



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



31+ /Leon River
Frontage Beauty

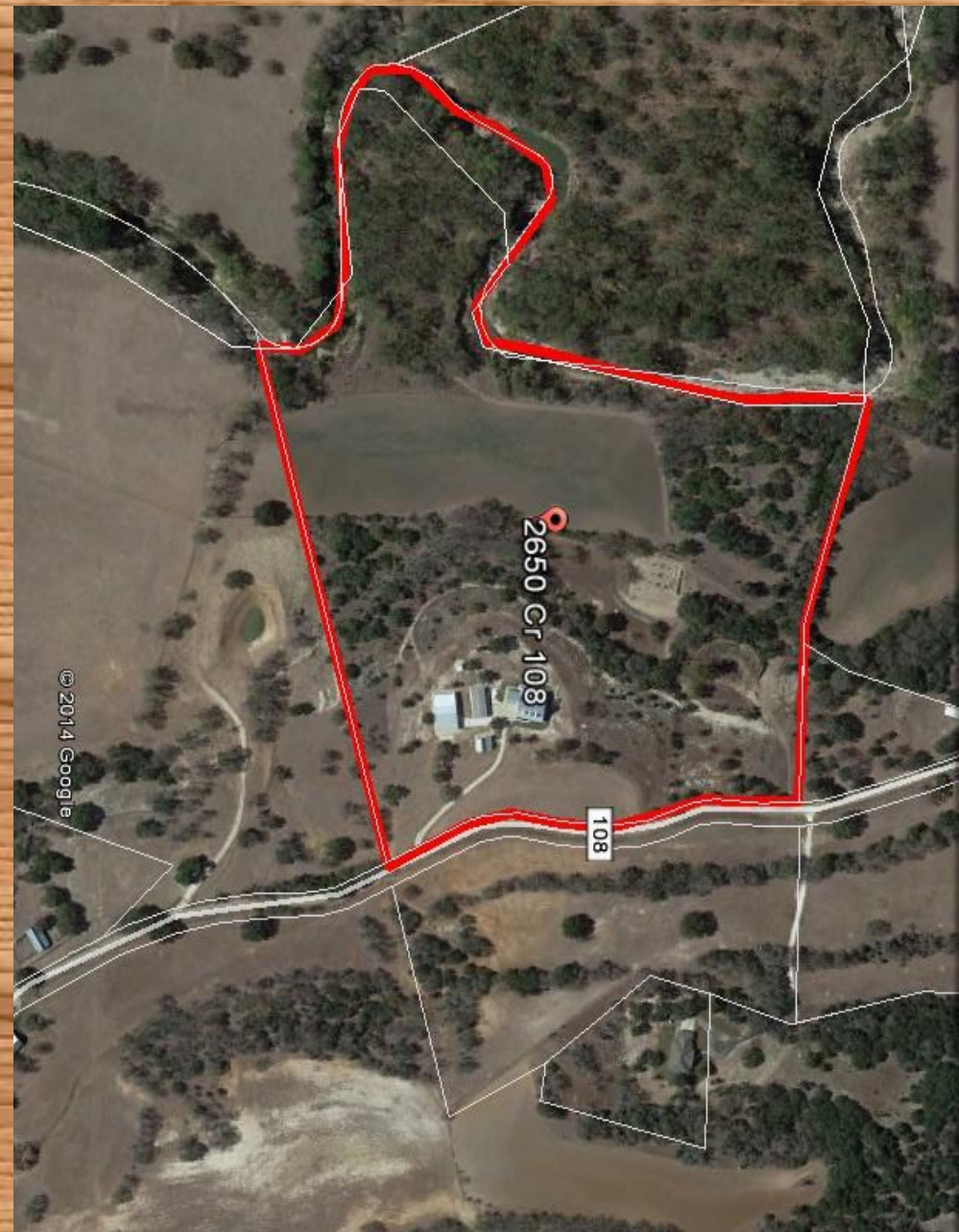


2650 CR 108
Gatesville, TX 76528
\$595,000

Text 'PROPID 419103' to 46786

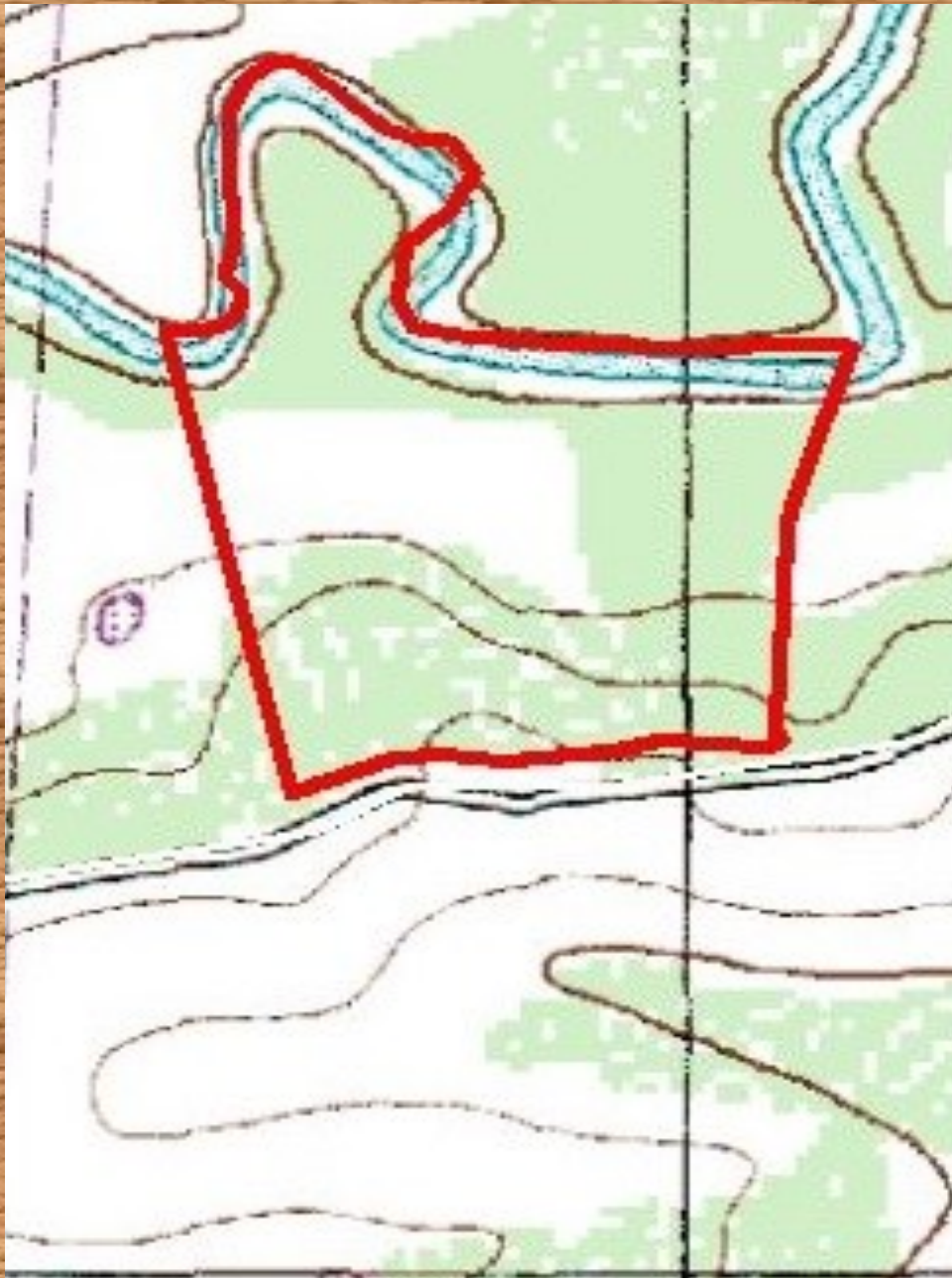
GORE REAL ESTATE GROUP
2424 E. Main Street, Gatesville, TX 76528
254-248-0809 ~ 254-206-0915
www.GoreGroupTexas.com

Aerial Map



Boundary Lines Are An Approximation And Are Not Exact

Topographical Map



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Mature Pecan and Oak
Trees

Plentiful Wildlife

Hunting, Fishing and
Breathtaking Country Views



Property Information Overview

Acreage.....	31.5
Location.....	2650 CR 108, Gatesville, TX 76528
Price.....	\$595,000
Taxes w/out Exemptions....	\$4,724
Improvements.....	2,880 Sq. Ft. Home, 860 Sq. Ft. Guest Home, 750 Sq. Ft. Carport, Two Workshops
Highest/Best Use.....	Recreational, Hunting, Agriculture, Residential
Trees.....	Oak, Pecan, Cedar, Elm and Hackberry
Surface Water.....	1/2 Mile of Leon River Frontage
Topography.....	Level, Rolling Hills, Low-Laying/Valley/Basin
Wildlife.....	Deer, Hog, Turkey, Dove
Distance from Houston.....	219
Distance from Austin.....	106
Distance from Dallas.....	129

Details of Home

Sq. Ft.....	2,880
Bedrooms.....	4
Bathrooms	3
Guest Home.....	860 Sq. Feet, 2BR, 1 Bath

From the Gatesville Wal-Mart head North on TX-36 and turn left on CR 108. Property will be on the right.

Come home to your warm, beautifully appointed and peaceful retreat.



**Your very own Leon River frontage.
Spend the day hiking, fishing and
picnicking. This is the perfect
property for creating beautiful
memories.**