



GORE
REAL ESTATE GROUP

Private 25 Acres

TBD CR 385 • Gatesville, TX

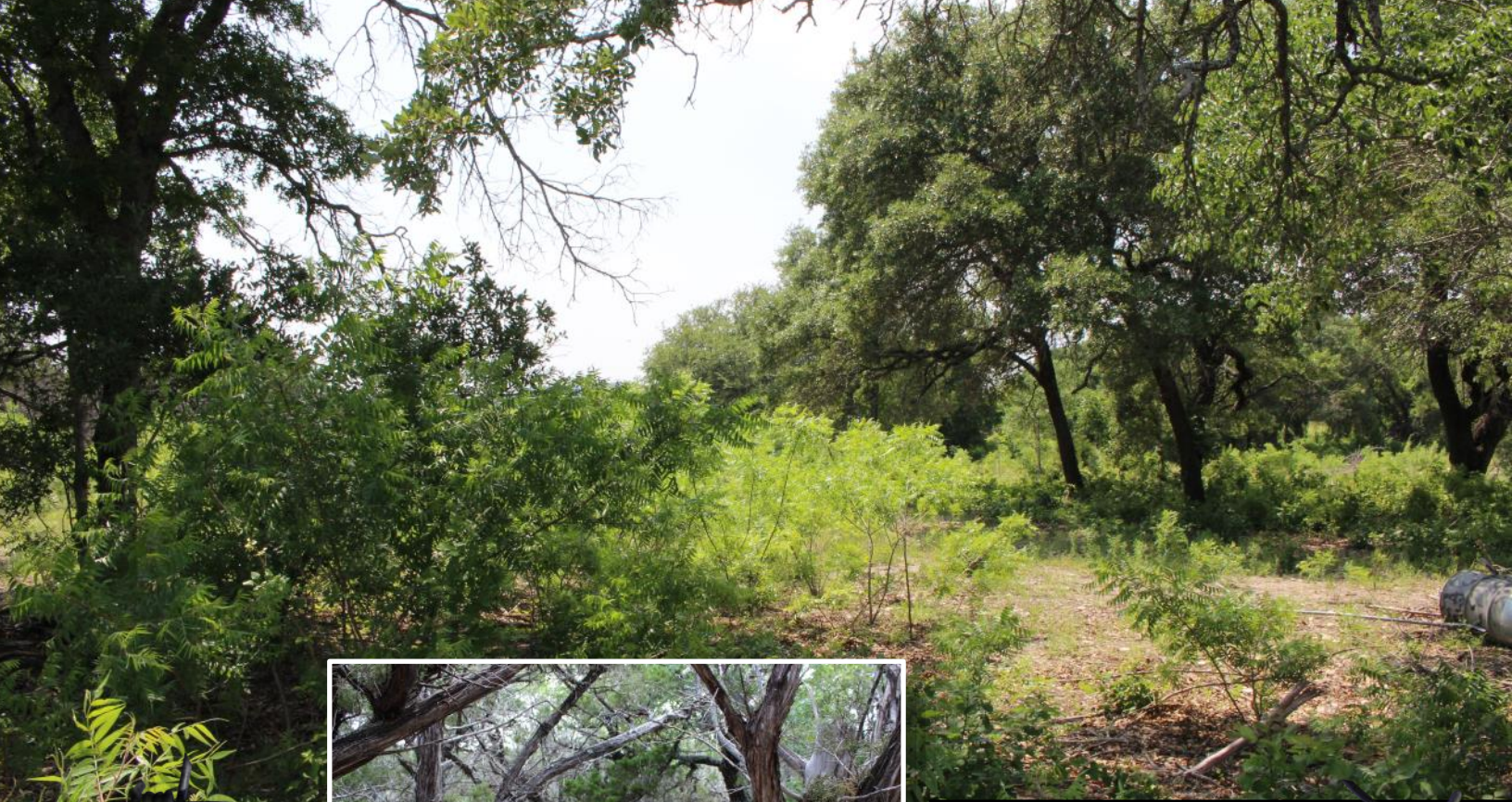
**Call or Text 254.206.3635 with
code '6010' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This 25 acre tract has great privacy and would make a perfect building site for your dream home or weekend getaway cabin. The seller had planned to build a home on the property so there is already a brand new septic system and water line in place. The property has a variety of elevation changes with incredible views along with enough pasture to run a few livestock. The land has good tree cover with combination of hardwoods, cedar, and native trees. It is fenced on three sides. The location is perfectly located with easy access to Highway 36. The property was divided amongst family so there is a deeded easement to this 25 acre tract. Call to schedule a showing today.

