

Leon River Paradise



GORE

REAL ESTATE GROUP

Selling Texas a Little at a Time.

TBD FM 2412 • Gatesville, TX

Call or Text 254.206.3635 with
code '931' 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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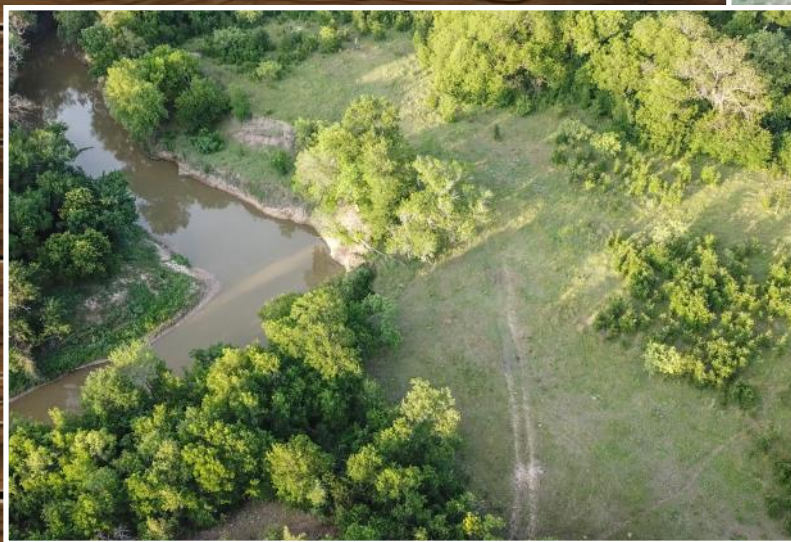
Property Information Overview

Acreage.....	26+/- Acres
Location.....	TBD FM 2412, Gatesville
Price.....	\$351,000
Utilities.....	Co-op Electric, Well Required
School District.....	Gatesville ISD
Taxes.....	TBD Cut from a larger parcel
Soil.....	Bosque Clay Loam, Lewisville Clay Loam, Doss Real Complex
Minerals.....	100% owned, negotiable
Trees.....	Live Oak, Pecan, Native Hardwoods, Cedar
Topography.....	Bottom Land, Varied, Level
Wildlife.....	Whitetail Deer, Hog, Dove, Fishing in Leon
Distance from Waco.....	43 Miles
Distance from Temple.....	41 Miles
Distance from Austin.....	110 Miles
Distance from Houston.....	220 Miles
Distance from DFW.....	151 Miles
Special Features.....	Approx. half a mile of Leon River Frontage and approx. a quarter mile of Blue Branch Creek

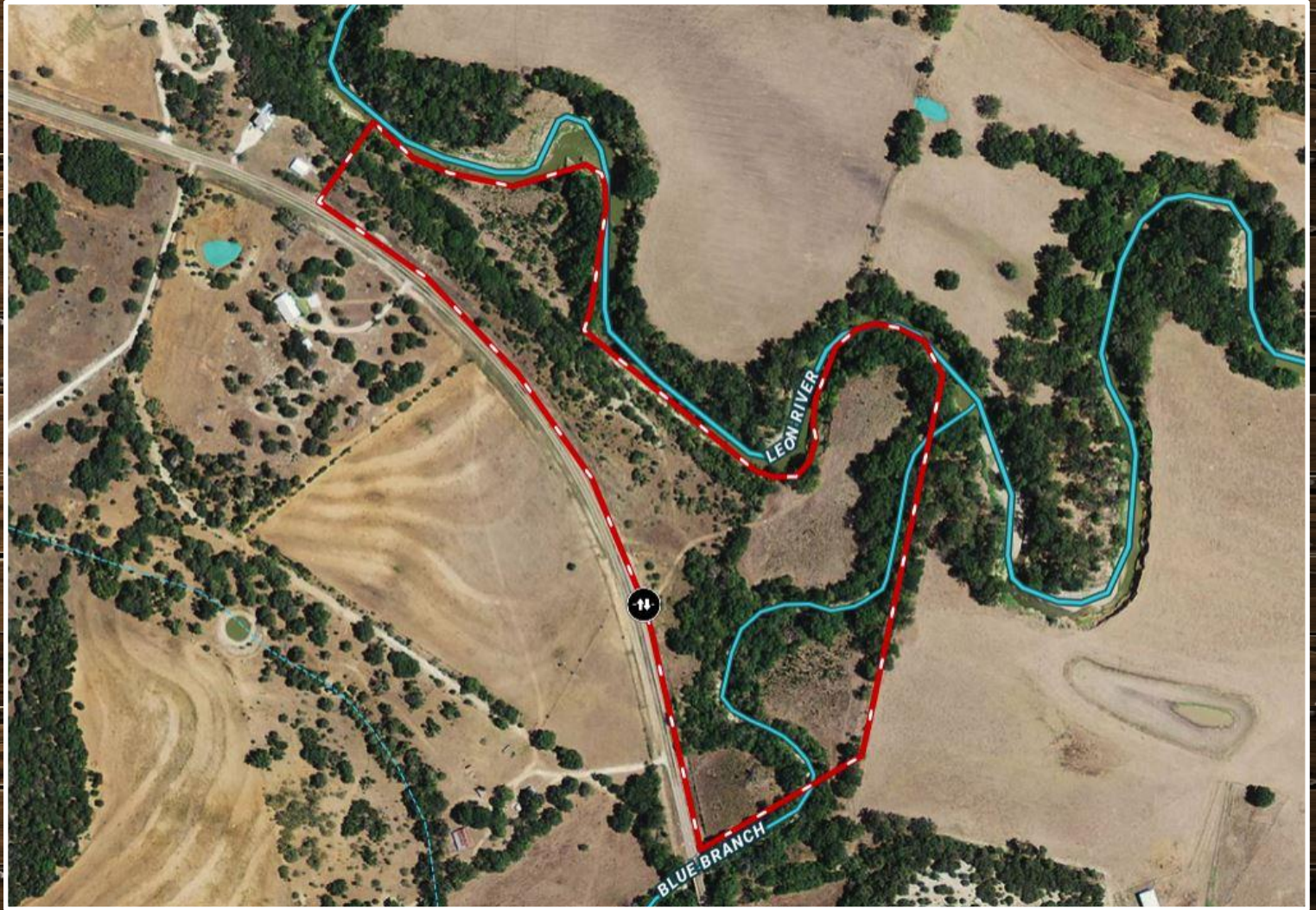
Directions: From Coryell County Courthouse in Gatesville: Head West on Hwy 84 (Main Street), turn right onto N Levita Rd (FM 2412), after approx. 4.5 miles the property will be on your right. Watch for signs. (GPS coordinates are 31.417, - 97.82)







