



Private

130.6+/- Acres

TBD CR 188 • Gatesville, TX

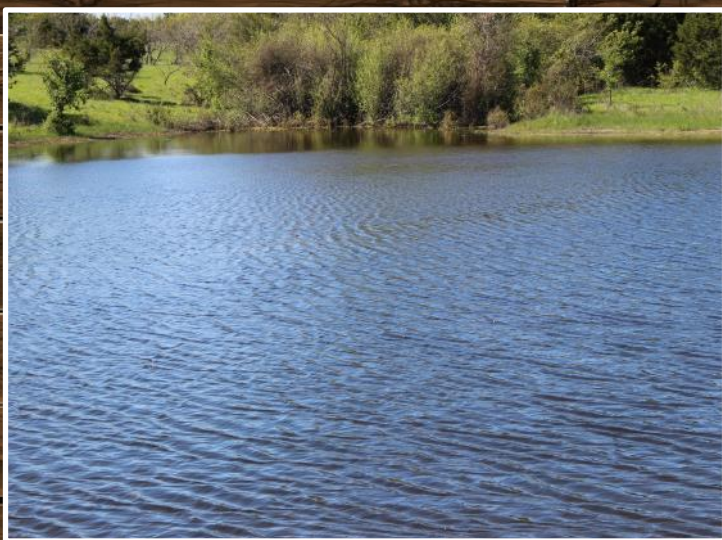
**Call or Text 254.206.3635 with
code '6048' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



As you enter this breathtaking property, you will feel at peace on this private 130.6 acres. There is a 23-acre hay field at the entrance of the property that is cross fenced. The property is gently rolling with various elevation changes and scattered tree cover. It's perfect for horses lovers or the rancher who wants to run some cattle. The property also features a large tank, numerous outbuildings, and an old house that is not livable, but is still alive with history. This property will take you right back to a simpler time. It would make a great hunting getaway as it is full of wild pigs, deer, and dove. You could also put down roots and pick out the perfect spot in this rolling terrain for a custom home. This is a property that you will want to make memories on and pass on the next generation. Located just 1 hour from Waco and Temple, 2 hours from Austin and DFW area, and 4 hours from Houston, this truly could be a hunting getaway for the whole family. This property is situated on silty clay, sandy loam, and clay loam soils. There is a well on the property, but it needs to be tested and repaired for use. This property is fenced for cattle and horses on three sides.

Your dreams are our goals...

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Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	130.6 +/- Acres
Location.....	TBD CR 188, Gatesville, TX
Price.....	\$333,030
Utilities.....	Existing well on property
School District.....	Gatesville ISD
Taxes.....	TBD— tract cut from a larger parcel
Soil.....	Clay Loam and Sandy Loam
Minerals.....	Negotiable
Trees.....	Native Treed
Topography.....	Varied
Wildlife.....	Deer, Dove, Hogs
Distance from Waco.....	57 Miles
Distance from Temple.....	56 Miles
Distance from Austin.....	126 Miles
Distance from Houston.....	248 Miles
Distance from DFW.....	134 Miles
Special Features.....	23 Acre Hay Field

Directions: From Gatesville: Take Hwy 84 West to Purmela about 15 miles, take right on FM 932 and go 8 miles to Ireland then turn right on CR 188 and go 2.5 miles, the property will be on the right, watch for signs.



