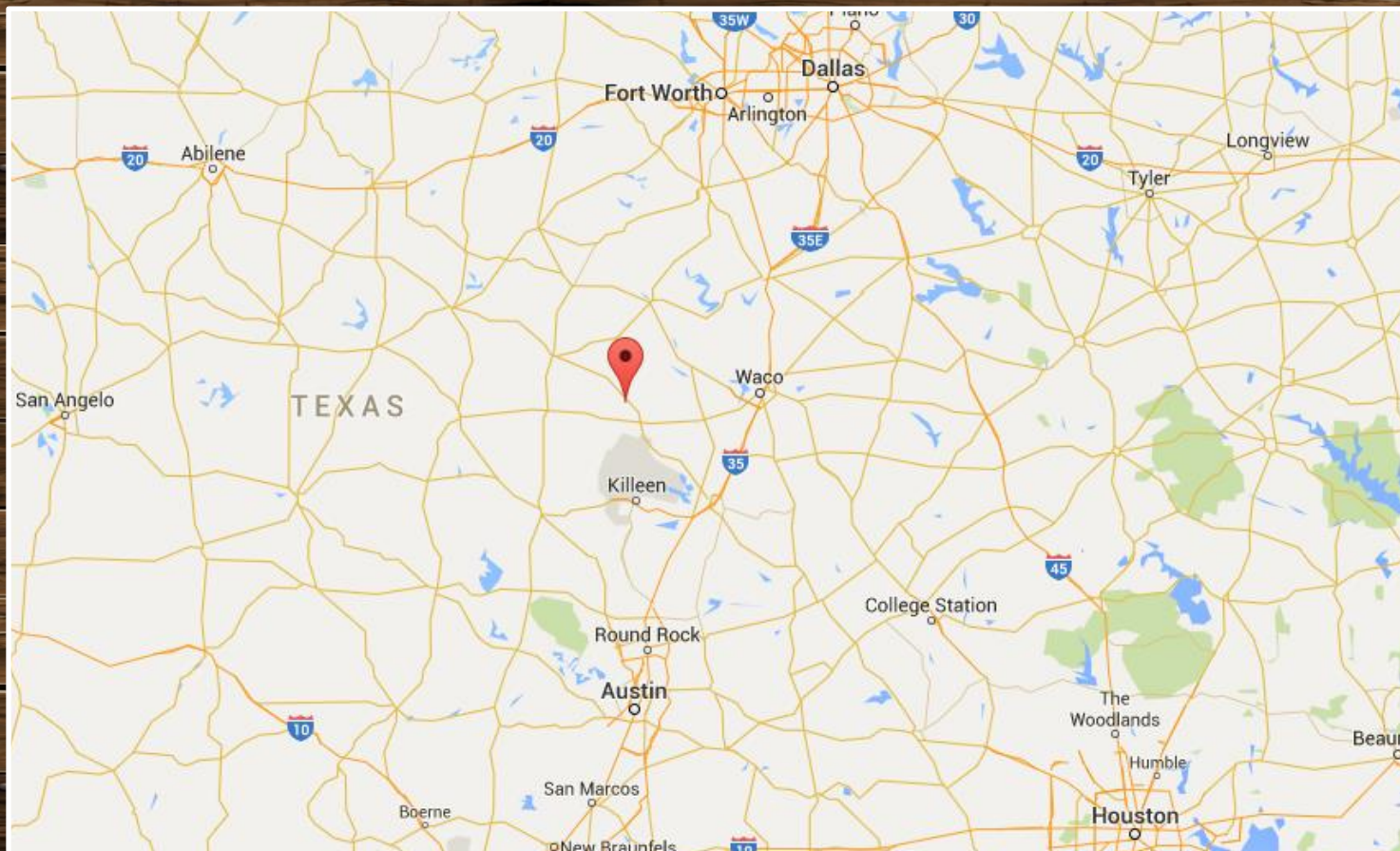
# Topographical Map



**Boundary lines are an approximation and are not final.**



# Location Map



**1301 Ames Rd • Gatesville, TX 76528**

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

**31.506925, -97.787079**

**Boundary lines are an approximation and are not final.**





For more information on this listing, please contact:

**Kim Gore, Broker**

**Cell: 254.206.0915**

**[kim@goregrouptexas.com](mailto:kim@goregrouptexas.com)**

#### **DISCLAIMER**

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

**2424 E. Main St. • Gatesville, TX 76528**

**254.248.0809**

**[GoreGroupTexas.com](http://GoreGroupTexas.com)**

