

IT'S NOT JUST AN **INVESTMENT**,
IT'S A **BETTER WAY OF LIFE!**



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	40 +/- Acres
Location.....	Gatesville, TX
Price.....	\$215,000
Highest and Best Use.....	Recreational, Residential
Topography.....	Rolling, Level/Flat, Pasture
Soil Type.....	Blackland
Surface Water.....	2 Creeks
Trees.....	Oak
Wildlife.....	Deer, Dove, Fish
School District.....	Gatesville ISD
Improvement Details.....	2 Bedroom, 1 Bathroom, 1112 Sq. Ft. Home
Year Built.....	1945
Distance from Austin.....	88 Miles
Distance from DFW.....	160 Miles
Distance from Waco.....	47 Miles

Directions: From Gatesville take 116 to 1783 go about 2 miles turn onto CR 132 Driveway is about 1 mile on right.

All information is per owner/other sources and is deemed correct, but is not guaranteed.

