



40 Acres to Call Home

TBD FM 1241 • Hamilton, TX

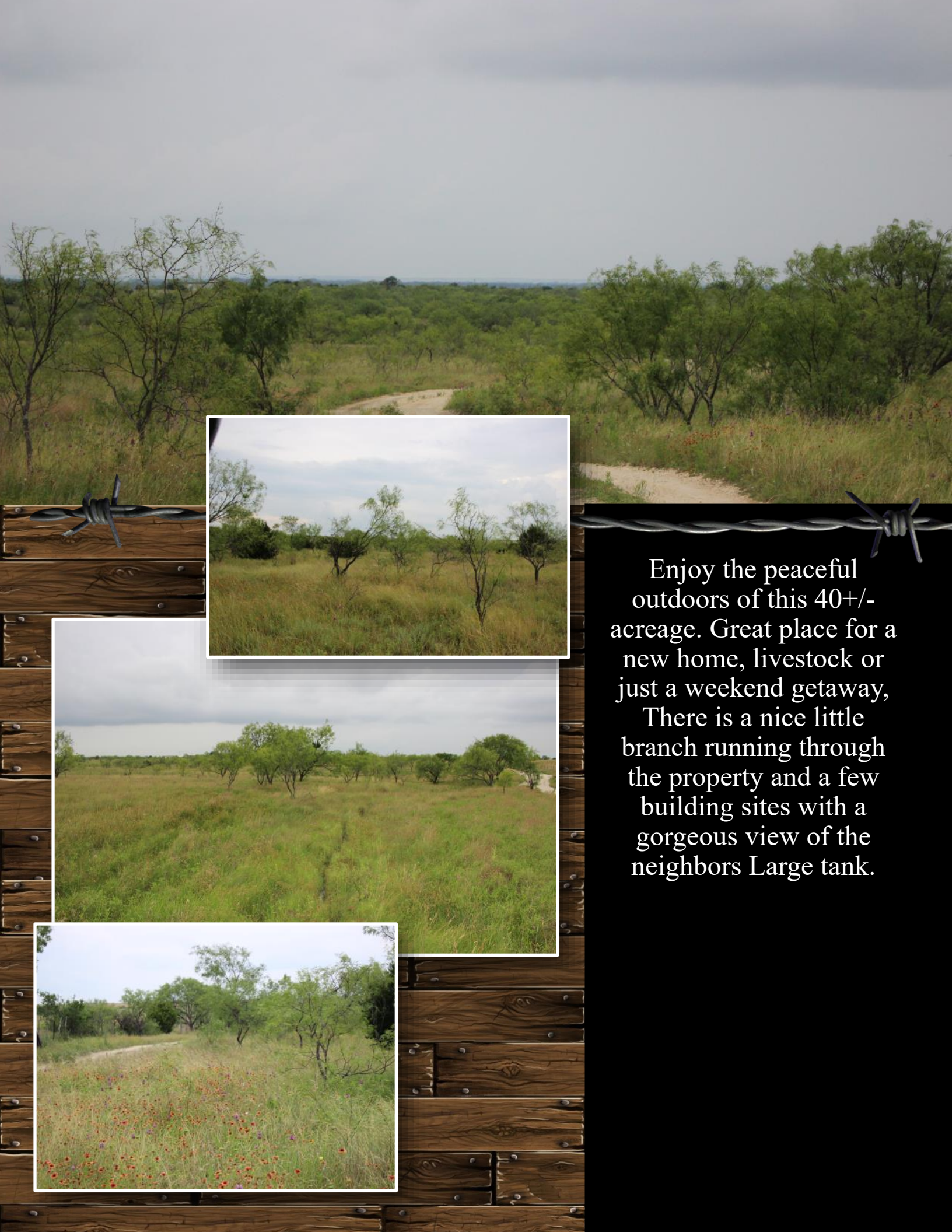
Call or Text 254.206.3635 with
code '6047' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Enjoy the peaceful outdoors of this 40+/- acreage. Great place for a new home, livestock or just a weekend getaway, There is a nice little branch running through the property and a few building sites with a gorgeous view of the neighbors Large tank.

Your dreams are our goals...

