



Selling Texas a Little at a Time.

Secluded Getaway on 91.66 Acres

1325 Russell Rd • Gatesville, TX
Call or Text 254.206.3635 with
code '6000' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This gorgeous 91.66-acre property boasts diverse topography, abundant wildlife (deer, turkey, and hogs), and approximately 2,000 beautiful feet of creek frontage on both banks of Cow House Creek. In addition, there's the seasonal Angel Creek, mature trees, and a beautiful pecan grove (with 200 +/- pecans). This striking property features a well maintained 3B/2ba 1998 manufactured home. Inside, you'll find attractive granite countertops in the kitchen and bathrooms and bamboo flooring throughout. Step outside to a large wooden-deck with a built-in above ground pool. Additionally, there's a versatile 20' x 30' metal building (with a full bathroom and laundry area) and a 2,100-square ft. metal implement building/open-air workshop (with water and electric). Property is on Co-op Electric and has a good well on it. Nestled at the end of a 1.4-mile easement, this secluded property will make you feel as though you're tucked away from the world, despite being situated not far from town.

Your dreams are our goals...

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Property Information Overview

Acreage.....	91.661 Acres
Location.....	1325 Russell Road, Gatesville TX
Price.....	\$599,000
Highest and Best Use.....	Recreation, Residential, Hunting/Fishing
Surface Water.....	Approximately 2,000 feet of Cow House Creek
Trees.....	Pecan, Walnut, Oak & Other Native Trees
Topography.....	Varied
Wildlife.....	Deer, Turkey, & Hogs
Utilities.....	Electric Co-op, Water Well
School District.....	Gatesville ISD
Taxes.....	\$1,323.62 (currently includes exemptions)
Distance from Waco.....	56 Miles
Distance from Temple.....	52 Miles
Distance from Austin.....	106 Miles
Distance from Houston.....	221 Miles
Distance from DFW.....	150 Miles
Special Features.....	3B/2ba 1998 manufactured home, 20' x 30' metal building, 2,100-square ft. implement building.



Directions: From Coryell County Courthouse: Head West on US-84 for 1.9 miles, turn left on FM 116, then after 2.8 miles turn right on FM 1783, after 8.3 miles turn left onto CR 142, after 1.4 miles turn left onto Russell Road (an easement). Go 1.4 miles and property will be on your right at the end (2nd cattle guard on the right).

Maps on Bing.com will get you to the property address (Google maps will not).



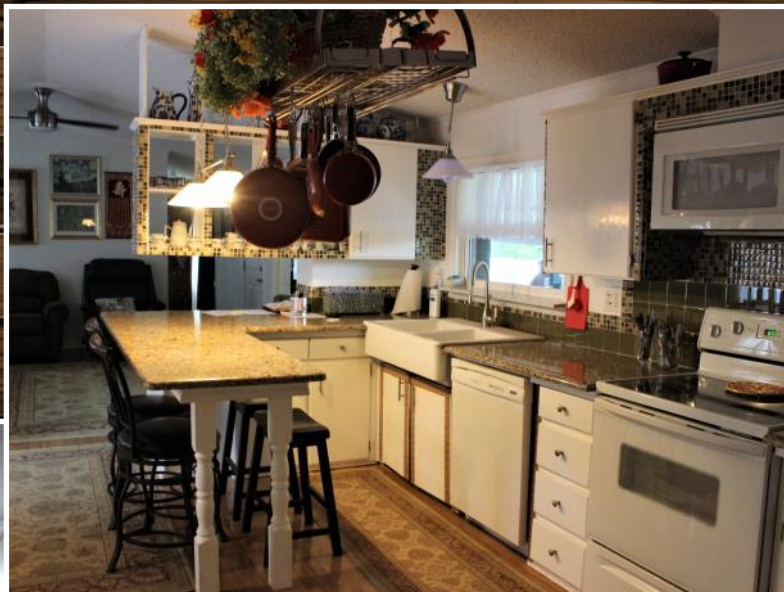
In the mid-1910s, local ranchers would work cattle through a loading shoot on the property, tow them with Model T's, across Cow House Creek, and into Gatesville to be shipped off by rail to sell in Dallas. Where those very men toiled, there sits today, a wooden bench, melded into two great oak trees – a living reminder of a bygone time.

