



GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

**Create a Legacy on 198
Acres in Coryell County**

1471 Lutheran Church Rd. •

Copperas Cove, TX

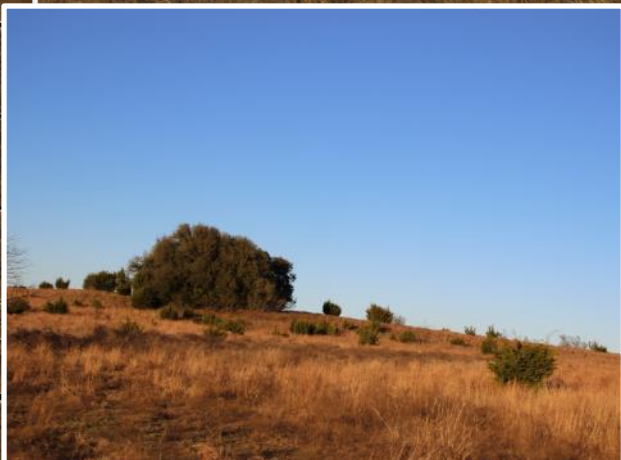
**Call or Text 254.206.3635 with
code '6044' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This property is unique and you won't find another one like it. Conveniently located 80 miles from Austin, 180 miles from Dallas, and 200 miles from Houston. This land has been in the family since the 1940's. There are approx. 198 acres with the perfect mixture of brush, scattered tree cover and open native grass pastures. There are 2 stock tanks that you can enjoy fishing for catfish, bass, and perch in or explore along the seasonal creek that runs through the property. There is a good amount of wildlife on the property including deer, ducks, and dove. The topography is gently rolling with rolling & varied terrain. There is a 3 bedroom, 2 bath home on the property. Make this your country home or weekend getaway. Put up a hammock and relax in the grove of mature oaks that sits on an elevated piece of the property. Bring your horses or graze cattle. There is a small barn and some horse stables, one water meter in place and another available. So many possibilities await the new owners. Call for a showing today.

Your dreams are our goals...

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Property Information Overview

Acreage.....	198 +/- Acres
Location.....	1471 Lutheran Church Rd, Copperas Cove TX
Price.....	\$775,000
Highest and Best Use.....	Residential, Agriculture, Grazing, Hunting/Fishing
Surface Water.....	2 Stock Tanks, Seasonal Creek
Soil.....	Clay Loam, Doss-Real Complex, Krum Silty Clay, Slidell Silty, Topsey
Minerals.....	Undetermined
Trees.....	Mature Oaks, Native Trees
Topography.....	Rolling Varied Topography
Wildlife.....	Deer, Dove, Duck
Utilities.....	Co-op Water, Overhead Electric
School District.....	Copperas Cove ISD
Taxes.....	\$1,332
Distance from Waco.....	60 Miles
Distance from Temple.....	43 Miles
Distance from Austin.....	80 Miles
Distance from Houston.....	200 Miles
Distance from DFW.....	180 Miles
Special Features.....	Small Barn and some Horse Stables



Directions: From Cove: Go North on 116, left onto Lutheran Church Rd, property will be about 2 miles on the left.

