



46.9 +/- Acres
on Hwy 36

TBD Hwy 36 • Jonesboro, TX

Call or Text 254.206.3635 with
code '907' 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



Great Property on Hwy 36 between Jonesboro and Hamilton. Property features nice sized tank and seasonal creek towards the back of the property. Most of the fencing is new and all the fencing is in good shape. The back portion of the property has nice tree cover and the front is open. Wildlife on the property includes deer, dove, and hogs. The amazing views and level topography would make this a great building site for a custom home. There is water and electricity adjacent to the property. The soil is composed of mostly silty clay loam and some gravelly clay loam and all minerals are available. There is approx. 1,030 feet of highway frontage.

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Property Information Overview

Acreage.....	47.99+/- Acres
Location.....	TBD Hwy 36, Jonesboro, TX
Price.....	\$158,000
Utilities.....	Co-op Water, Co-op Electric
School District.....	Jonesboro ISD
Taxes.....	TBD
Soil.....	Nuff Silty Clay Loam, Real gravelly clay loam, Krum silty Clay
Minerals.....	100% owned, negotiable
Trees.....	Mature Native Trees, Oak, Mesquite, Cedar
Topography.....	Level
Wildlife.....	White Tail Deer, Dove, Hogs
Distance from Waco.....	60 Miles
Distance from Temple.....	58 Miles
Distance from Austin.....	122 Miles
Distance from Houston.....	226 Miles
Distance from DFW.....	134 Miles
Special Features.....	Seasonal Tank, Great Building Site, Secluded Countryside



Directions: Property is located between Jonesboro and Hamilton on Hwy 36. Coming from Jonesboro/Gatesville the property will be on the right. Look for signs after you pass CR 414 on the left. Coming from Hamilton the property will be on the left, look for signs after you pass CR 412 on the right. GPS coordinates are 31.64881, - 97.98989

Seasonal Tank



Hunting



Good Fencing



Aerial Map



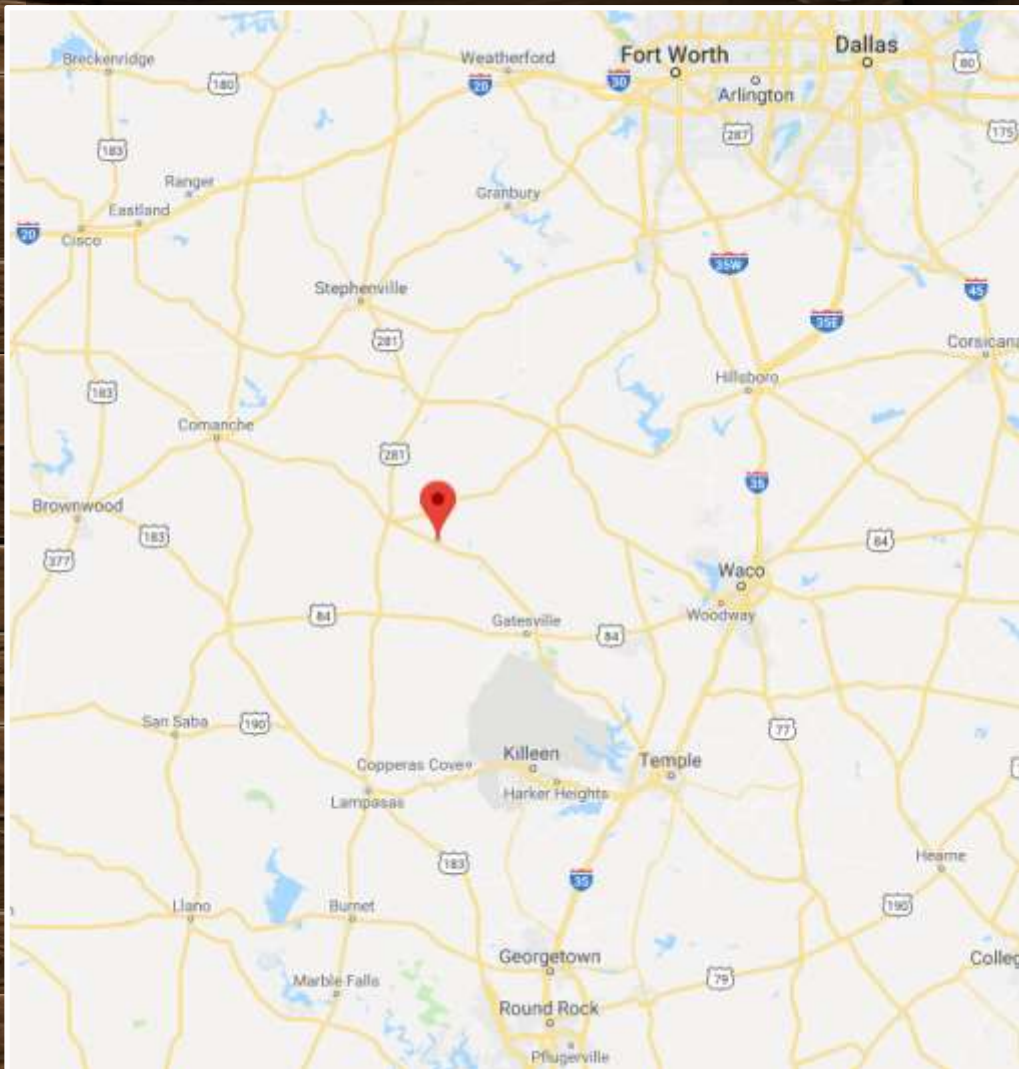
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD Hwy 36 • Jonesboro, TX 76538

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

31.64881m -97.98989

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

The Gore Selling Team

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