

River Rock Ranch

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3610 FM 2412 • Gatesville, TX

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2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



River Rock Ranch is a one of a kind property that rarely becomes available in Coryell County. Its central location makes it an easy drive from Austin, Dallas, and Houston. The 157-acre stunning executive estate sits on a beautiful hilltop that overlooks the Leon River and has over a half mile of river frontage. The land has amazing elevation changes and breathtaking views. The Leon River bottom has beautiful mature pecan producing trees and a 46-acre hay producing field that has a mixture of Coastal Bermuda and Native Grasses. The rest of the property is full of Spanish Oaks, Post Oaks, Live Oaks, Cedar and Elm Trees. Enjoy swimming and fishing in the Leon River or fish in one of the two large tanks. Bring your horses as there is already a tack room and four pens with water taps. Abundant wildlife including whitetail deer, hogs, ducks, dove and turkey for the hunting enthusiast. The current owner is running cattle, and the property is in ag exemption. The bottom land has a 40 x 80 open barn with electricity and water to store equipment or hay. The gorgeous 3,743 square foot rock home boasts four bedrooms and four bathrooms with custom touches. The beautifully landscaped yard has stone and pipe fencing, and the lush Bermuda grass is watered by a 28 station sprinkler system that uses water from the 540 foot well. The detached oversized garage has an additional work area and a home office. Step into the beautiful front door and you are greeted by the large formal living and dining area with 12-foot ceilings featuring hardwood floors and large picture windows. The oversized gourmet kitchen has granite tops, custom maple cabinets complete with a wine rack, glass displays and many built-ins, a Jenn-Aire island cooktop and double ovens. The kitchen opens to the great room featuring a vaulted 18-foot ceiling and a floor to ceiling stone fireplace with a stunning view of the outdoors seen from either side. The secluded master bedroom features an en suite complete with garden tub, tiled walk-in shower, double vanities and large walk-in closets. There is another large guest suite with private bath as well as two additional bedrooms with two more guest bathrooms. All bedrooms have large walk-in closets with custom shelving. The oversized mud room/ laundry room has a sink and cabinets for storage. The lush back yard complete with palm trees is your very own private oasis featuring a beautiful in ground pool and hot tub overlooking the scenic river valley.

Your dreams are our goals...

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Property Information Overview

Acreage.....	157 Acres
Location.....	3610 FM 2412, Gatesville TX
Price.....	\$1,298,000
Square Footage.....	3,743 Sq. Ft.
Bedrooms/Bathrooms.....	4 Bedrooms, 4 Baths
Utilities.....	Electric Co-op, Septic
School District.....	Gatesville ISD
Taxes.....	\$6,377
Soil.....	Clay Loam, Doss Real Complex
Minerals.....	TBD
Trees.....	Pecan, Spanish Oaks, Post Oaks, Live Oaks, Cedar, & Elm Trees
Topography.....	Rolling, Bottom Land, Varied Terrain
Wildlife.....	Deer, Hog, Duck, & Dove
Surface Water.....	Leon River
Distance from Waco.....	43 Miles
Distance from Temple.....	40 Miles
Distance from Austin.....	96 Miles
Distance from Houston.....	215 Miles
Distance from DFW.....	147 Miles
Special Features.....	Luxurious Pool & Hot Tub, Office with a View, Leon River Frontage

Directions: West on Hwy 84 to FM 2412. Right onto FM 2412 for 4.26 miles and property will be on the right.



