

# 4-D Ranch

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

502 FM 116 • Gatesville, TX

Call or Text 254.206.3635 with  
code '6028' for 24/7 info!



**GoreGroupTexas.com**

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



- 2,275 Sq. Ft. 3 Bedroom, 2 Bath home with beautiful touches throughout.
- 8.968 acre fenced property with a seasonal tank.
- Very nicely appointed 728 sq. ft. one bedroom guest house (with central heat & air)
- Four loafing sheds on the property.
- Patio room has its own separate heating and cooling unit.
- Multiple spaces for cars, RVs, boats, and mowers.
- Six stall horse barn complete with hay loft.
- Horse Lovers Dream!

# Your dreams are our goals...

## GORE REAL ESTATE GROUP

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### Property Information Overview

Acreage.....	8.968 Acres
Location.....	502 FN 116, Gatesville, TX 76528
Price.....	\$360,000
Square Footage.....	2,961 Sq. Ft.
Bedrooms/Bathrooms.....	3 Bedrooms, 2 Bathrooms
Utilities.....	City Water, Co-op Electric, Septic
School District.....	Gatesville ISD
Taxes.....	\$1,850 with exceptions
Soil.....	Sidell Silty Clay, Topsey Pidcoke
Trees.....	Oak Trees, Magnolia Trees
Topography.....	Level
Surface Water.....	Seasonal Tank
Distance from Waco.....	42 Miles
Distance from Temple.....	39 Miles
Distance from Austin.....	91 Miles
Distance from Houston.....	214 Miles
Distance from DFW.....	148 Miles
Special Features.....	Large six stall horse barn, guest cabin with one bedroom/one bathroom/full kitchen, cross fenced



**Directions:** From Gatesville: Head West on E Main St., turn left onto FM 116 S, continue for 1.4 miles, the property will be on your right.