Aerial Map



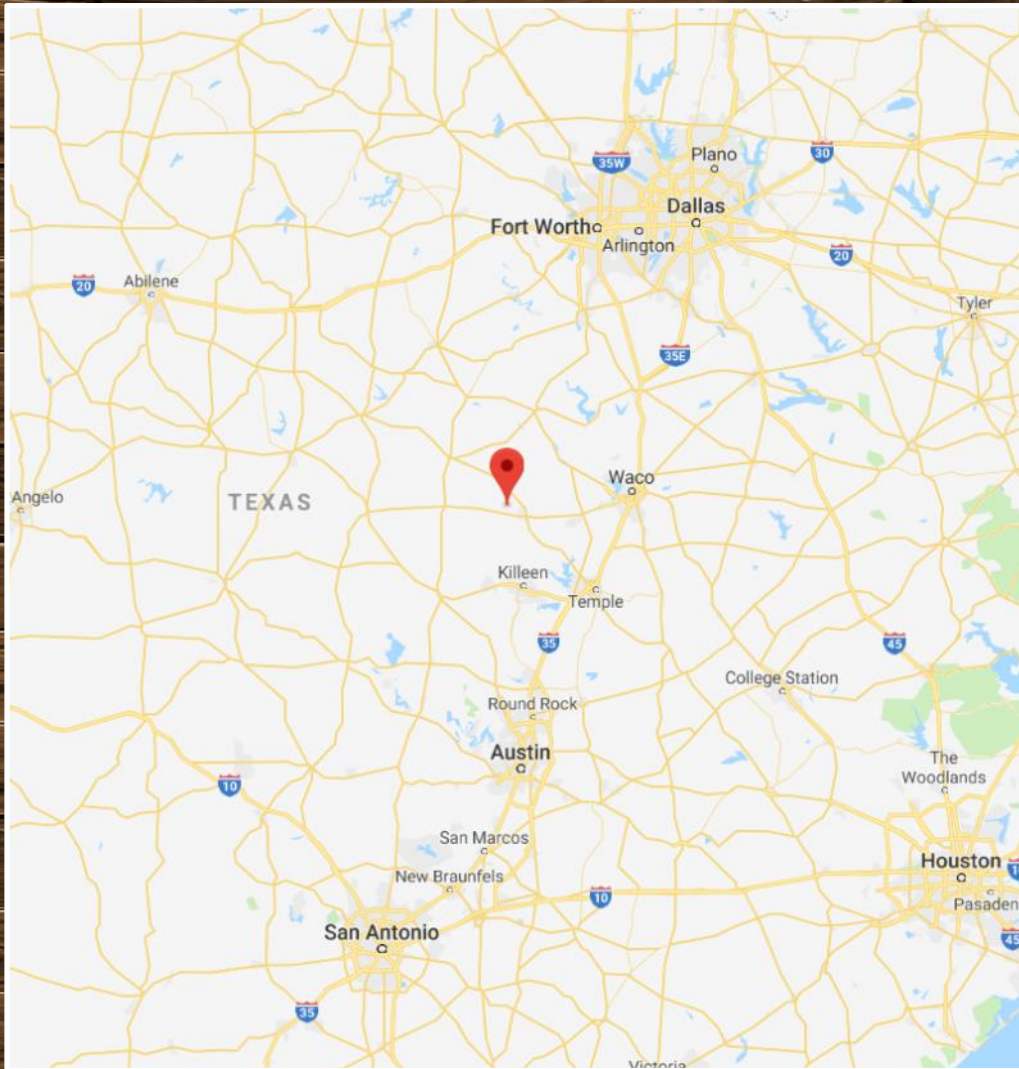
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD FM 2412 • Gatesville, TX 76528

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

31.471, -97.82

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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