Gorgeous Views



Unique Topography

Granite Countertops in Kitchen & Bathrooms



Well-Maintained 3 bed/2 bath



Bamboo Flooring



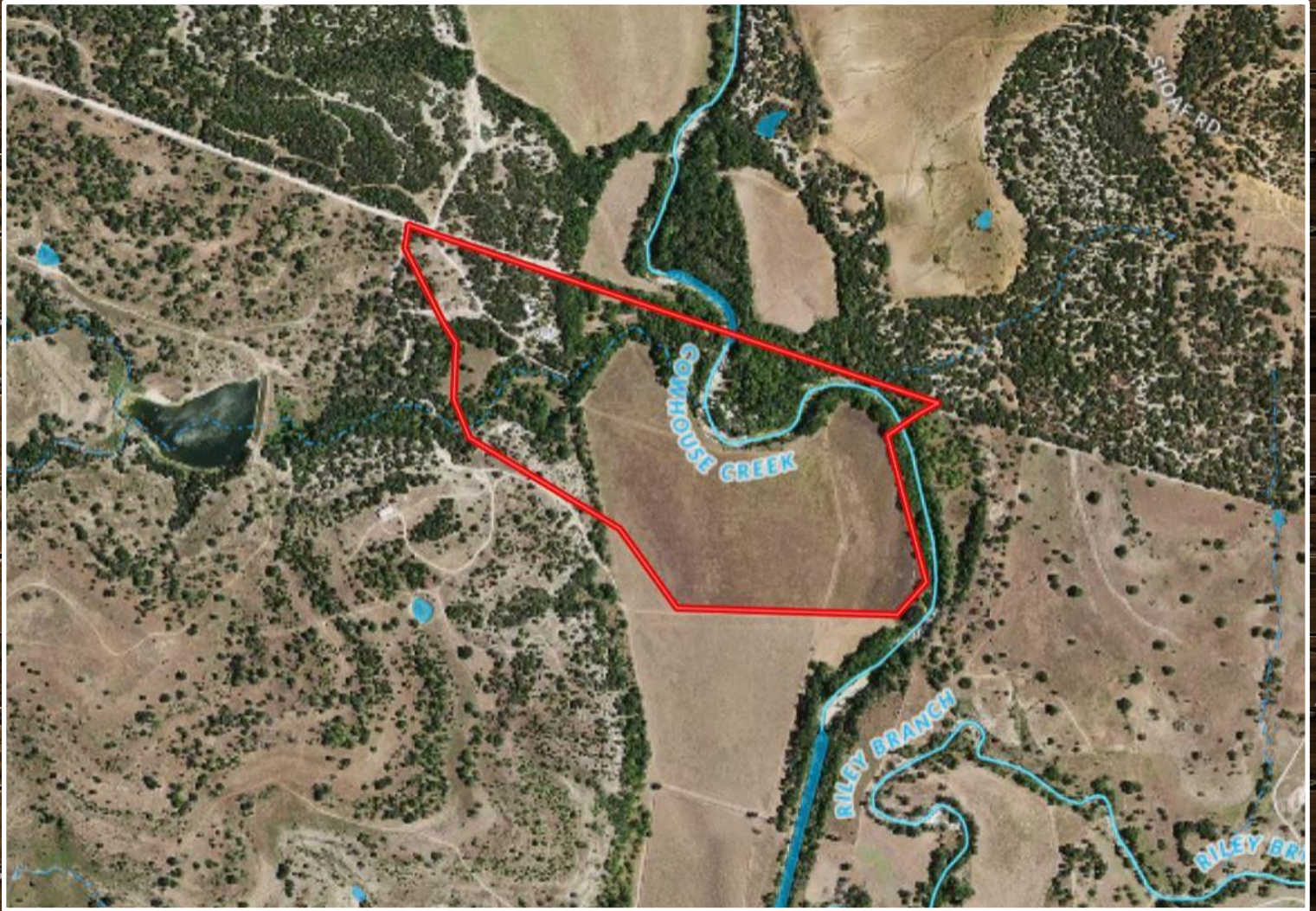
Pool & Expansive Deck



Creek Frontage, Stunning Views, & Established Hardwoods
The ideal recreational property!

