



**Live the Hunting
Dream on 25 Acres**

1601 CR 176 • Gatesville, TX

**Call or Text 254.206.3635 with
code '917' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



- 1836 sq. ft 3 bedroom, 1 bath, two story home.
- 25+/- acres fenced and cross fenced property with a seasonal creek.
- Large Kitchen with plenty of cabinet space and storage.
- Open living and dining area with plenty of room to have guests.
- Downstairs guest room neatly tucked into the corner of the floorplan.
- Laundry room with mud room and large utility sink and ample cabinet storage.
- Upstairs oversized master bedroom with walk in closet.
- Spacious second bedroom.
- Large upstairs bath with dual vanities and tile shower/bathtub.
- Beautiful hunting property with deer, turkey, & dove. Set to go with deer feeders.
- Covered sheep shed with working pens.
- Sturdy well house to maintain well currently servicing the property.
- Enjoy beautiful views and make memories on this secluded homestead.

Your dreams are our goals...

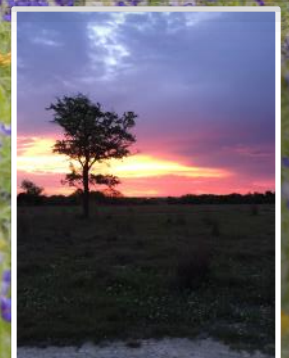
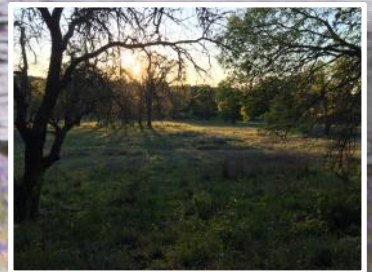
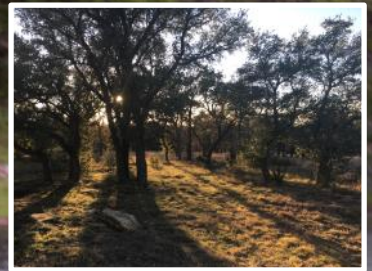
GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	25+/- Acres
Location.....	1601 CR 176, Gatesville TX
Price.....	\$295,000
Square Footage.....	1,836 Sq. Ft.
Bedrooms/Bathrooms.....	3 bedrooms, 2 baths
Utilities.....	Well Water, Septic
School District.....	Gatesville ISD
Taxes.....	\$1,848.10 with Wildlife Exemption
Soil.....	Doss Real Complex, Cisco Fine Sandy Loam, Stony Silty Clay
Minerals.....	None
Topography.....	Gently Sloped
Wildlife.....	Deer, Turkey, & Dove
Surface Water.....	Seasonal Creek
Distance from Waco.....	47 Miles
Distance from Temple.....	45 Miles
Distance from Austin.....	98 Miles
Distance from Houston.....	222 Miles
Distance from DFW.....	142 Miles
Special Features.....	Small Sheep Shed with working pens, Cross Fenced

Directions: From Gatesville Wal-Mart: Turn right on TX 36 N, turn left onto Main St., follow Main for approx. 8 miles, turn right onto CR 176. Property will be on the left, watch for signs.



Abounding Wildlife



Deer, Turkey, & Dove

Secluded Location



Peaceful Countryside



Feeders Convey



Small Sheep Shed



Well House



Seasonal Creek





**Extra Large
Master Bedroom**



**Large Bathroom
with Dual Sinks**



Open Dining Area



Large Living Area

Aerial Map



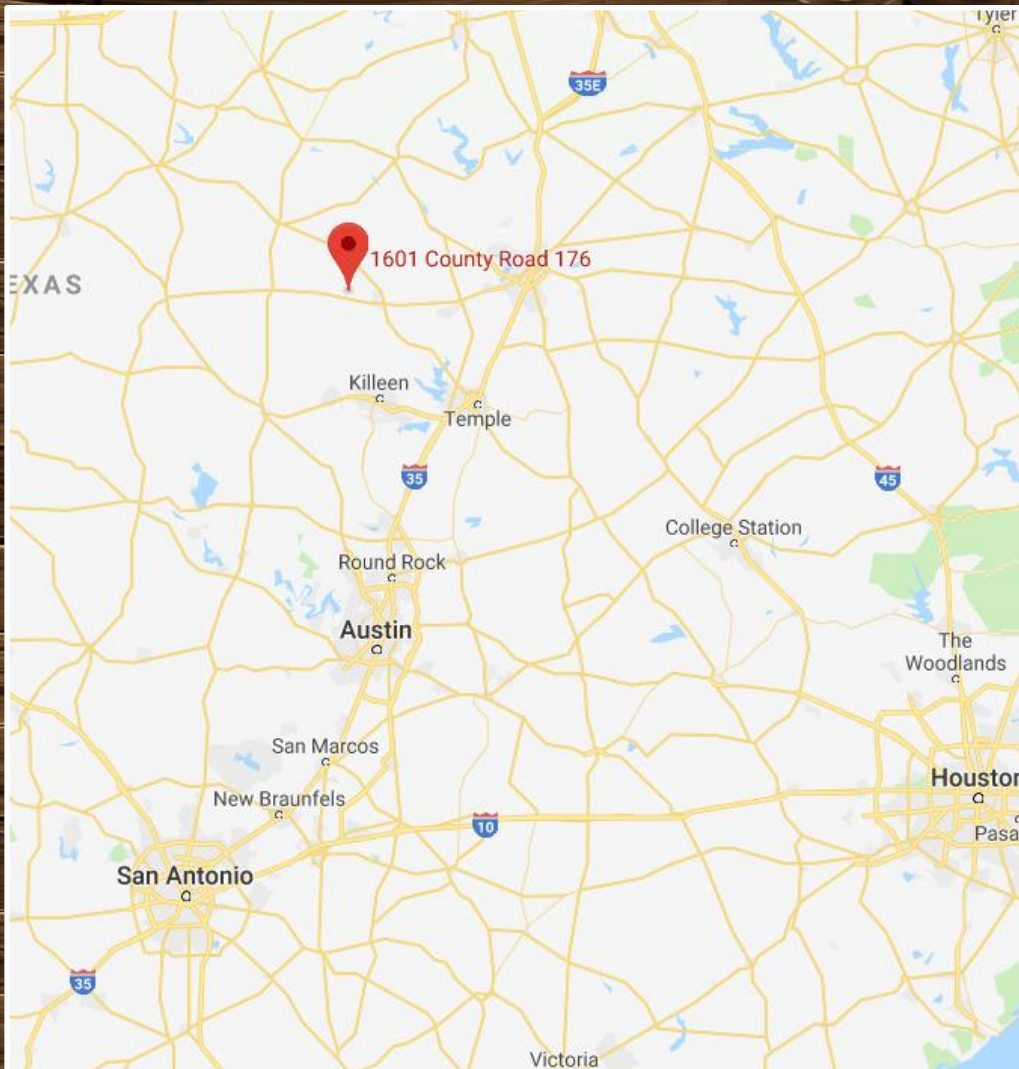
Boundary lines are an approximation and are not final.

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:**

31.462, -97.857

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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