GORE
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Property Information Overview

Acreage.....	40 Acres
Location.....	TBD FM 1241, Hamilton, TX 76531
Price.....	\$92,000
Highest and Best Use.....	Agriculture, Grazing, Residential
Surface Water.....	Small Creek
Soil.....	Nuff Silty Clay Loam,
Minerals.....	50% owned, negotiable
Trees.....	Native Trees
Topography.....	Level
Wildlife.....	Deer, Dove
Utilities.....	Co-op Water Available
School District.....	Hamilton ISD
Taxes.....	\$454.76
Distance from Waco.....	67 Miles
Distance from Temple.....	64 Miles
Distance from Austin.....	110 Miles
Distance from Houston.....	241 Miles
Distance from DFW.....	133 Miles
Special Features.....	Partially Fenced, Owner has Black Buck on Property



Directions: From Coryell County Courthouse: Take Highway 84 West approx. 16 miles to Purmela, take a right at the light on FM 932, take a left onto FM 1241. Go approx. 15 miles, watch for sign on the Left.

Peaceful 40+/- Acres



Custom Building Site



Great for Livestock



**Gorgeous View of
Neighboring Tank**



Creek Running Through Property



Partially Fenced



Amazing Views



Private

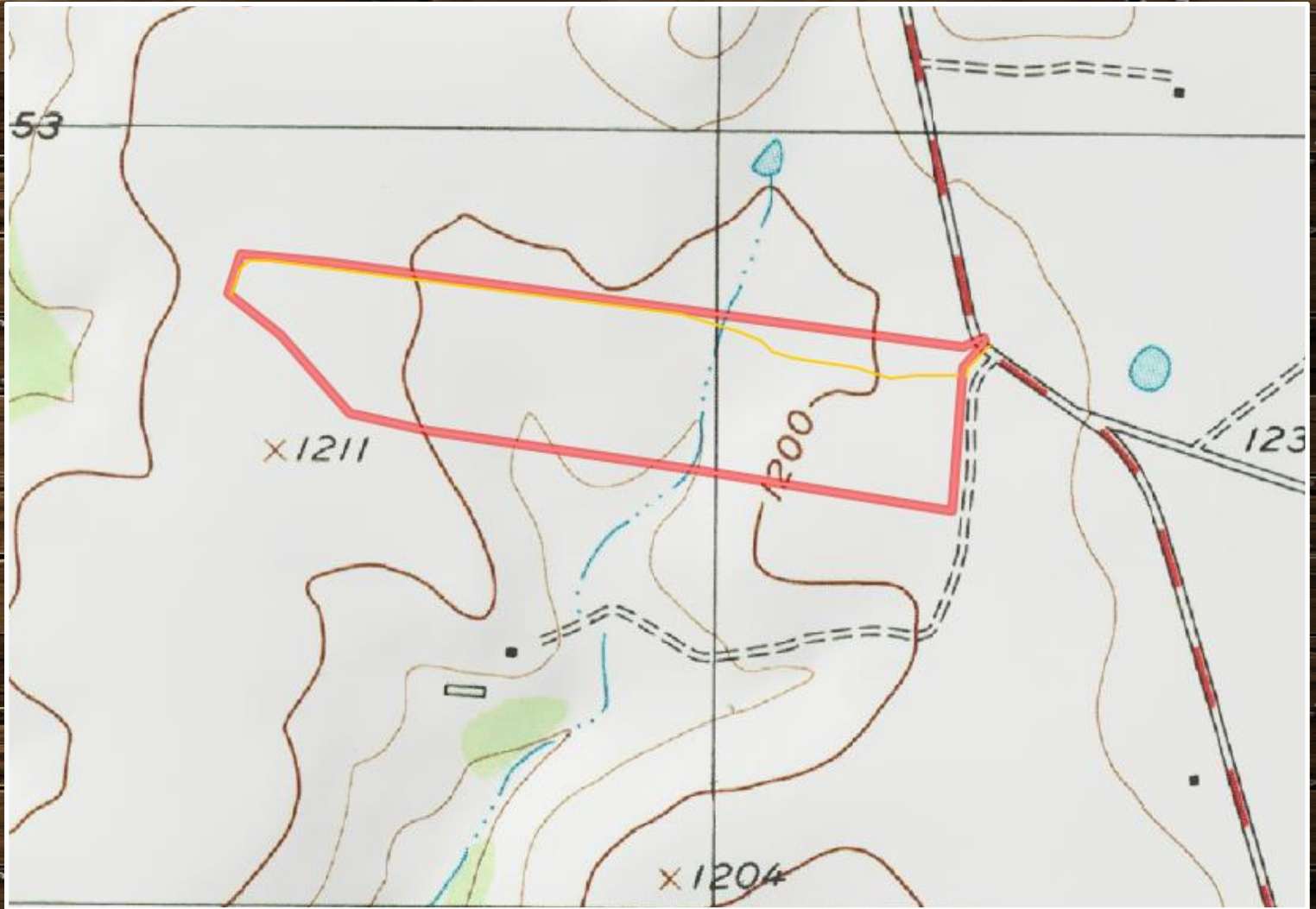


Aerial Map



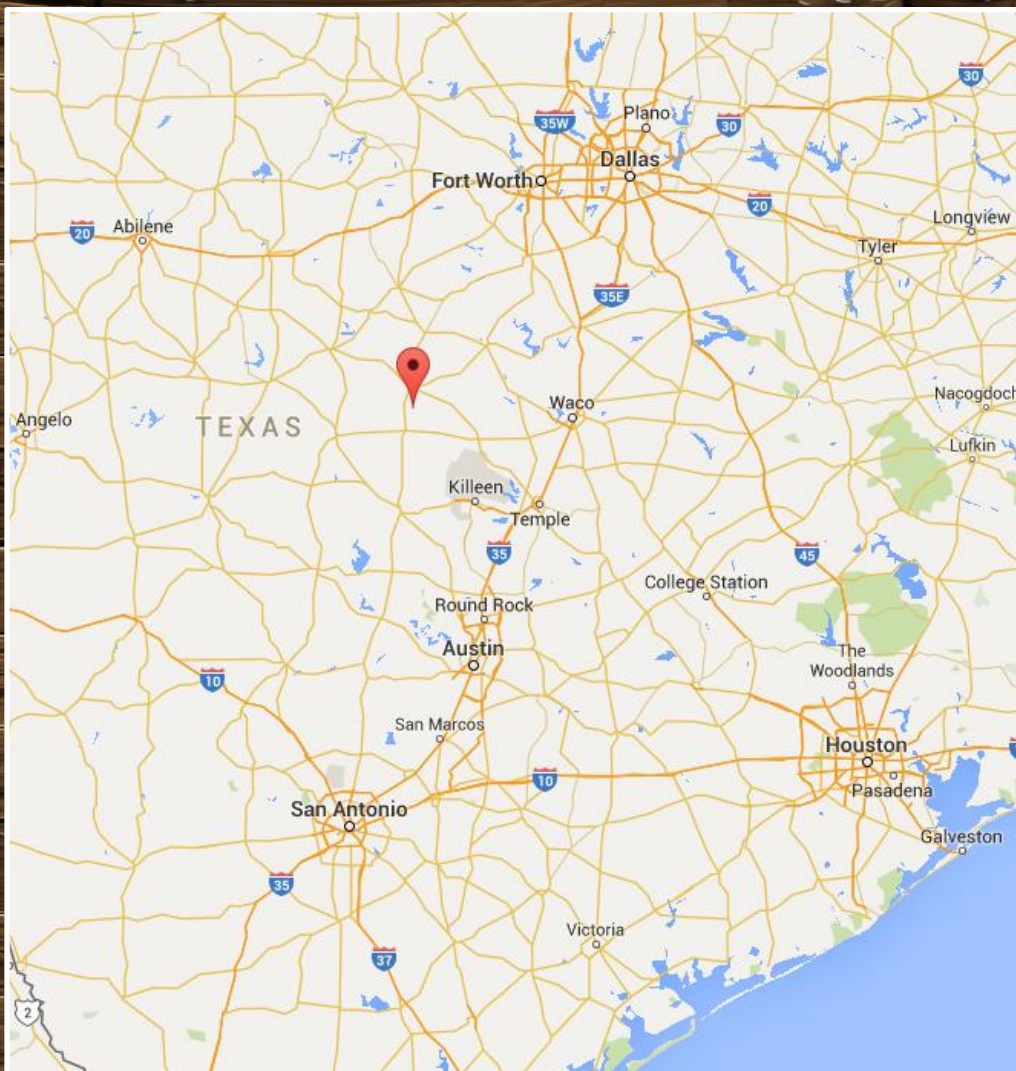
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



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Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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