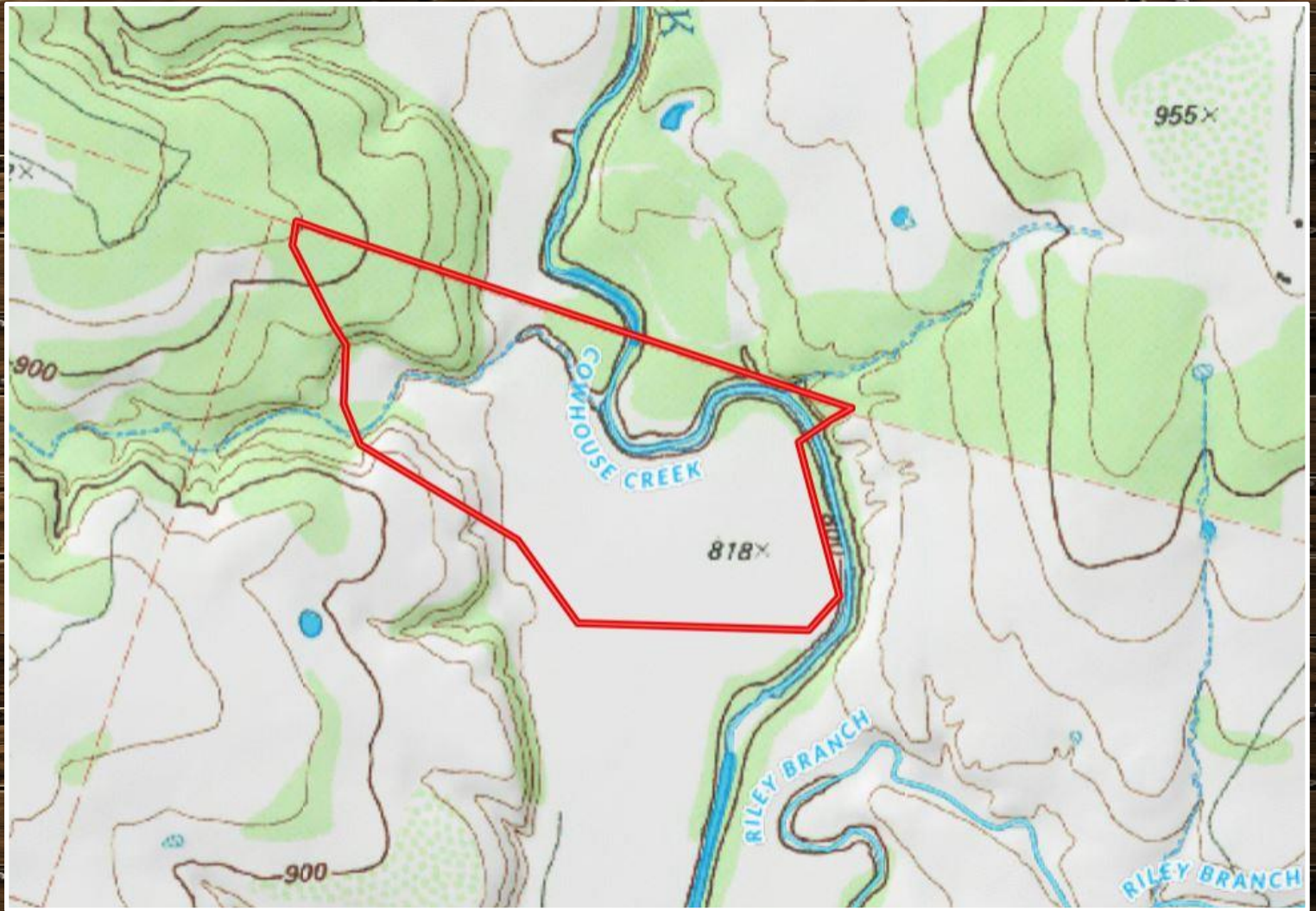


Aerial Map



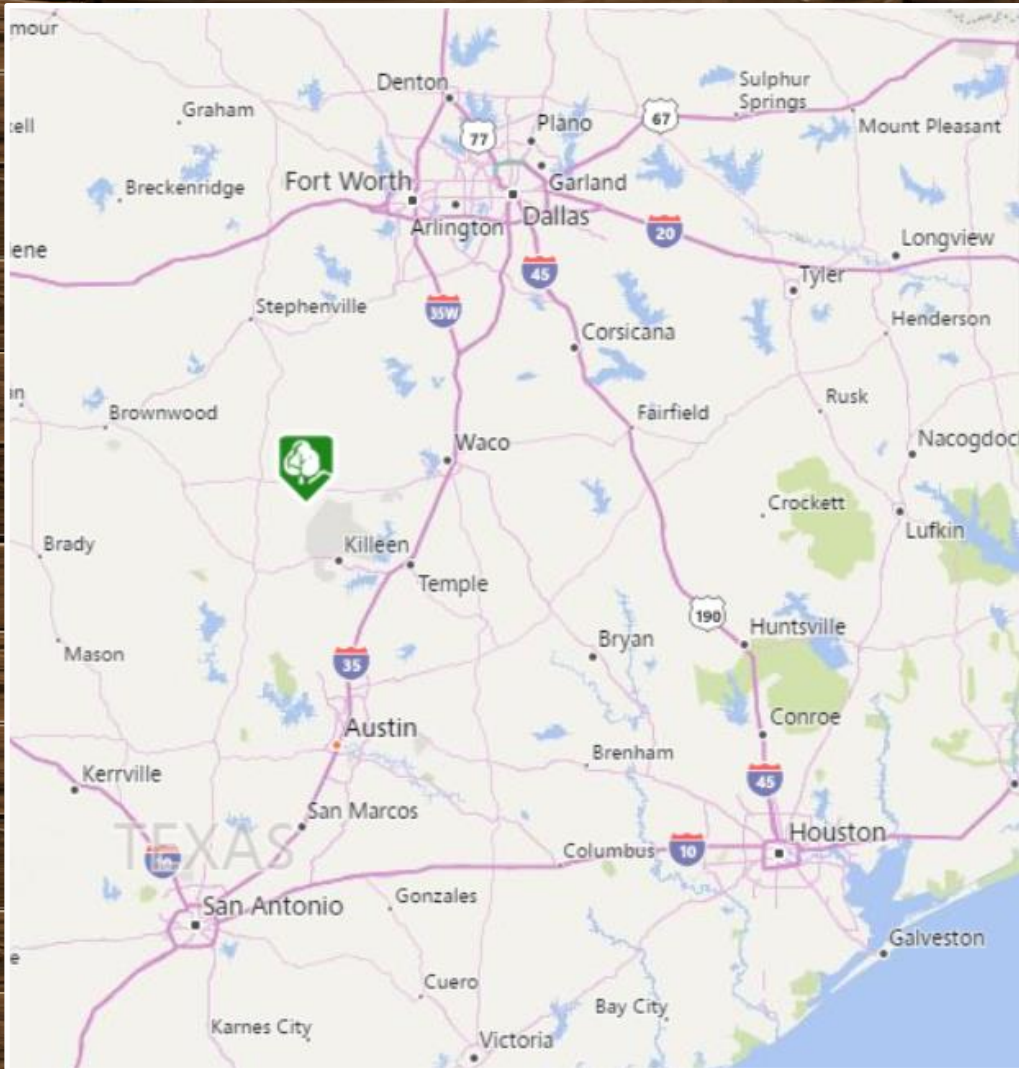
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



1325 Russell Road • Gatesville, TX

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

31.346791, - 97.907659

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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