Your dreams are our goals...



Property Information Overview

| | |
|----------------------------|---|
| Acreage..... | 25 Acres |
| Location..... | TBD CR 385, Gatesville, TX |
| Price..... | \$125,000 |
| Highest and Best Use..... | Residential, Livestock, Recreational |
| Soil..... | Doss-Real Complex, Rocky |
| Minerals..... | Retained |
| Trees..... | Hardwoods, Cedar, and Native Trees |
| Topography..... | Varied |
| Wildlife..... | Deer, Dove, Turkey |
| Utilities..... | Co-op Water, Electric Available |
| School District..... | Gatesville ISD |
| Taxes..... | \$41 |
| Distance from Waco..... | 39 Miles |
| Distance from Temple..... | 28 Miles |
| Distance from Austin..... | 92 Miles |
| Distance from Houston..... | 204 Miles |
| Distance from DFW..... | 158 Miles |
| Special Features..... | Brand New Septic System, Water Line to Property |



Private 25 Acres



Perfect Building Site

**Complete with Brand
New Septic &
Water Line**



Incredible Views



**Easement for Access
to Property**



Fenced on 3 Sides



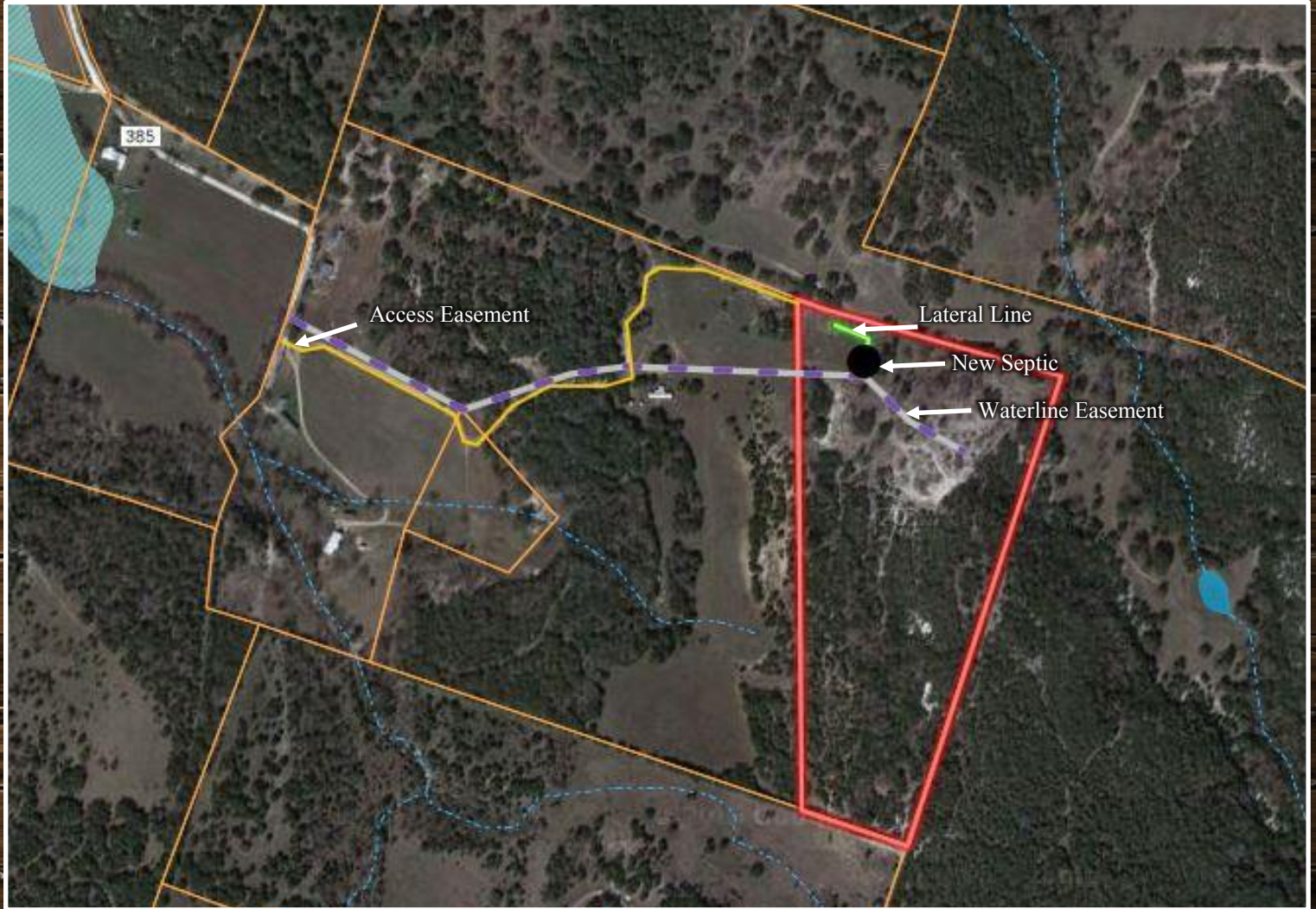
**Good Tree Cover:
Hardwoods, Cedar &
Native trees**



