



# Purmela High Fenced Ranch

TBD CR 102 • Purmela, TX

Call or Text 254.206.3635 with  
code '901' for 24/7 info!

*Selling Texas a Little at a Time.*



**GoreGroupTexas.com**

**2424 E. Main St. • Gatesville, TX 76528**

**254.206.0915 • Office: 254.248.0809**



# Your dreams are our goals...

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

*Selling Texas a Little at a Time.*

## Property Information Overview

Acreage.....	96 +/- Acres
Location.....	TBD CR 102, Gatesville TX
Price.....	\$525,000
Utilities.....	Co-op Water, Co-op Water, On Site Sewer
School District.....	Jonesboro ISD
Taxes.....	TBD: Part of a larger parcel
Soil.....	Doss-Real Complex, Silty Clay, Clay Loam
Minerals.....	Negotiable
Trees.....	Oak, Cedar, Mesquite
Topography.....	Level, Varied, Bottom Land
Surface Water.....	930+/- feet of both sides of Mustang Creek, Small Tank, Wet-Weather Creek
Wildlife.....	Exotics in high fence, dove quail, turkey, road- runners, red tail hawks, deer, coyotes, bobcats, hogs
Distance from Waco.....	52 Miles
Distance from Temple.....	50 Miles
Distance from Austin.....	106 Miles
Distance from Houston.....	228 Miles
Distance from DFW.....	145 Miles
Features.....	High & low fenced hunting, 3,680 Sq. Ft. Barndo- minium with state of the art working facility on first floor and hunting lodge and observatory on second floor, skinning rack, large stone fire pit, professionally designed set of 24 breeding pens, ongoing revenue from boarding & breeding deer

**Directions:** From Coryell County Courthouse: Head West on Main Street (Hwy 84) towards Evant. Turn right onto N Levita Rd (FM 2412), follow until it ends at FM 930. Turn left onto CR 102, follow CR 102 for approx. 4 miles, property will be on the left. Watch for signs.















