

# 60 Acres on County Rd 225



**GORE**

**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

TBD CR 225 • Gatesville, TX

Call or Text 254.206.3635 with  
code '925' 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.....               | 60+/- Acres   |
| Location.....              | TBD County Rd 225, Gatesville                           |
| Price.....                 | \$216,000   |
| Utilities.....             | Co-Op Water Available                                   |
| School District.....       | Gatesville ISD  |
| Taxes.....                 | TBD— cut from a larger parcel                           |
| Soil.....                  | Silty Clay, Gravelly Clay Loam                          |
| Minerals.....              | Unknown, will convey what is of record                  |
| Trees.....                 | Hardwoods, Native Trees                                 |
| Topography.....            | Level   |
| Wildlife.....              | Deer, Hog, Dove   |
| Distance from Waco.....    | 40 Miles  |
| Distance from Temple.....  | 52 Miles  |
| Distance from Austin.....  | 117 Miles   |
| Distance from Houston..... | 224 Miles   |
| Distance from DFW.....     | 135 Miles   |
| Special Features.....      | Large Tank at back of property. More acreage available! |

**Directions:** From Gatesville Wal-Mart: Turn right onto TX-36 N towards Hamilton/Jonesboro for approx. 7 miles. Turn right onto FM 182 and follow for approx. 9.5 miles. Turn right onto FM 182/FM 217 E for 1.2 miles, turn right onto FM 217 E for 1.4 miles. Property will be on left, watch for signs.



