

Sunset Bluff Ranch

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

3719 FM 929 • Gatesville, TX

Call or Text 254.206.3635 with
code '921' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809

Your dreams are our goals...

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Property Information Overview

Acreage.....	528.56 +/- Acres
Location.....	3719 FM 929, Gatesville TX
Price.....	\$1,902,816 (\$3,600/Acre)
Utilities.....	City Water, Septic
School District.....	Gatesville ISD
Taxes.....	\$116 (with exemptions)
Soil.....	Eckrant Cobbly Silty Clay, Real-Rock outcrop complex, Doss-Real Complex, Eckrant-Rock outcrop complex
Minerals.....	Partially Owned, Negotiable
Trees.....	Live Oaks, Elms, Pecans, and Cedars
Water.....	1 Year Round Tank, 2 Seasonal Tanks
Topography.....	Varied, Level, Sloped
Wildlife.....	Whitetail Deer, Turkey, Dove
Distance from Waco.....	40 Miles
Distance from Temple.....	39 Miles
Distance from Austin.....	103 Miles
Distance from Houston.....	214 Miles
Distance from DFW.....	143 Miles
Special Features.....	Tree Cover on 70% of property, beautiful high vista views on the West side and good cattle grazing flat lands to the South and East. All Weather road across ranch from entrance to original homestead.

Directions: From Gatesville Wal-Mart: Take TX Hwy 36 towards Hamilton, Turn right onto CR 246/FM 929, Property will be on the left watch for signs and Sunset