**Approximately 198 Acres
with Rolling & Varied
Terrain**



2 Stock Tanks



Seasonal Creek

Mature Oaks



Scattered Tree Cover



**Open Native Grass
Pastures**





Small Barn & Horse Stables
Water Meter in Place and Another Available





**Adorable
3 Bedroom, 2 Bath Home • 1,630 Square Feet**

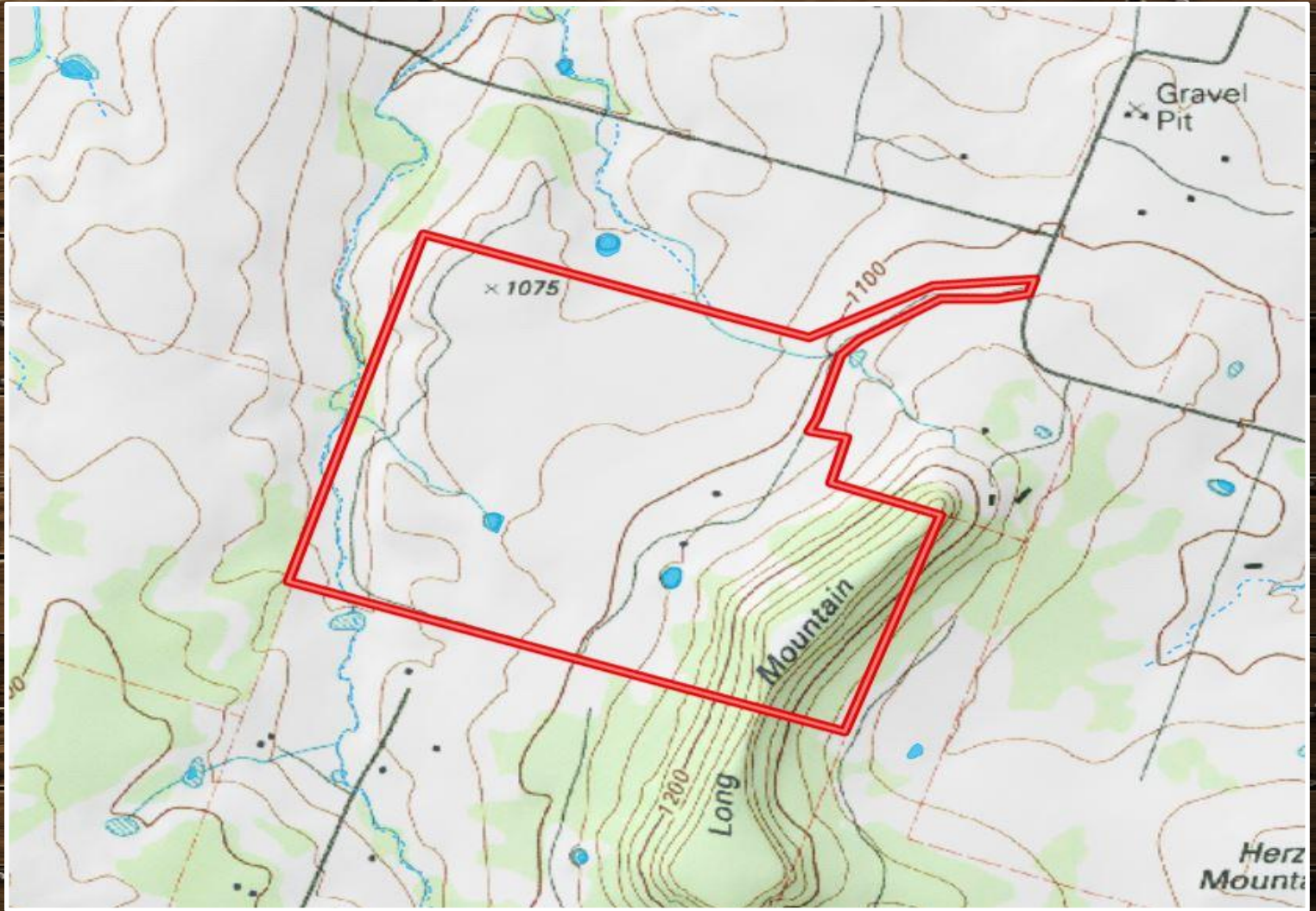


Aerial Map



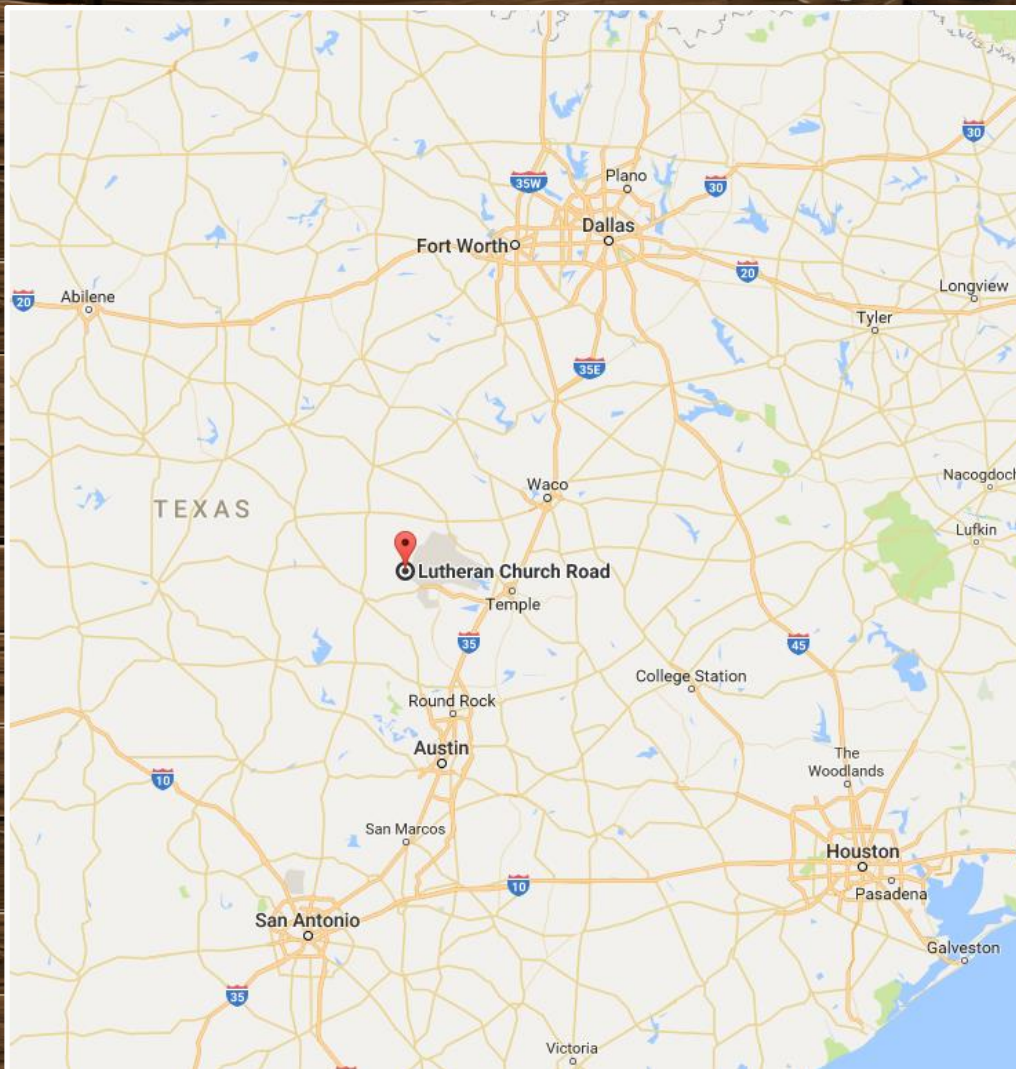
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



1471 Lutheran Church Rd. • Copperas Cove, TX 76522

**GPS Coordinates can be typed into Google Earth or Google
Maps for property location:
31.187264, -97.950530**

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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