**Large Living Area  
with Built in  
Entertainment Center**



**Quartz Counter Tops &  
Custom Cabinets**



**Beautiful Dining Area  
with Brick Accent Wall**



**Bonus Patio Room with  
Separate Heat & Air**





**Large Master Bedroom**

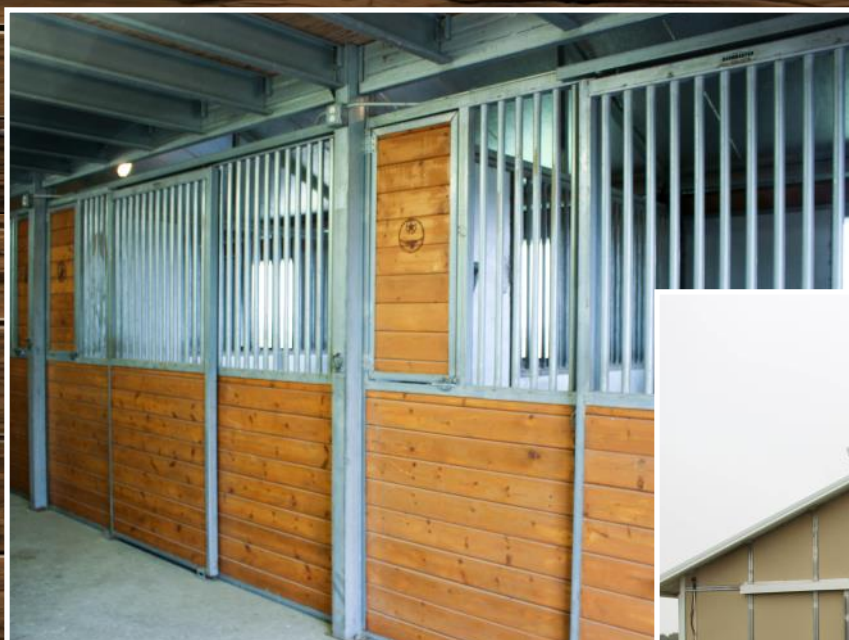


**Large Bedrooms with  
Plenty of Closet Space**





**“Barn Master”  
Six Stall Horse  
Barn**



**Large Hay Loft  
Above**





**Guest House**



**One Bedroom, One Bath, and Full Kitchen**



**Seasonal Tank**



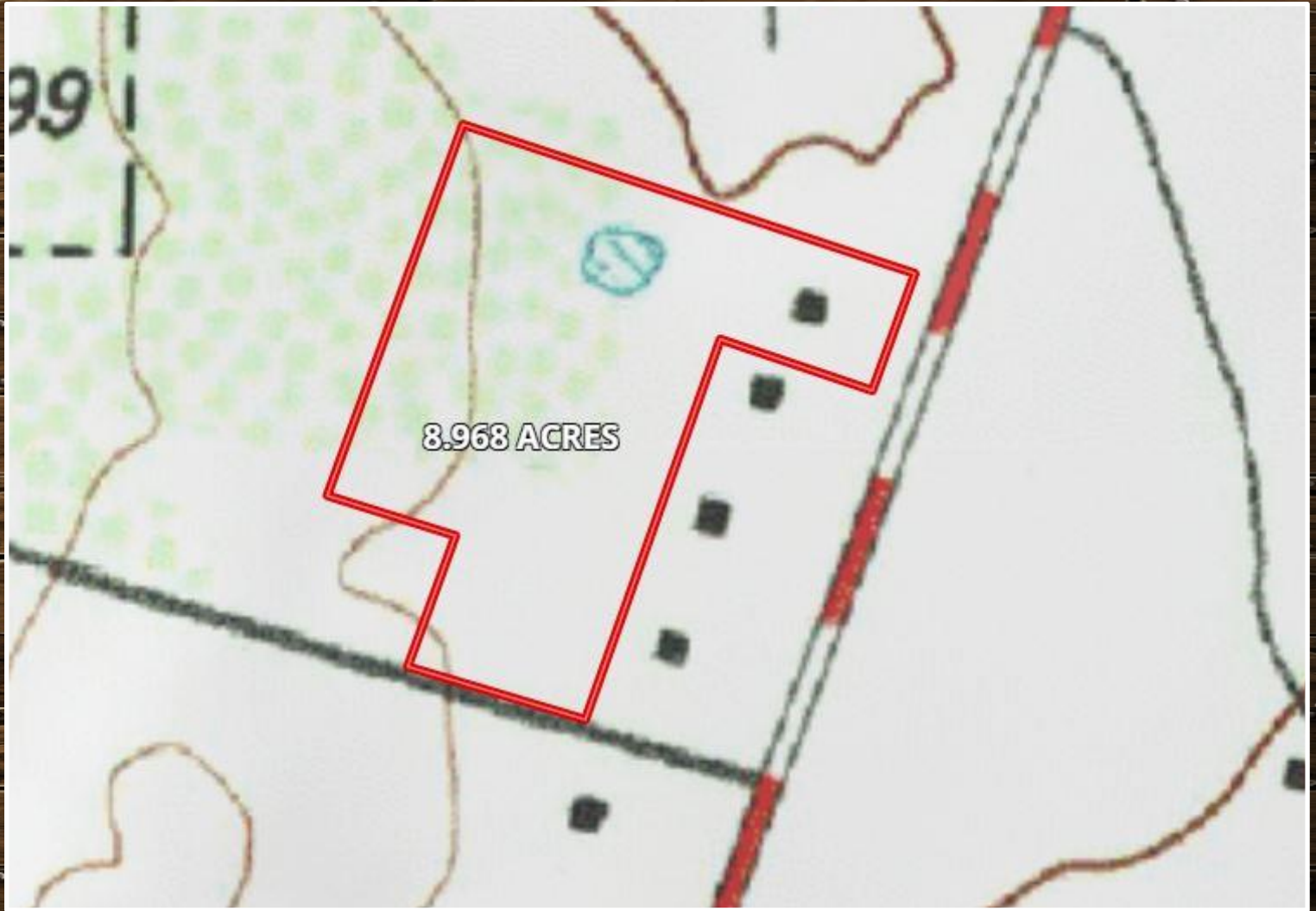