Beautiful Pool & Hot Tub



Living with a View &
A Wood Burning Stove



Over-sized Gourmet
Kitchen



Luxurious Dining Room



Cozy Breakfast Nook



Large Bedrooms



Master Bath with
Garden Tub



Garage Office with a View





Half Mile of Leon
River Frontage



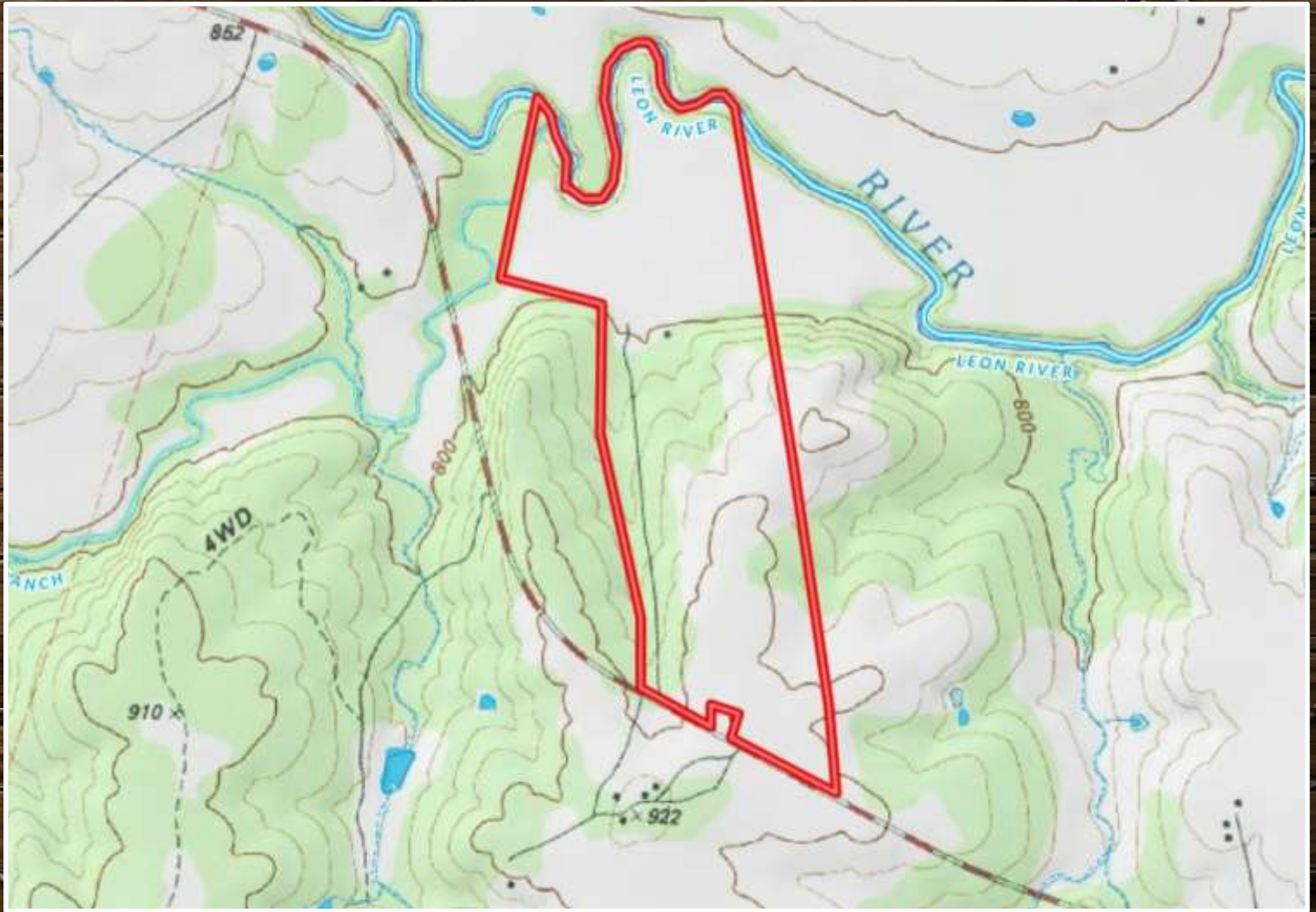
Amazing Views

Aerial Map



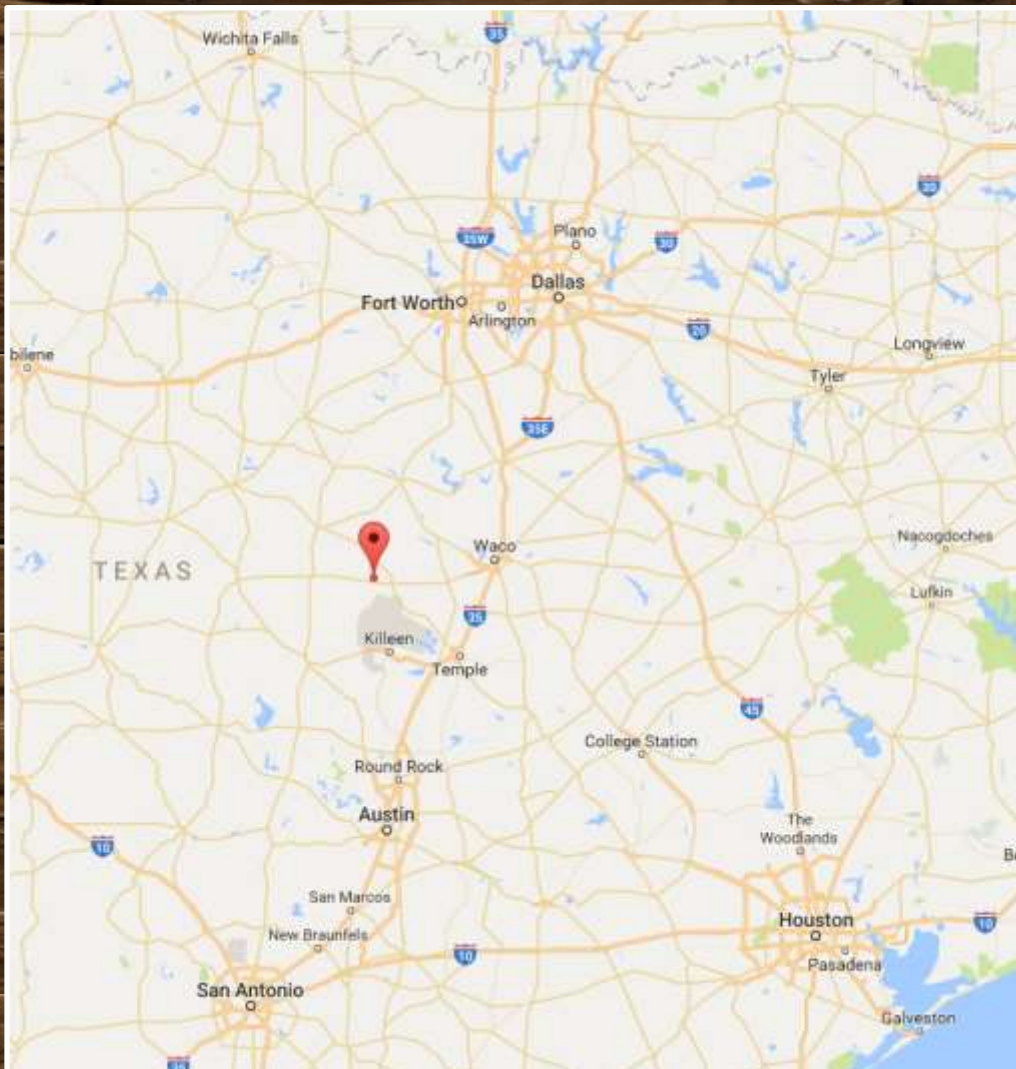
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



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

31.461585, -97.814082

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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