Beautiful Hunting Property



All Weather Roads Across Property



Alluring Caves



Captivating Views From Every Angle



Fenced for Cattle



**Tree Cover
on 70% of Property**





**Ready to be your
getaway with a
campsite complete
with RV hookup**



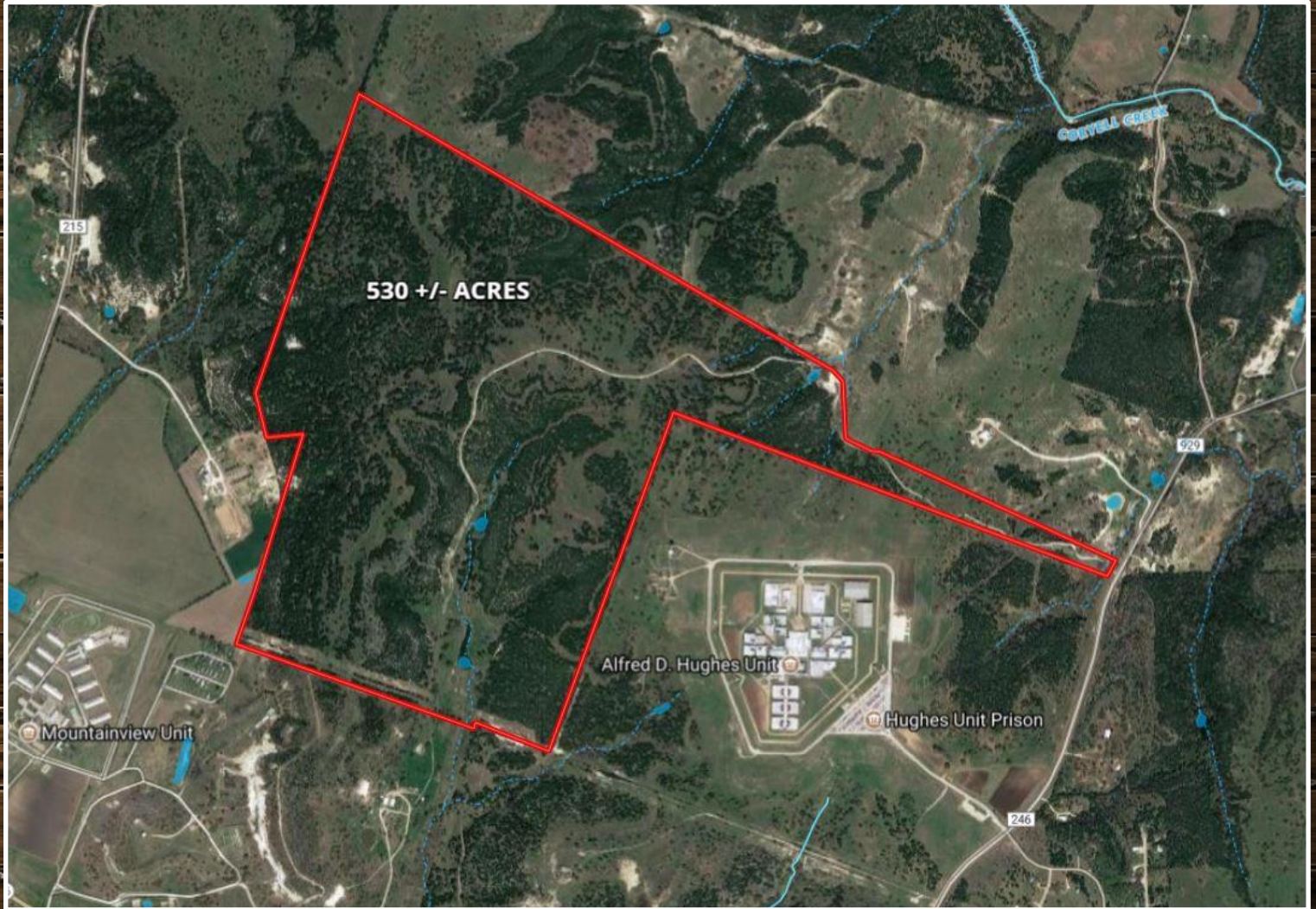
Stunning Vista Views



Two Seasonal Tanks and One All Season Tank