**Fenced Acreage, Ready for Horses**

# Aerial Map



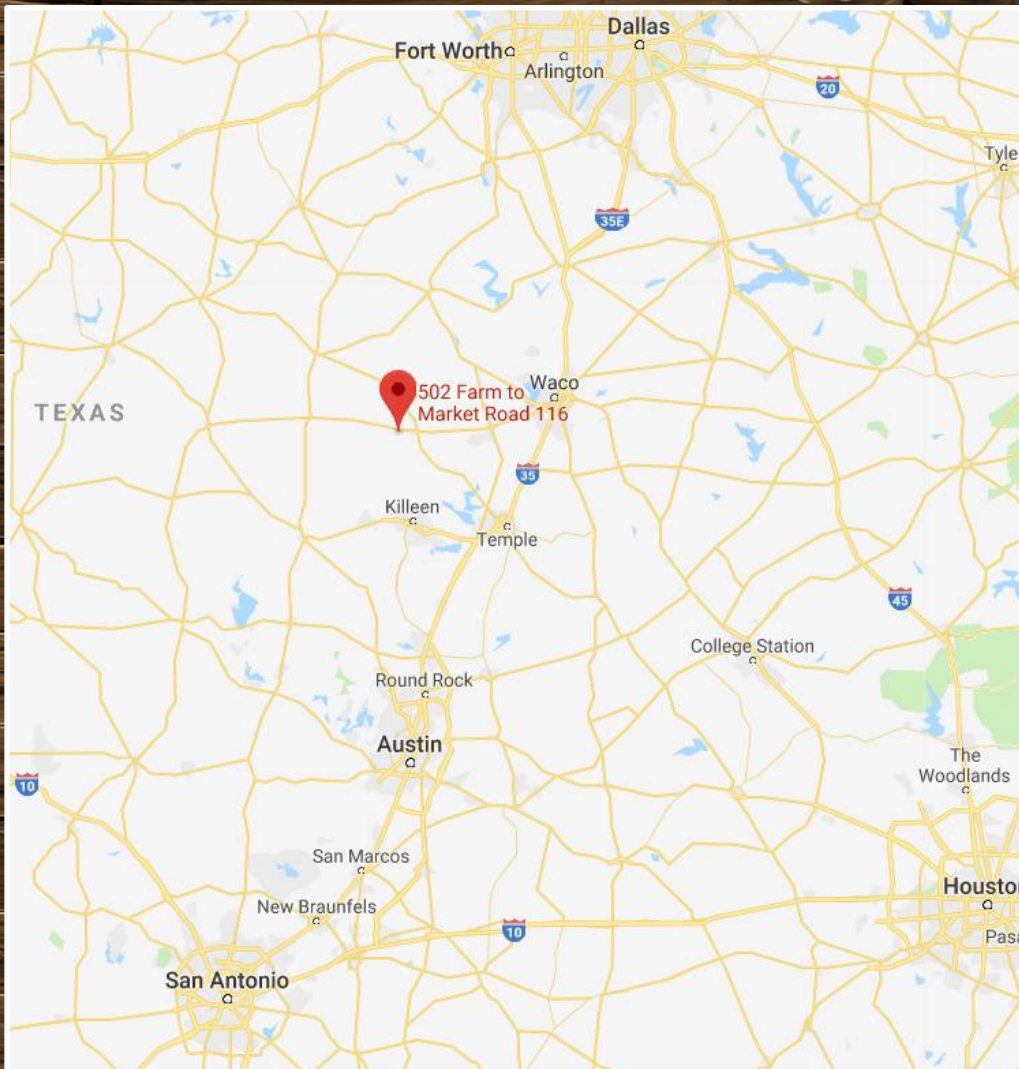
**Boundary lines are an approximation and are not final.**

# Topography Map



**Boundary lines are an approximation and are not final.**

# Location Map



**502 FM 116 • Gatesville, TX 76528**

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

**31.415, -97.792**

**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](mailto:kim@goregrouptexas.com)**

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