

The Smith Family ranch sits at the Gateway to Hill Country in Gatesville, Texas. The Smith family has been enjoying this 198 acre recreational ranch for over 70 years.

WHAT YOU'LL LOVE ABOUT THIS PROPERTY

Distance to Major Cities:

Waco- 40 minutes
Austin – 1.5 hours
Dallas – 2.5 hours
Houston – 3.5 hours

Hunting and Wildlife:

Deer, Hogs, Turkey, Fox

Water Features:

Wet weather creek fed from the desirable Cow house Creek.
There is a tank that needs work and is not holding water.

Improvements:

Covered RV Parking for Multiple RV's, Water Meter and Electric, RV hook-ups, Good Perimeter fencing that will hold cattle.

Land:

The Smith Family Ranch is located in Coryell County. It is a combination of the traditional Hill Country topography and some of the rolling grasslands covered with oaks. This ranch is about 20% open and 80% covered tree cover consists of large mature oaks, cedar, elm, hackberry. The owners have cut plenty of trails throughout the property so you can easily get around on atvs. The terrain is varied and has some elevation changes close to 1,000 feet that lend to some amazing views. The ranch neighbors consist of larger tracts

Wells:

None

Roads and Access:

The property is accessed via a gate entry off of Paved County Road 142.
There are good interior roads through the property
Owners just had more roads cleared through the thick tree cover for atv access around the property

Utilities:

Electric on property – Hamilton County Electric Co-op

Water Meter on property – Multi-County Water

Easements:

Pipeline, Electric, Water

Current Taxes and Exemptions:

Ag Exempt – Native Grass

Annual Taxes - \$370.00

Notable Information:

Blinds and feeders currently on property will all convey.

Acreage size of Neighboring landowners:

NW Neighbor – 122 + acres

NE Neighbor – 100+ acres

SE Neighbor – 275 + acres

SW Neighbor – 370 + acres

Agent to Agent Remarks:

Please Keep all gates Shut at all times, neighbor is building fence and has cattle and horses on his property. Sellers purchased front section off of CR 142 in order to provide road access to the property. The water meter at the second gate entrance conveys with the property. The water meter at the 1st gate is being moved back on the neighbor's property that they purchased the land from.

You will need a Polaris or atv to show all points of the property.