**Older Home
Alive with History**



Numerous Outbuildings



**Property opens up to
23 Acre Hay Field**

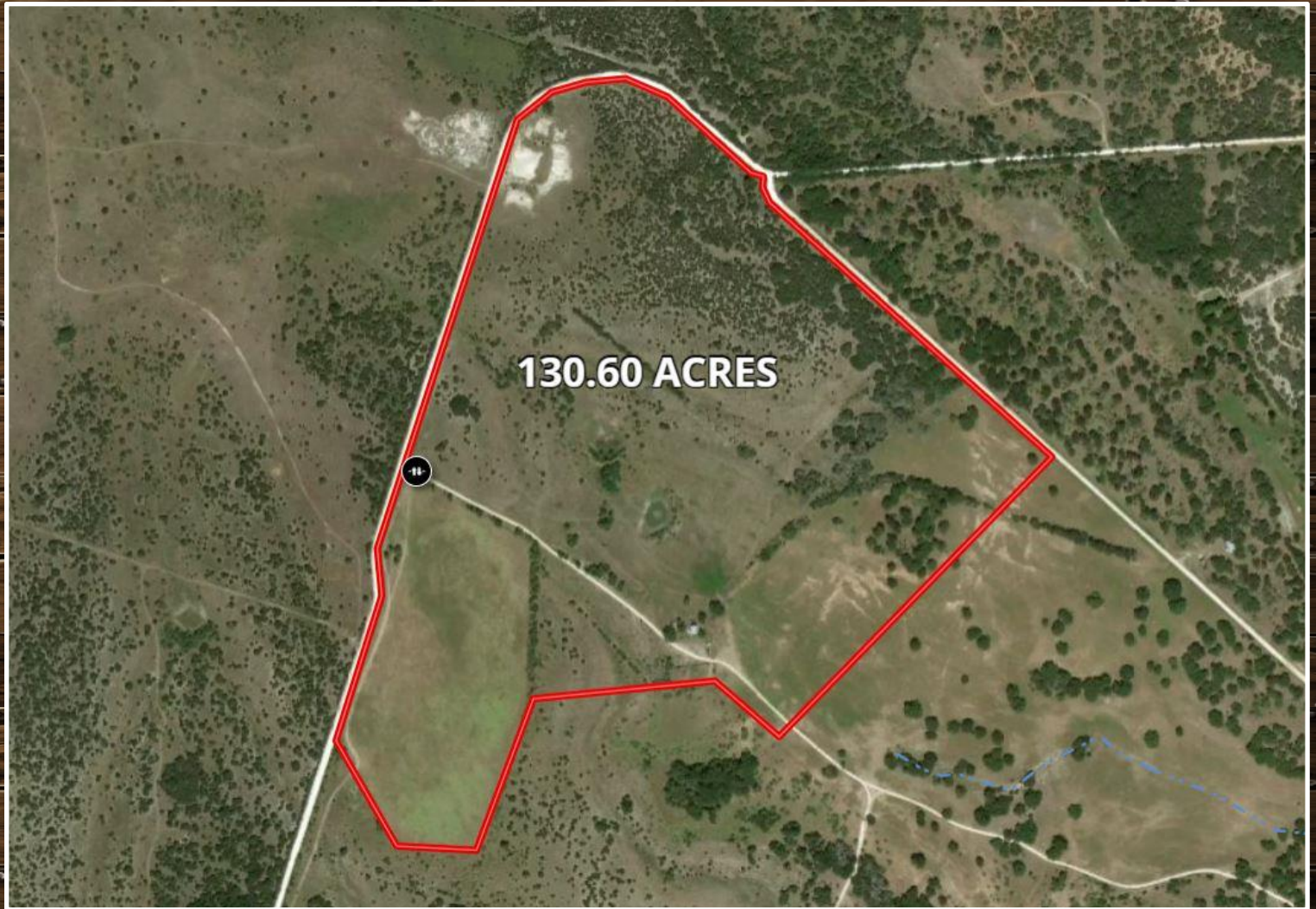




Two Tanks

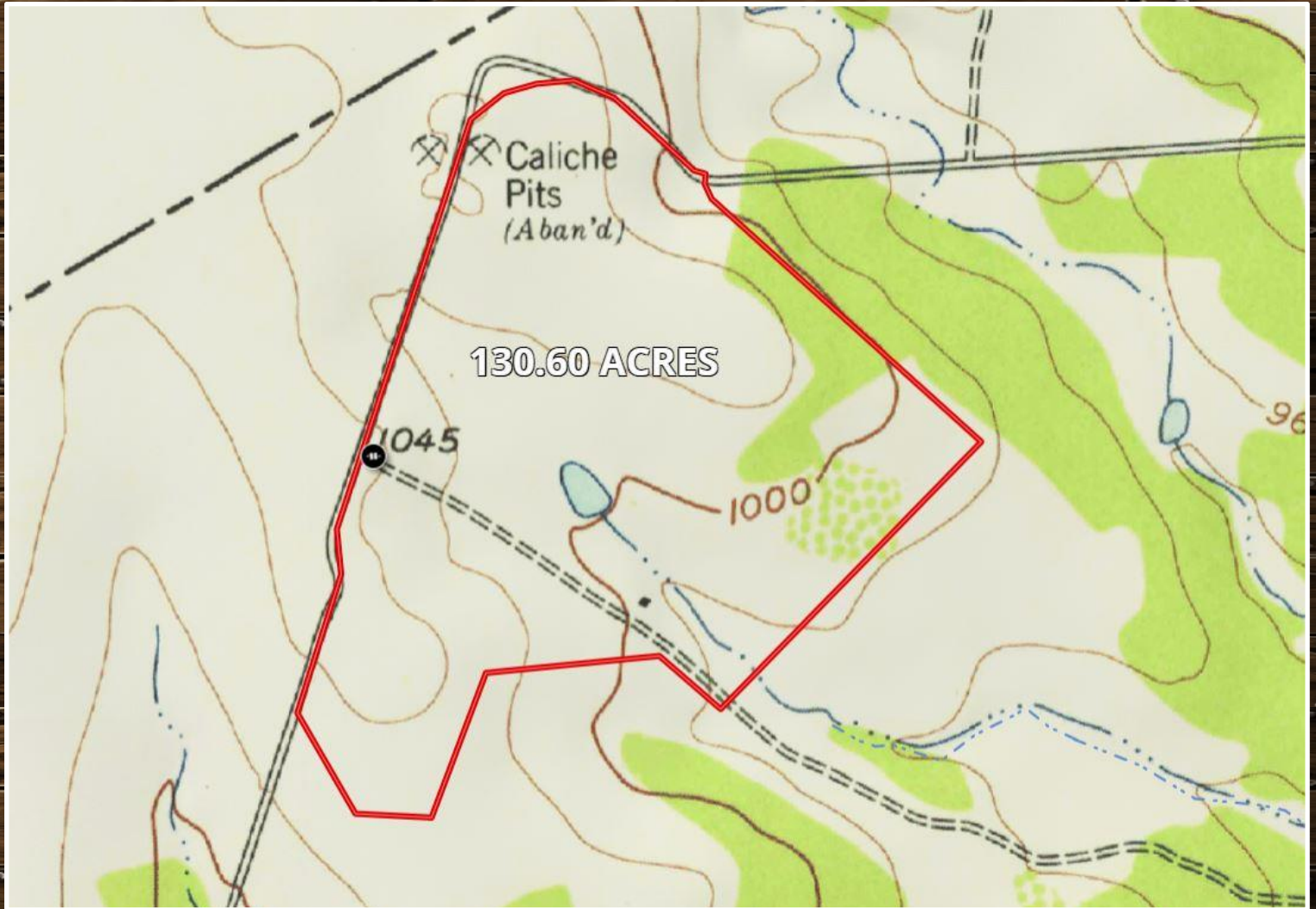


Aerial Map



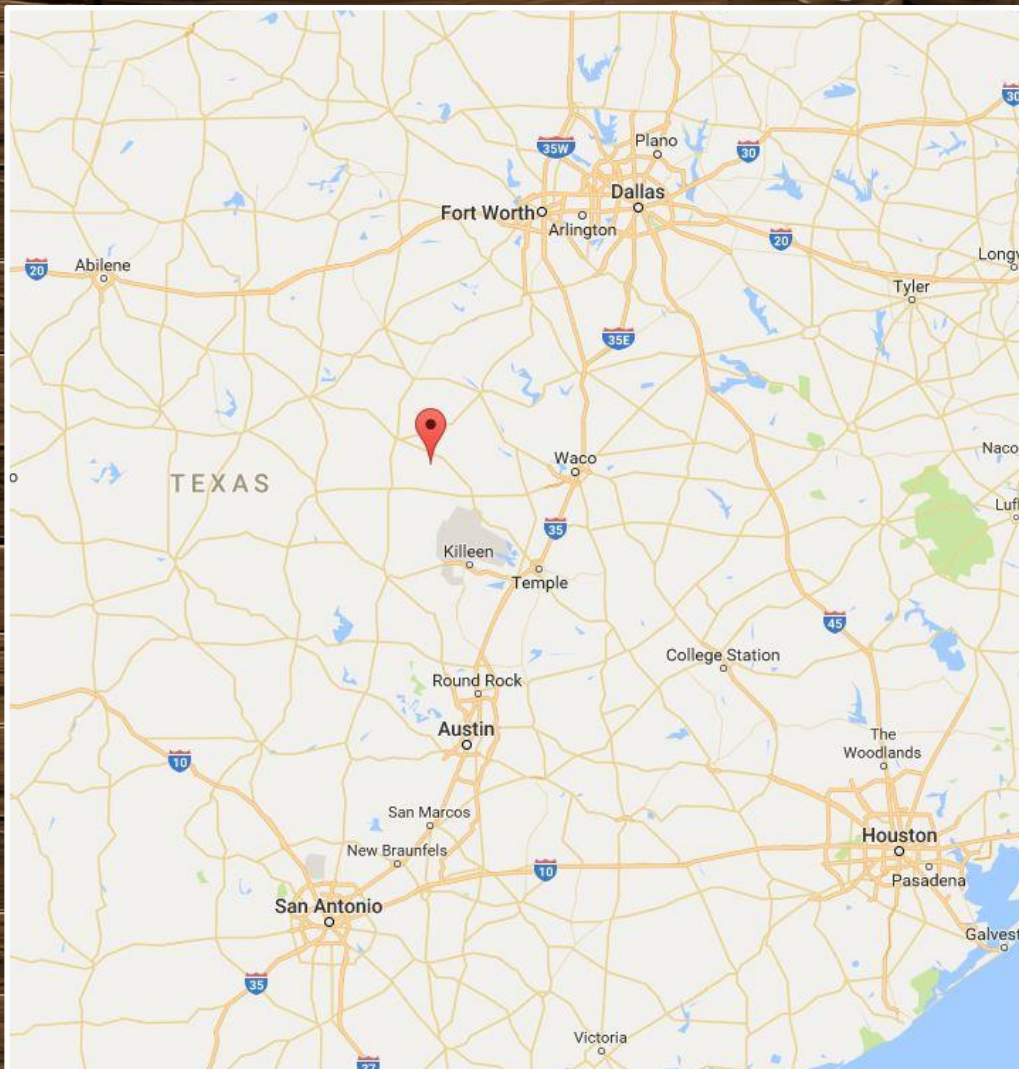
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 188 • Gatesville, TX 76528

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

31.58181, -97.93668

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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