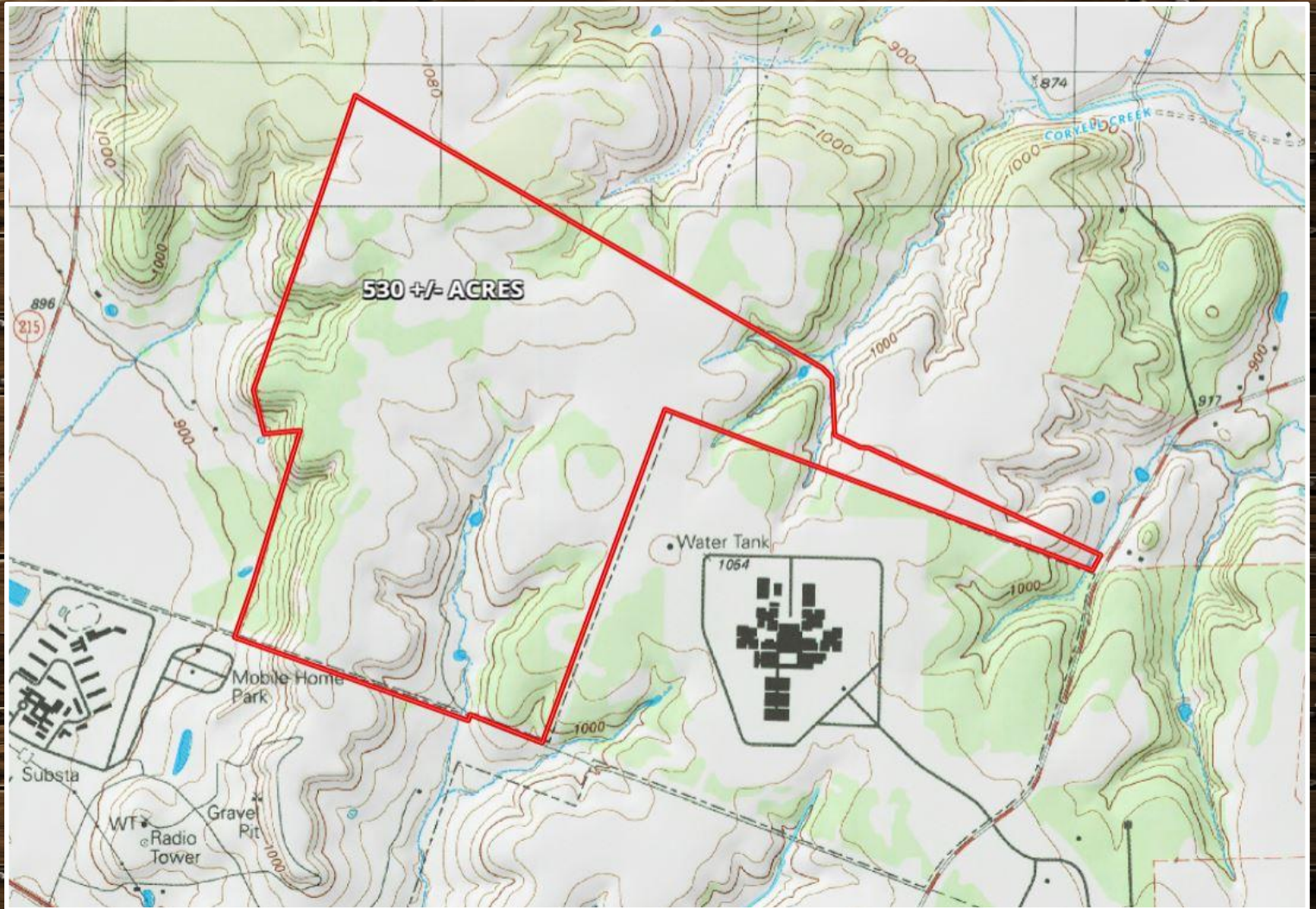


Aerial Map



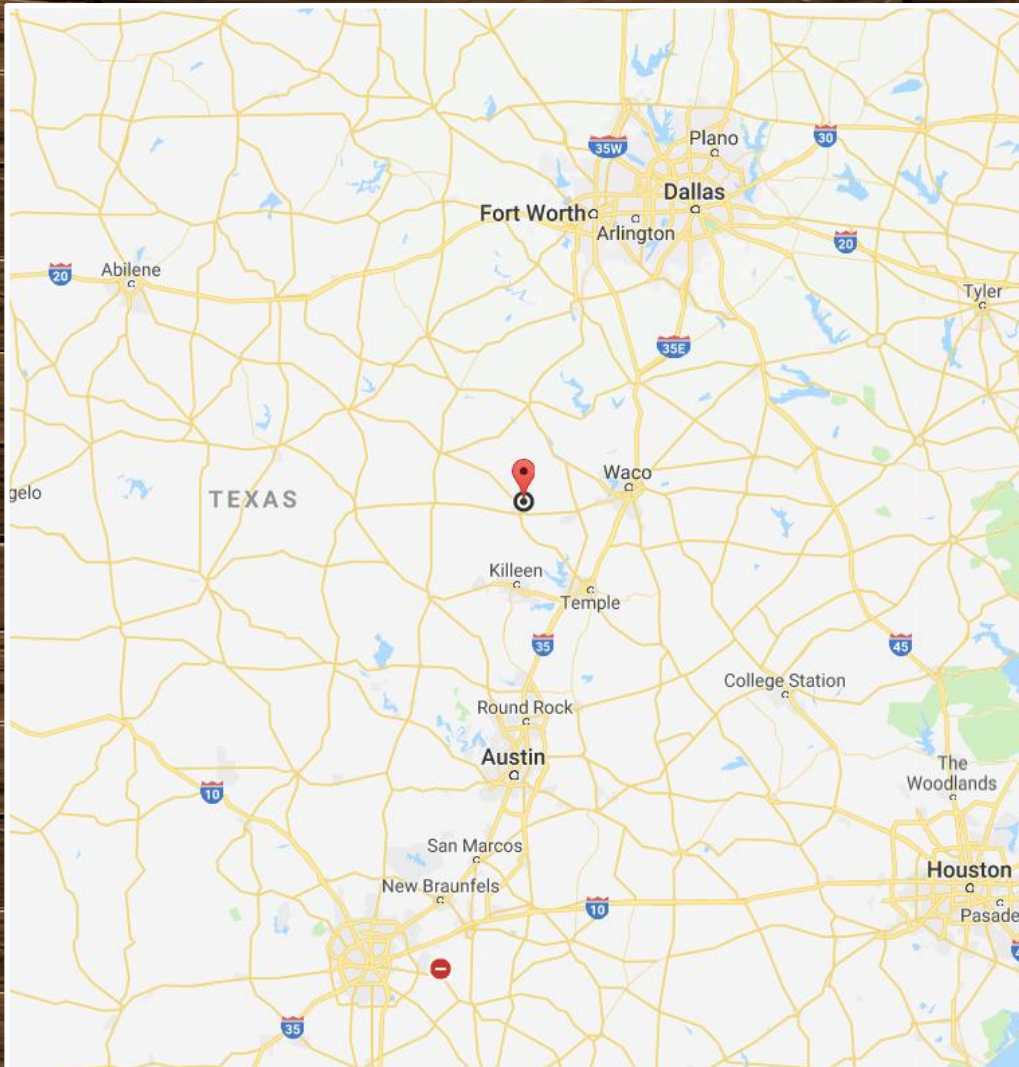
Boundary lines are an approximation and are not final.

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:**

31.49, -97.695

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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