

# Secluded Getaway on 48 Acres

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

350 Caddell • Gatesville, TX  
Call or Text 254.206.3635 with  
code '2006' for 24/7 info!



**GoreGroupTexas.com**

2424 E. Main St. • Gatesville, TX 76528

254.206.0015 Office: 254.248.0800





Peaceful, serene setting off the beaten path. This 48 acre secluded getaway features a nice sized tank stocked with catfish, approximately 40 acres of coastal, beautiful pecan trees, and scenic views from all angles. Property is fully fenced and cross fenced. Owner sees deer and turkey every year. A 3/1 frame house and several outbuildings are on the property as well as a high fenced garden area, green house and small cabin. You will love the large shade trees in the yard, perfect for spending a quiet summer evening. This property would make the perfect weekend getaway. Only an hour from Waco, three hours from Dallas and 2.5 hours from Austin. Call to schedule a showing today!



# Your dreams are our goals...

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

## Property Information Overview

Acreage.....	48 Acres
Location.....	TBD Caddell, Gatesville TX
Price.....	\$235,000
Highest and Best Use.....	Agriculture, Hunting/Fishing
Surface Water.....	Stock Tank
Trees.....	Pecan & Native Trees
Topography.....	Flat, Varied
Wildlife.....	Catfish, Deer, Turkey
Utilities.....	Electric Co-op, Water Well
School District.....	Gatesville ISD
Taxes.....	\$225
Distance from Waco.....	65 Miles
Distance from Temple.....	62 Miles
Distance from Austin.....	104 Miles
Distance from Houston.....	255 Miles
Distance from DFW.....	152 Miles
Special Features.....	3/1 Frame House and several outbuildings. Fully Fenced & Cross-Fenced.



**Directions:** From Gatesville, west on Highway 84 to Purmela. Left on FM 183. Go 7.4 miles to Pearl, left on FM 1690. Go 2.4 miles, turn right on CR 154W, go 1.4 miles, left on CR 155. Straight onto Caddell Road. Will go through three gates to get on property. Sign on second gate.



**Peaceful & Serene  
Setting**



**Stock Tank**



**Beautiful Pecan Trees**



**Scenic Views From All  
Angles**





**Fully Fenced & Cross  
Fenced**



**Numerous  
Outbuildings**



**High Fenced Garden  
Area**



**Small Cabin**







**3 Bedroom, 1 Bath Frame House • 987 Sq. Ft.  
Perfect for a weekend getaway!**





# Aerial Map



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



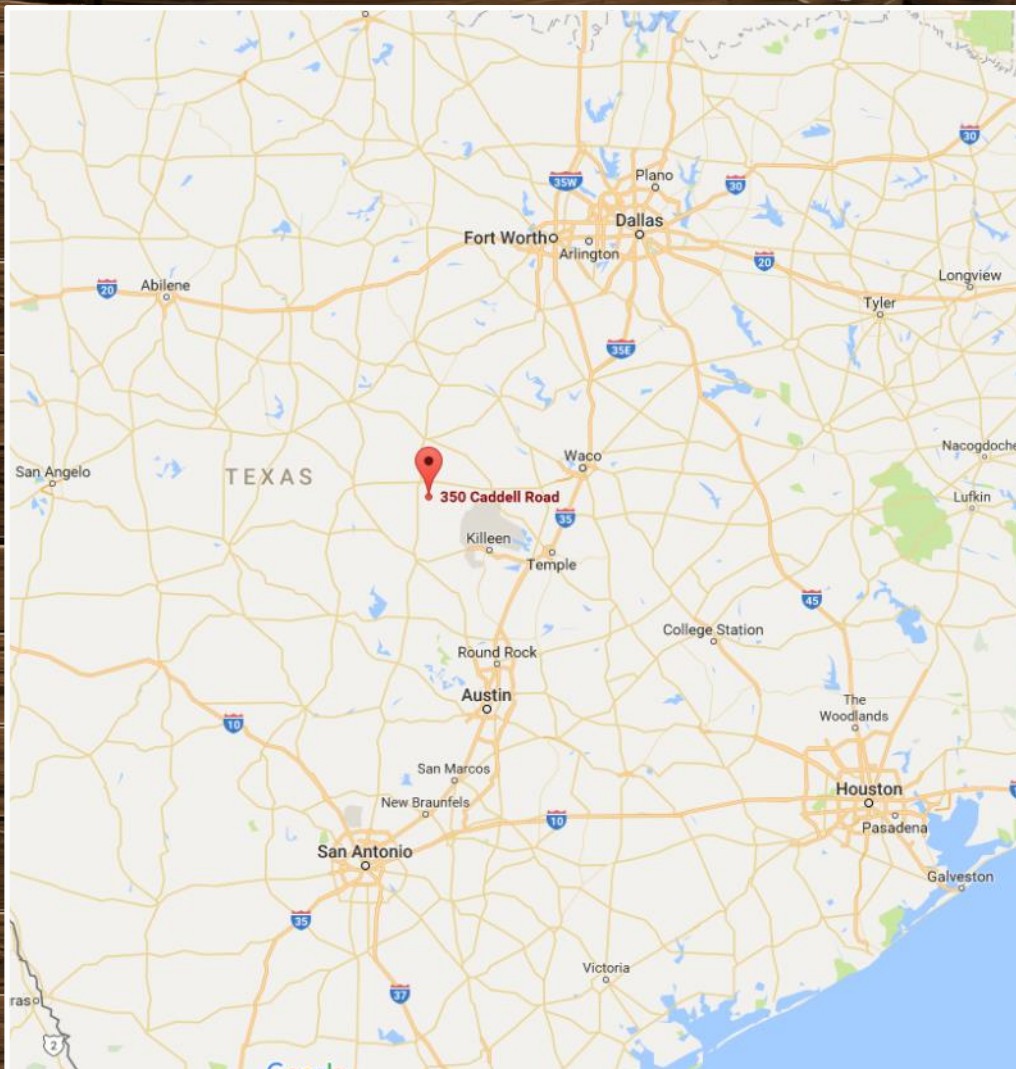
# Topographical Map



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



# Location Map



**350 Caddell • Gatesville TX**

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

**31.39336, -98.09573**

**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)**