Pasture for Livestock

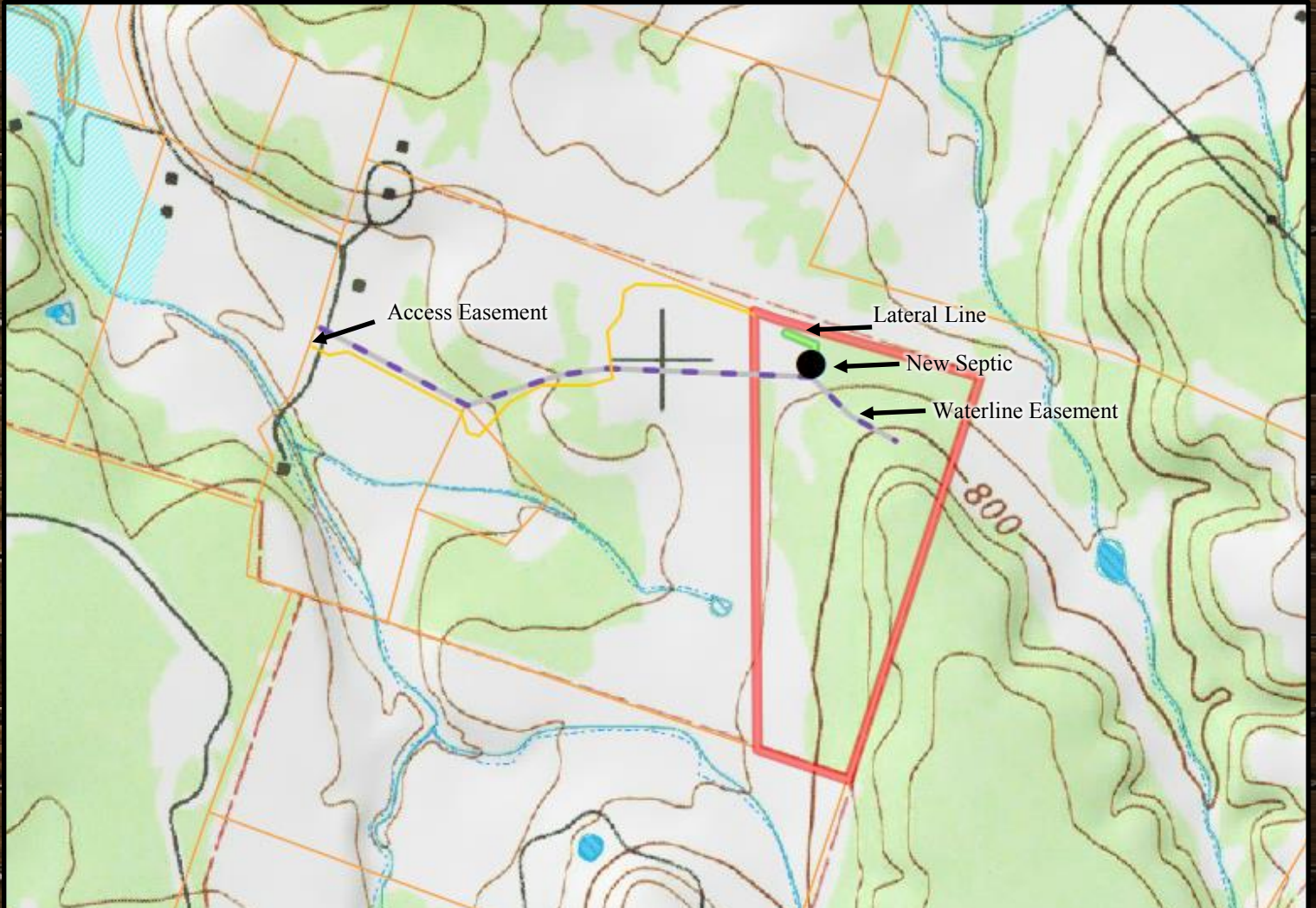


Aerial Map



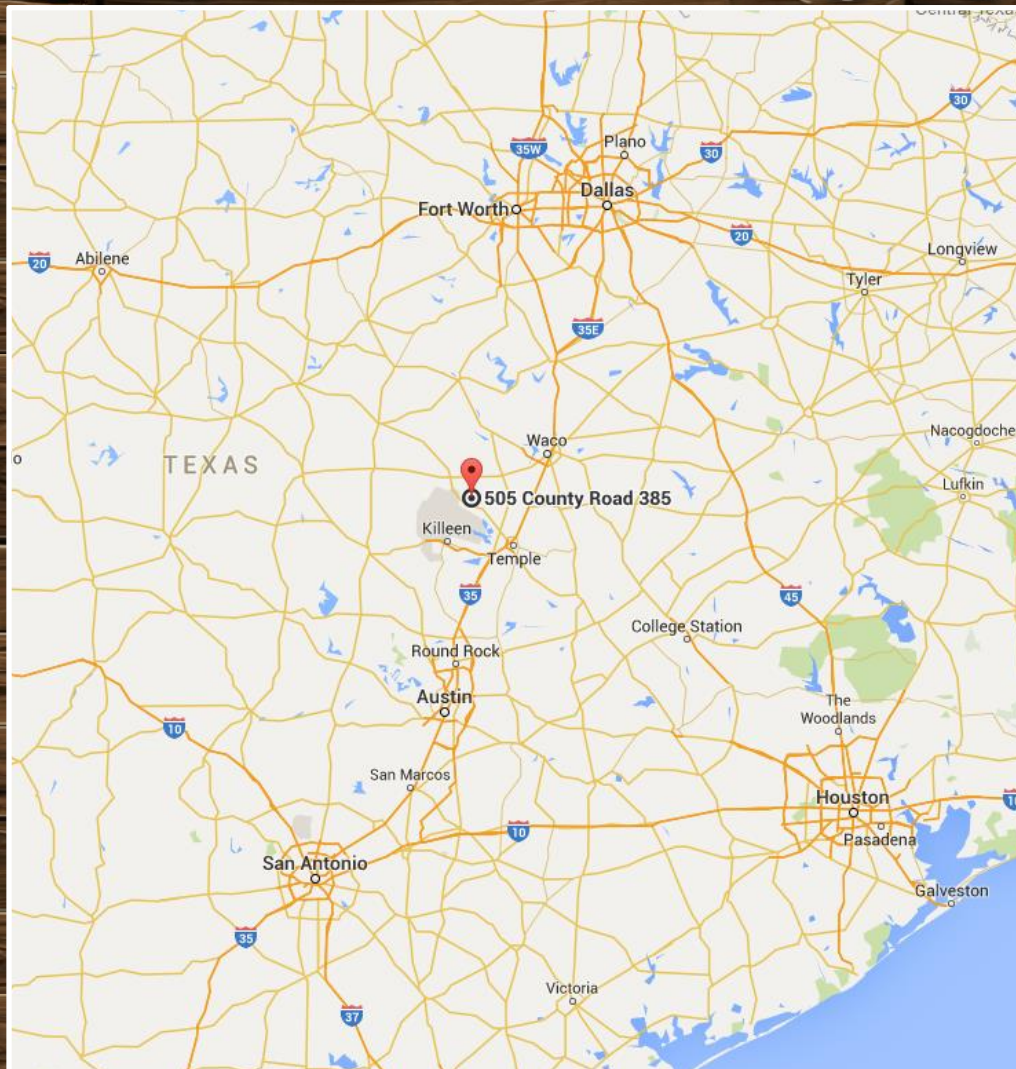
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 385• Gatesville, TX 76528

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

31.333648, -97.588071

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

Cell: 254.206.0915

kim@goregrouptexas.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

2424 E. Main St. • Gatesville, TX 76528

254.248.0809

GoreGroupTexas.com

