



Spacious Home on 123.62 Acres

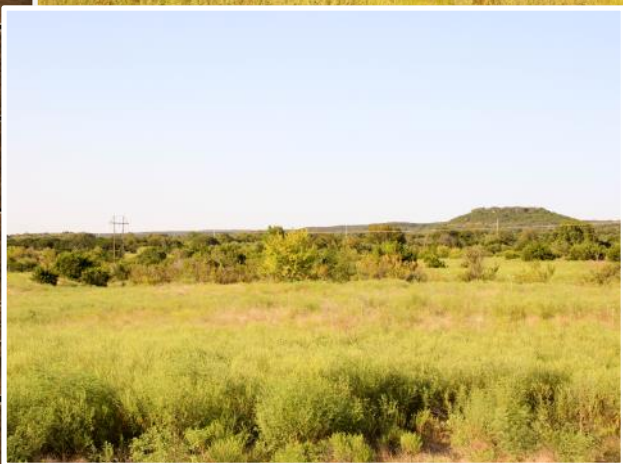
700 CR 195 • Jonesboro, TX
Call or Text 254.206.3635 with
code '6015' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville TX 76528

254.206.0915 • Office: 254.248.0809



123.62 acres of gently rolling terrain with a beautiful and secluded 3,071 square ft. country home, built in 2003. This large, open concept house features two master suites, for a total of 4 bedrooms and 3.5 bathrooms. All the bedrooms are spacious, well lit, and have sizable closets. The kitchen features a breakfast bar, plenty of cabinet space, an island with its own sink, and an electric cook-top. Outside the home there is a covered porch, a very nice metal workshop (built on concrete slab with electric), a windmill, chicken coop, dog pen, and cattle working pens with a chute. This tranquil piece of fenced land features beautiful views, scattered tree cover (including mature oaks), a tank, and a wet-weather creek.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	123.62 Acres
Location.....	700 CR 195, Jonesboro TX
Square Footage.....	3,071
Price.....	\$649,900
Highest and Best Use.....	Recreation, Residential, Hunting
Surface Water.....	Seasonal Creek and a Tank
Trees.....	Live Oak, Pecan, Mesquite
Topography.....	Level to Gently Rolling
Soil.....	Stony Silty Clay Loam
Wildlife.....	Deer, Turkey, & Hogs
Utilities.....	Heart of TX Electric Co-op and Coryell City Water
School District.....	Jonesboro ISD
Taxes.....	\$4,981.49
Distance from Waco.....	50 Miles
Distance from Temple.....	48 Miles
Distance from Austin.....	112 Miles
Distance from Houston.....	220 Miles
Distance from DFW.....	126 Miles
Special Features.....	Covered porch, metal workshop (built on slab with electric), a windmill, chicken coop, dog pen, and cattle working pens with a chute.



Directions From Gatesville: Head north on Hwy 36 towards Jonesboro, turn left on CR 196E, turn right on CR 195. Property gate will be on your right, past the windmill.



Established Hardwoods



Gorgeous Views



Unique Topography



Large Living Area



Open Concept Floor Plan



Beautiful Bedrooms



Great Outdoor Spaces





Stunning Views, Good Grazing Land, and Great Tree Cover



Aerial Map



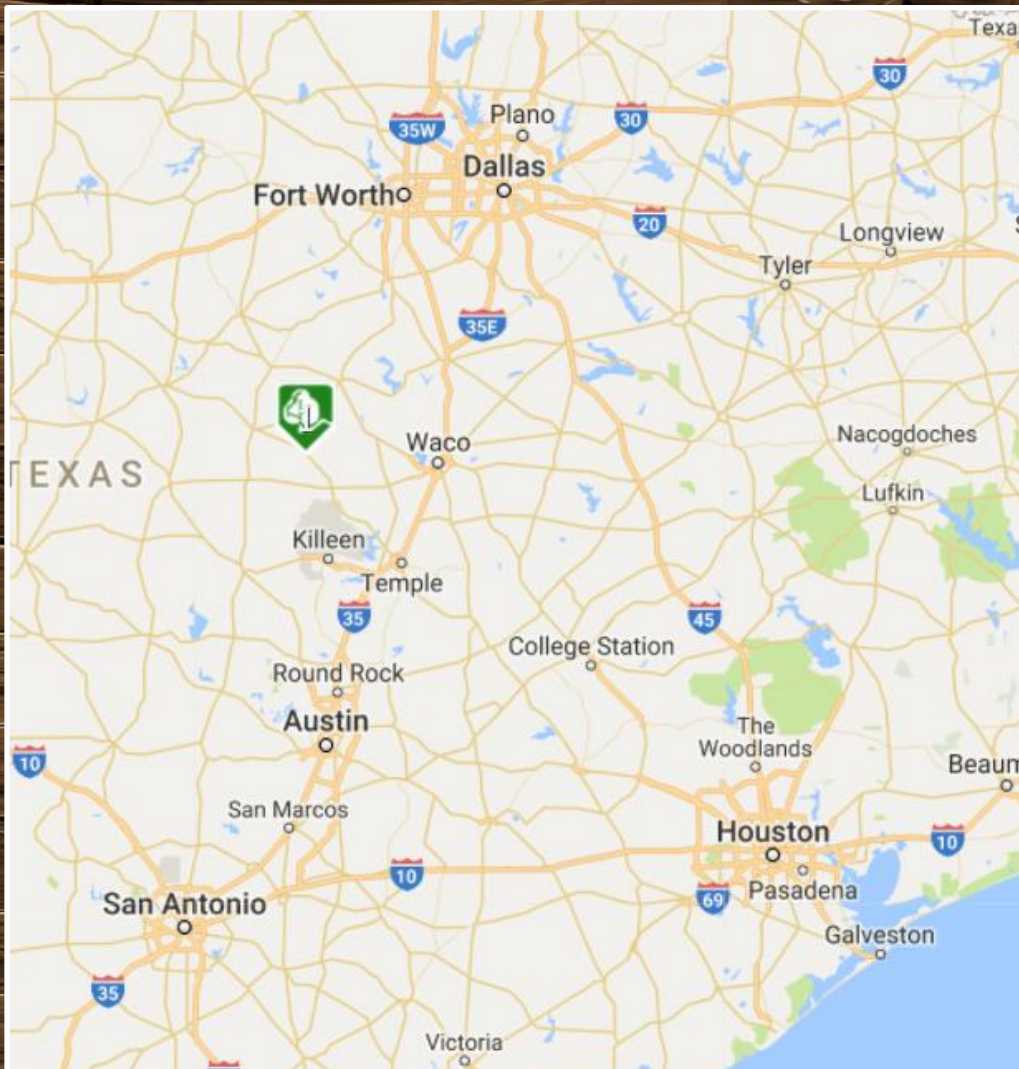
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



700 CR 195 • Jonesboro TX

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

Latitude: 31.570408 | Longitude: -97.846375

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

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