**Large Tank at back  
of property**



**Hunting Opportunity**



**Seasonal Creek**



**Great Tree Cover**

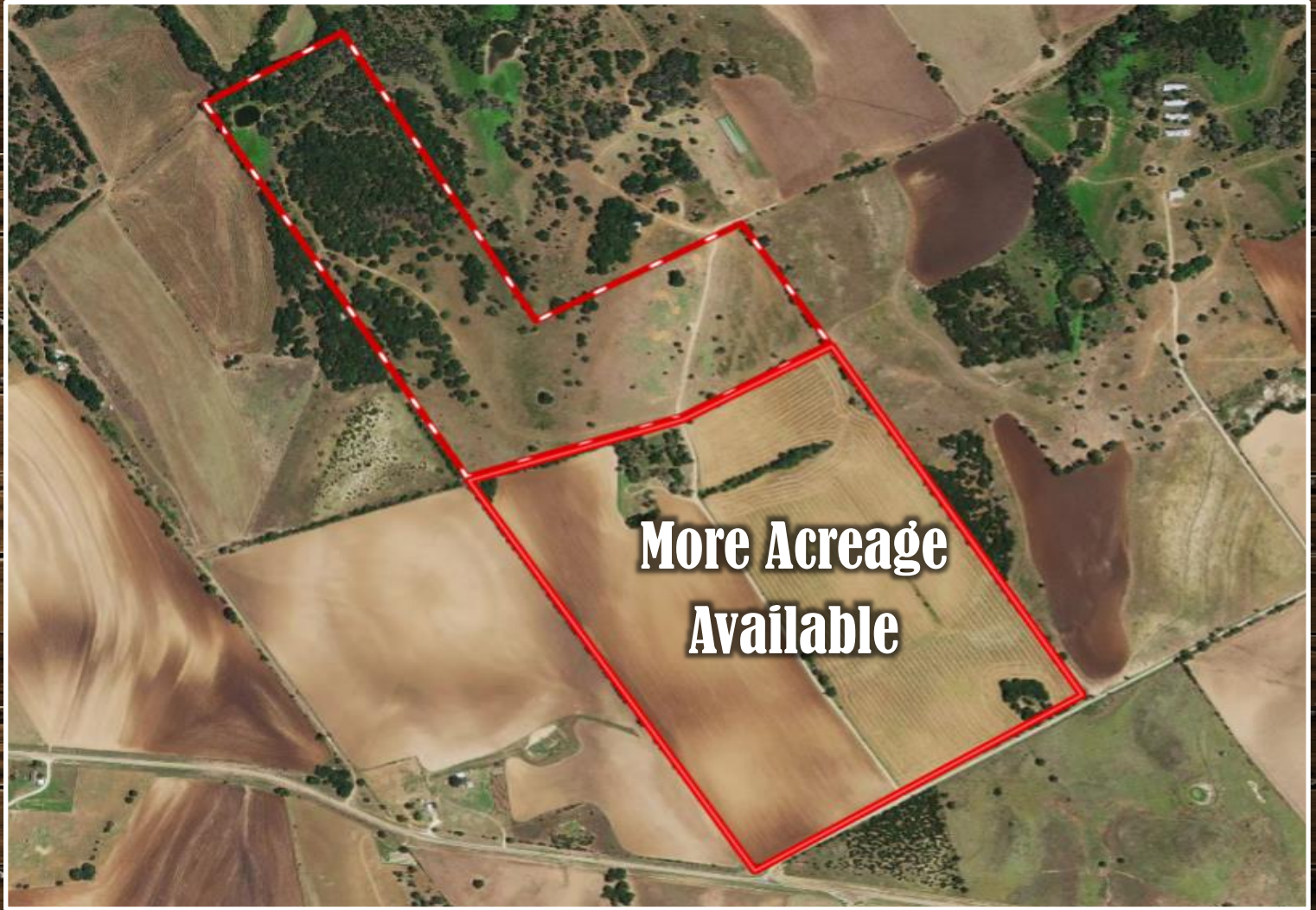


# Aerial Map



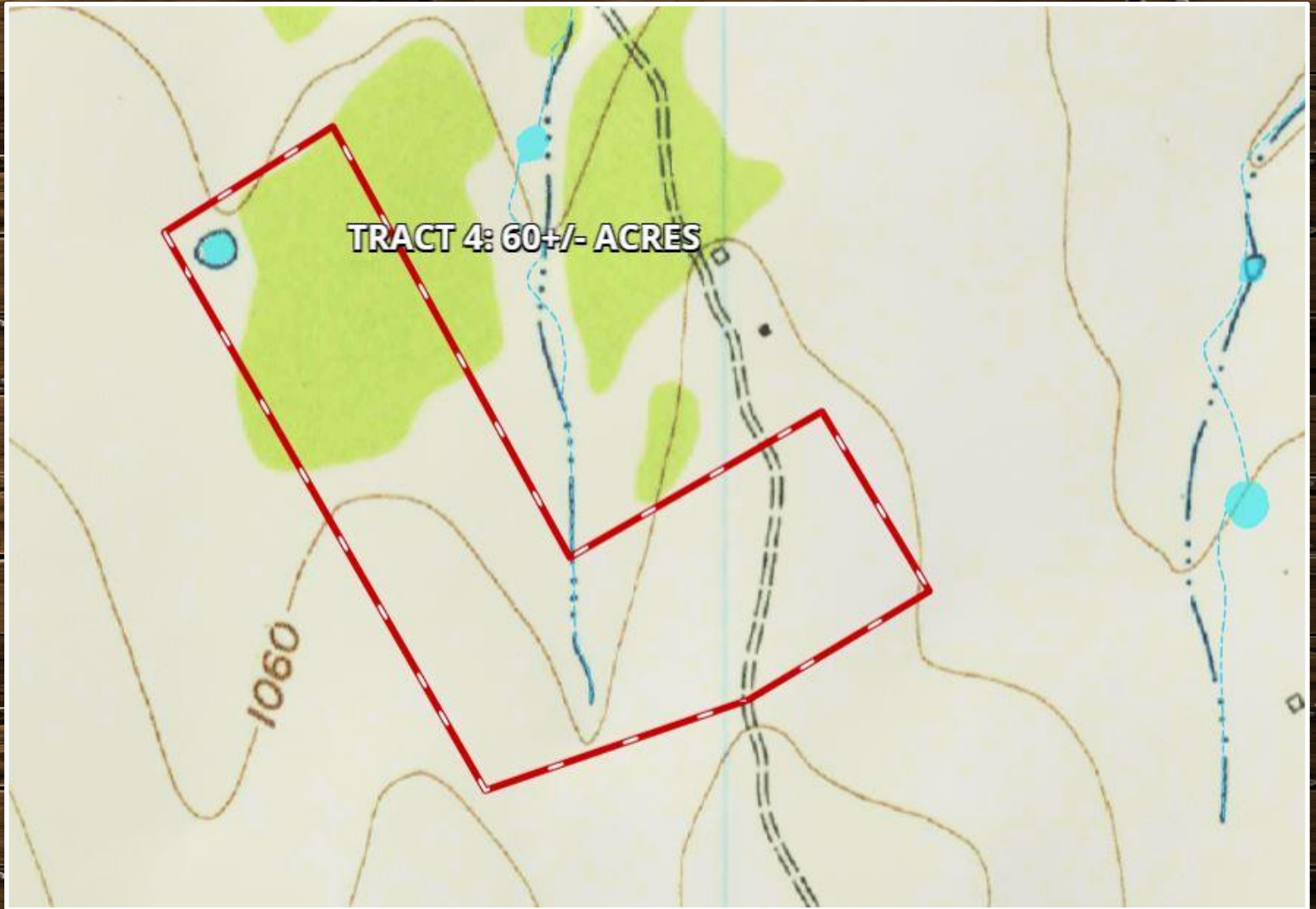
**Boundary lines are an approximation and are not final.**

