



30 Acres of Open Land

TBD N Hwy 36 • Gatesville, TX
Call or Text 254.206.3635 with
code '6034' for 24/7 info!

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



30 acres of open land with some tree cover on Hwy 36. The back side of the property is high fenced, has a seasonal creek and various trees including mesquite and cedar. City water available and co-op electric available.

Your dreams are our goals...

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Property Information Overview

Acreage.....	30 Acres
Location.....	Coryell County, Texas
Price.....	\$165,000.00
Highest and Best Use.....	Recreational, Residential , Grazing, Hunting
Topography.....	Mostly Open, Scattered Trees
Trees.....	Oak, Cedar, Mesquite, Hackberry, Chinaberry, & Shoemake
Soil.....	Black
Wildlife.....	Dove, Deer, Small Game
School District.....	Gatesville ISD
Taxes.....	\$200
Distance from Waco.....	38 Miles
Distance from Temple.....	36 Miles
Distance from Austin.....	94 Miles
Distance from DFW.....	66 Miles
Special Features.....	Black soil perfect for hay or crop production.

Directions: From Gatesville Wal-Mart: Take Hwy 36 North for approximately 6 miles. Look for signs.

Black Soil Perfect for Hay or Crop Production



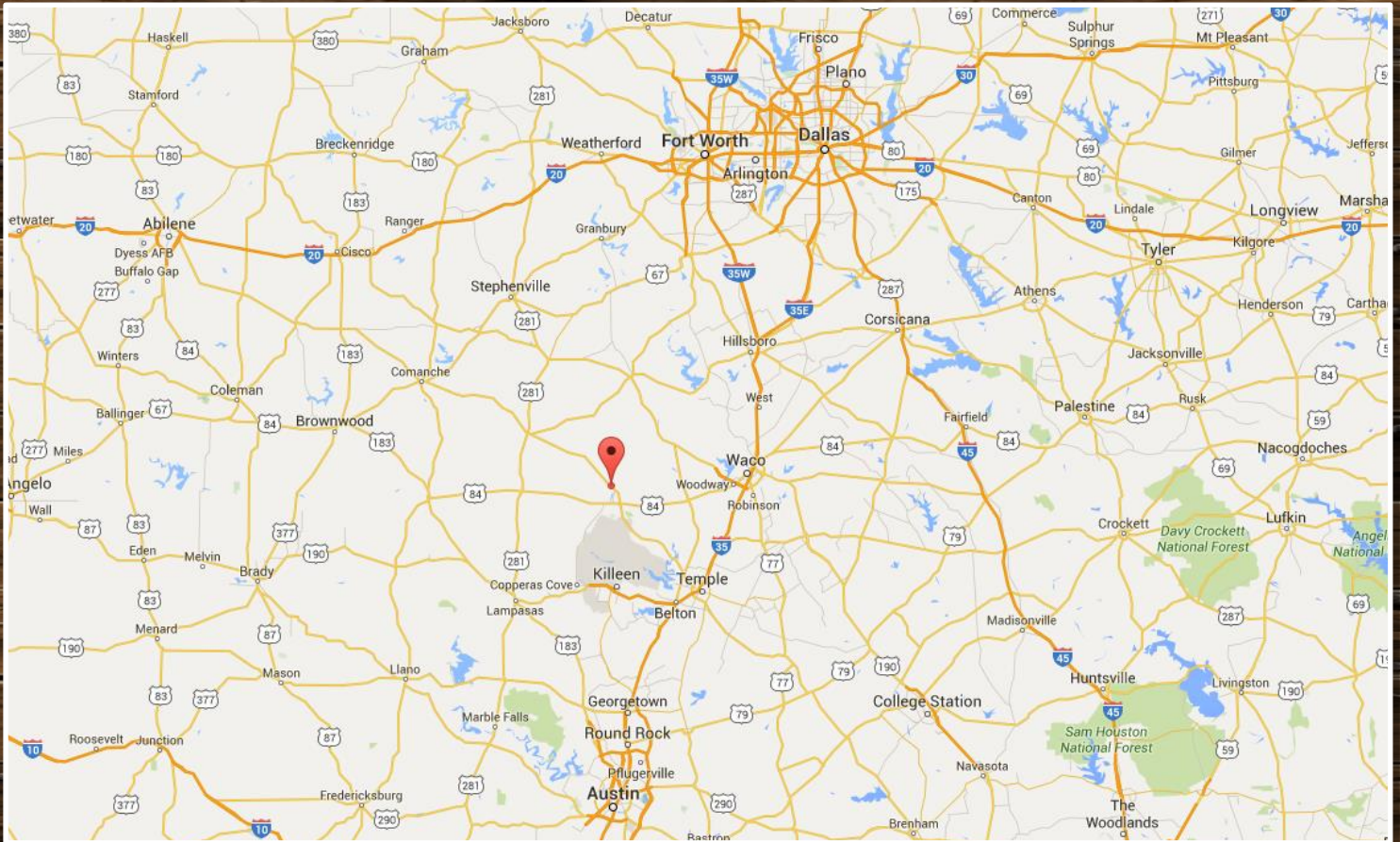
Aerial Map



Additional Acreage is available.

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:**

31.501727, -97.752509

(30 Acres are part of a 111 acre tract)

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

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