**Mustang Creek**



**Seasonal Creek**







**Barndominium**



**Hunting Lodge**





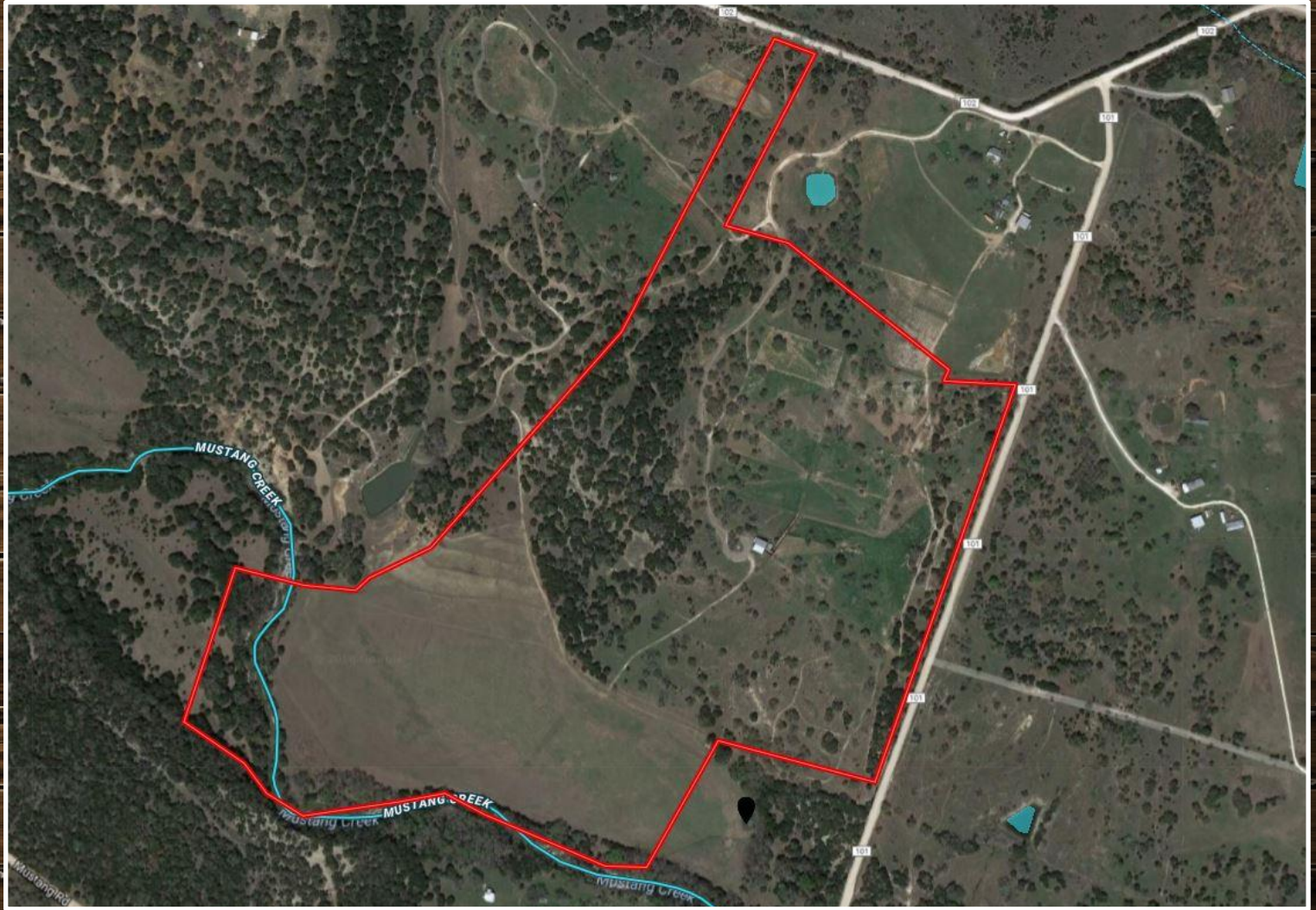


## State of the Art Working Facility





# Aerial Map



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



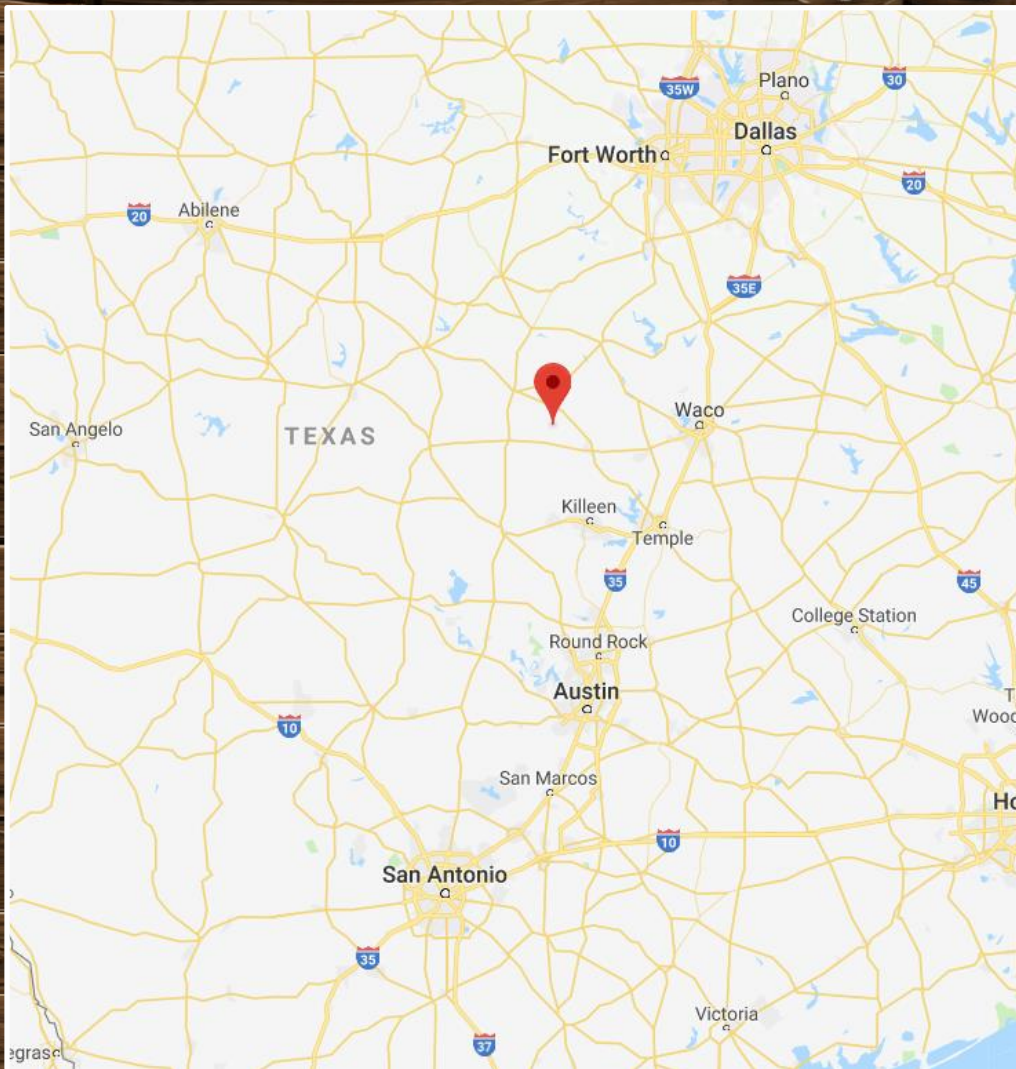
# Topography Map



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



# Location Map



**TBD CR 102 • Purmela, TX 76566**

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

**31.539, -97.94**

**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)**

#### **DISCLAIMER**

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

**2424 E. Main St. • Gatesville, TX 76528**

**254.248.0809**

**[GoreGroupTexas.com](http://GoreGroupTexas.com)**