# More Acreage Available



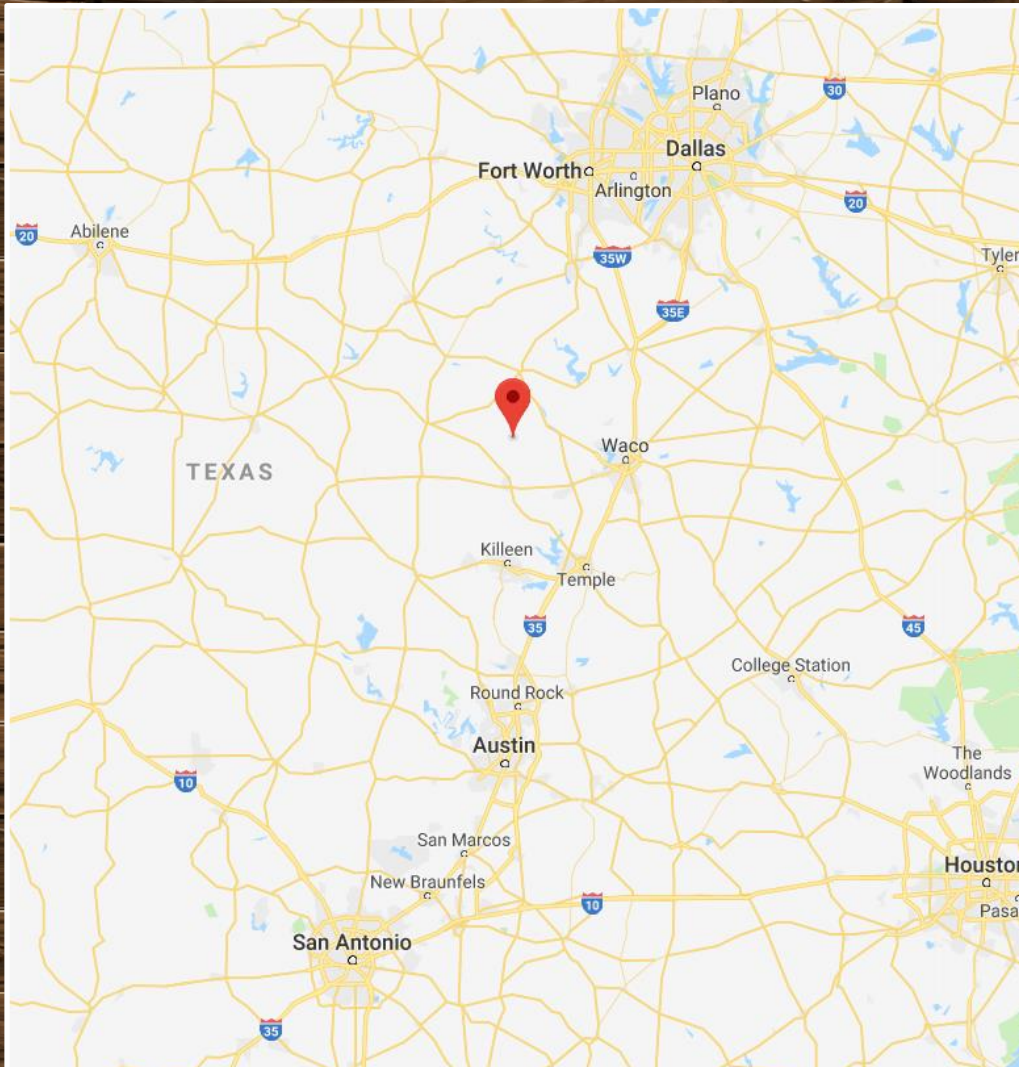
**Boundary lines are an approximation and are not final.**

# Topography Map



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

# Location Map

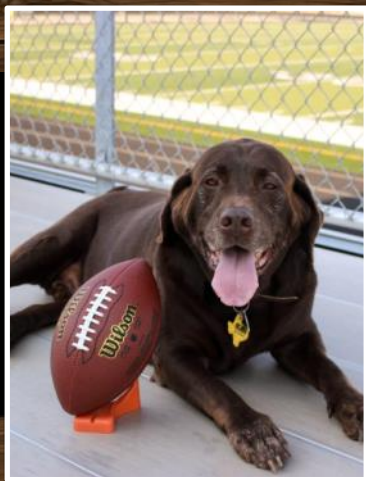


**TBD County Rd 225 • Gatesville, TX 76528**

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

**31.62902, -97.70249**

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



For more information on this listing, please contact:

## The Gore Selling Team

Kim Gore, Broker

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[info@goregrouptexas.com](mailto:info@goregrouptexas.com)

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