

# Moccasin Bend Acreage!

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

*Selling Texas a Little at a Time.*

5440 Moccasin Bend • Gatesville, TX

Call or Text 254.206.3635 with  
code '905' 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.....	11.115+/- Acres
Location.....	5440 Moccasin Bend, Gatesville
Price.....	\$100,035
Utilities.....	Water Meter in place
School District.....	Gatesville ISD
Taxes.....	TBD: Cut from al arger parcel
Soil.....	Cho Clay Loam & Nuff very stony silty clay loam
Minerals.....	TBD
Trees.....	Oak, Cedar, Native Trees
Topography.....	Level
Wildlife.....	Deer, Dove, Hog
Distance from Waco.....	47 Miles
Distance from Temple.....	45 Miles
Distance from Austin.....	109 Miles
Distance from Houston.....	219 Miles
Distance from DFW.....	137 Miles
Special Features.....	Outside city limits, excellent building site

**Directions:** From Highway 36 traveling towards Jonesboro/Hamilton, turn left on-to Moccasin Bend Rd. Follow Moccasin Bend Rd approx. 3 miles. The property will be on the left, watch for signs. GPS coordinates to the property are: 31.50432, - 97.80177













# Aerial Map



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



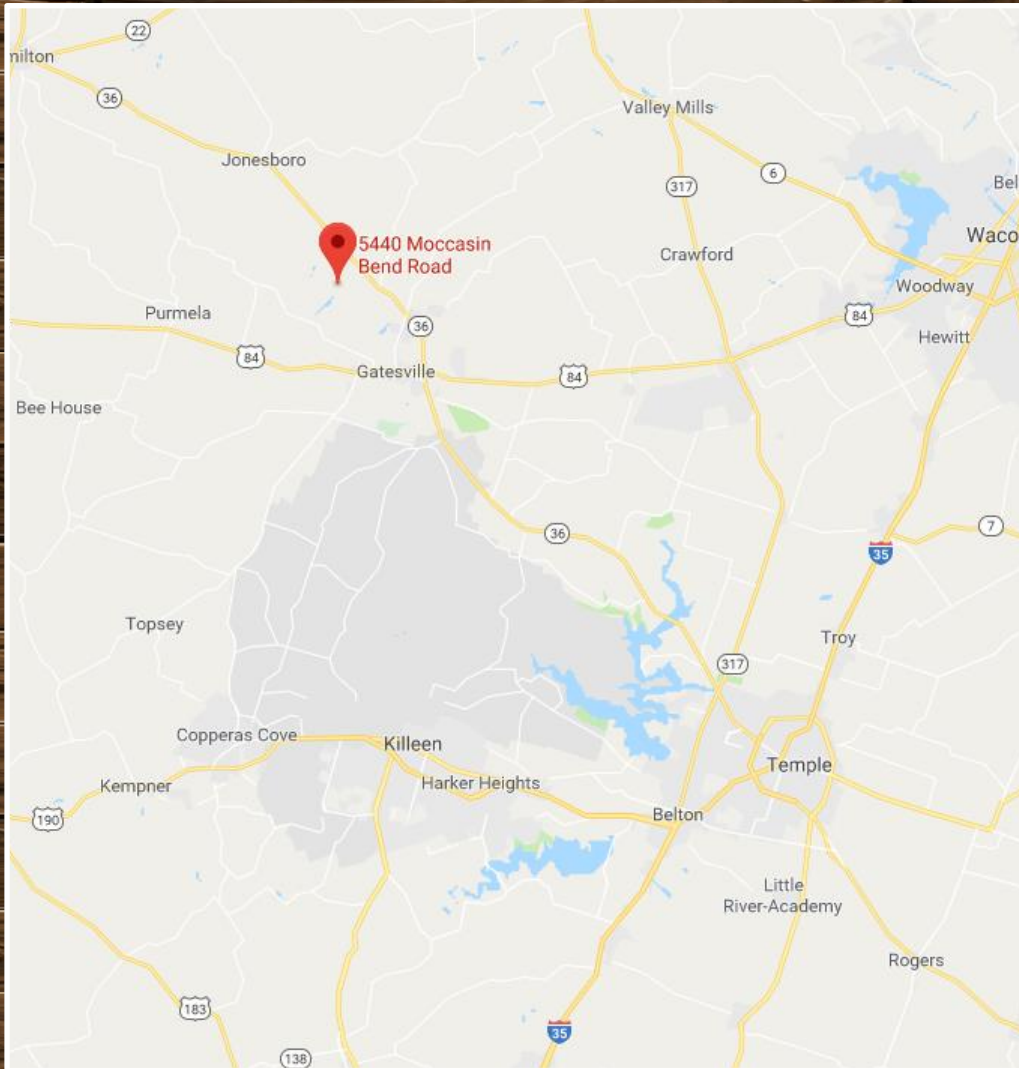
# Topography Map



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



# Location Map



**5440 Moccasin Bend • Gatesville, TX 76528**

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

**31.50432, -97.80177**

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





For more information on this listing, please contact:

**Kim Gore, Broker**

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