



FOR MORE INFORMATION ON
THIS LISTING, PLEASE CONTACT
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2424 E MAIN ST.
GATESVILLE, TX 76528
www.GoreGroupTexas.com



**Custom Built Home
on 37 Acres**



**11835 S HWY 36
Jonesboro, TX 76538
\$349,900**

Call or text 254.206.3635 with code '6030' for more information

GORE REAL ESTATE GROUP
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Fireplace

Open Concept Floor Plan

Wrap Around Bar



Aerial Map



Boundary Lines Are An Approximation And Are Not Exact



Property Information Overview

Acreage.....	37 Acres
Location.....	11835 S HWY 36, Jonesboro, TX
Price.....	\$349,900
Square Footage.....	2,460
Taxes w/out Exemptions...	\$1,530
School District.....	Jonesboro ISD
Highest/Best Use.....	Agriculture
Surface Water.....	Tank & Seasonal Creek
Extras.....	3 stall pole barn with a tack room and RV parking/storage, 20x30 storage building with electric and a 12x24 workshop with covered parking and water and electric. Includes a 4/2 mobile home on the property with a long term tenant, rents for \$500/month.
Distance from Waco.....	57 miles
Distance from Austin.....	119 miles
Distance from Dallas.....	127 miles
Distance from San Antonio	179 miles
Distance from Houston.....	228 miles

From Gatesville Wal-Mart: Take Hwy 36 towards Hamilton, go thru Jonesboro, pass Leon River Bridge, go 4 miles, 1st mail box on the Right. Look for Gore signs.



• **Natural Spring Fed Tank**



• **Seasonal Creek**



• **Wildlife**

- Included on Property:**
- 3 Stall Pole Barn
 - 20x30 Storage Building
 - 12x24 Workshop
 - 4/2 Mobile Home

