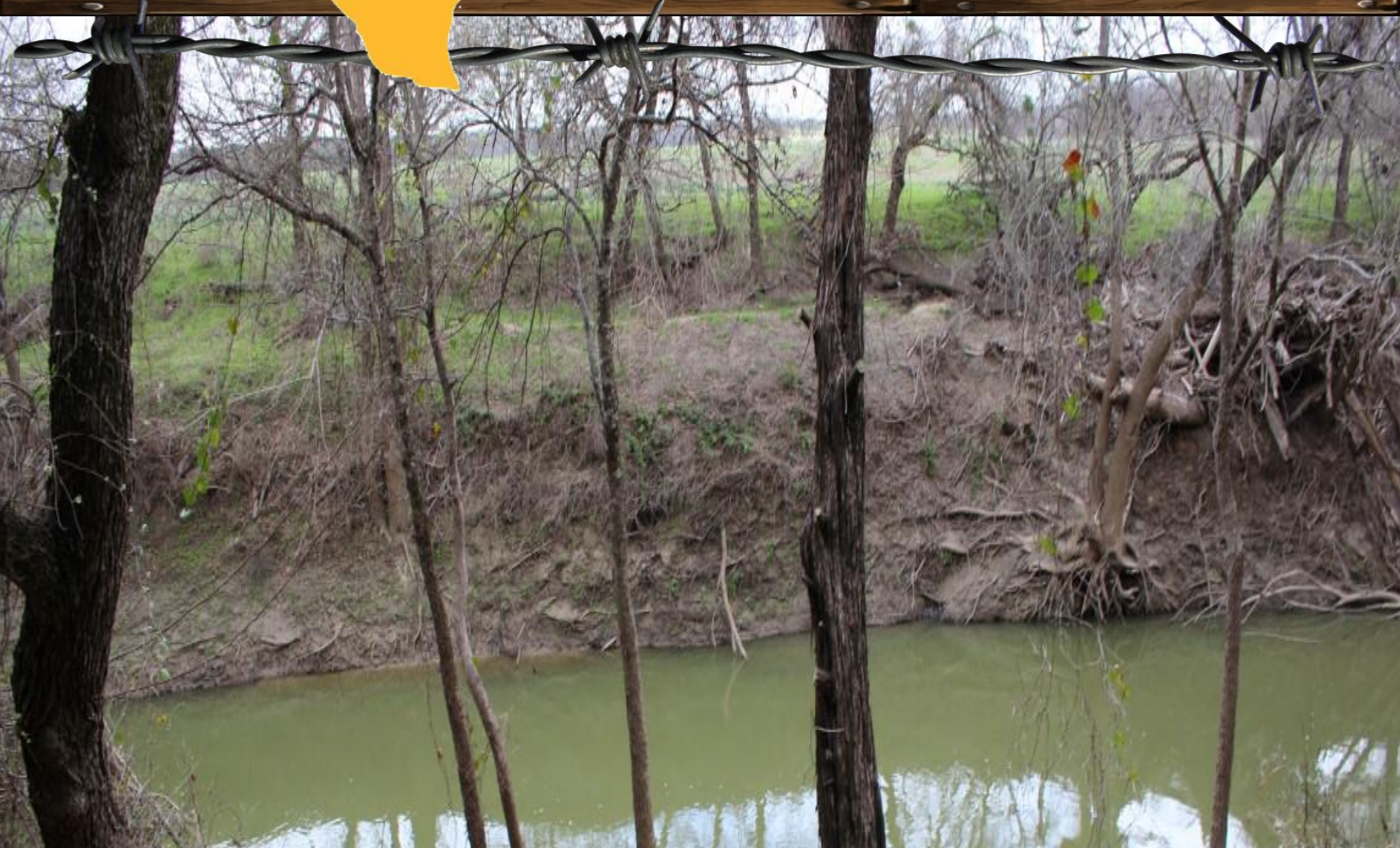


27 Acres on Leon River

GORE
REAL ESTATE GROUP

TBD Moccasin Bend Rd • Gatesville, TX

Call or Text 254.206.3635 with
code '6007' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Rare find in Coryell County! It is not often you will find a 27 acre tract complete with Leon River Frontage, two nice tanks and rolling and varied topography. The Wildlife are abundant including deer, dove, turkey, and hogs. 1100 Feet of Paved Road Access with water and electric available. Generous amount of mature hardwoods as well as native trees along with open pasture to have horses or graze cattle. This property is located just outside the city limits and is convenient to local shopping and restaurants. There are numerous building sites to put your dream home or weekend getaway. Amazing views and beautiful scenery like this don't come on the market often, call to see this unique property today!

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Property Information Overview

Acreage.....	27.71 Acres
Location.....	TBD Moccasin Bend Rd, Gatesville TX
Price.....	\$250,000
Highest and Best Use.....	Agriculture, Hunting/Fishing, Residential
Surface Water.....	2 Tanks, Leon River Frontage
Soil.....	Clay, Rocky/Shale, Sandy Loam
Minerals.....	Undetermined
Trees.....	Mature Hardwoods, Native Trees
Topography.....	Level, Rolling, Varied Terrain
Wildlife.....	Deer, Dove, Turkey, & Hogs
Utilities.....	Co-op Water, Overhead Utilities
School District.....	Gatesville ISD
Taxes.....	\$35 with exemptions
Distance from Waco.....	43 Miles
Distance from Temple.....	41 Miles
Distance from Austin.....	98 Miles
Distance from Houston.....	215 Miles
Distance from DFW.....	140 Miles
Special Features.....	Numerous building sites, amazing views, 175 feet of Leon River Frontage

Directions: From Wal-Mart, turn right onto TX 36 N for 8.3 miles, turn left onto Moccasin Bend Rd, property is on the right.



175 Feet of Leon River Frontage



Two Nice Tanks



Open Pasture



Outside the City Limits



**Numerous Building
Sites for Your
Dream Home**



**Also Perfect for a
Weekend Getaway**





Abundant Wildlife
Deer, Dove, Turkey, and Hogs



Aerial Map



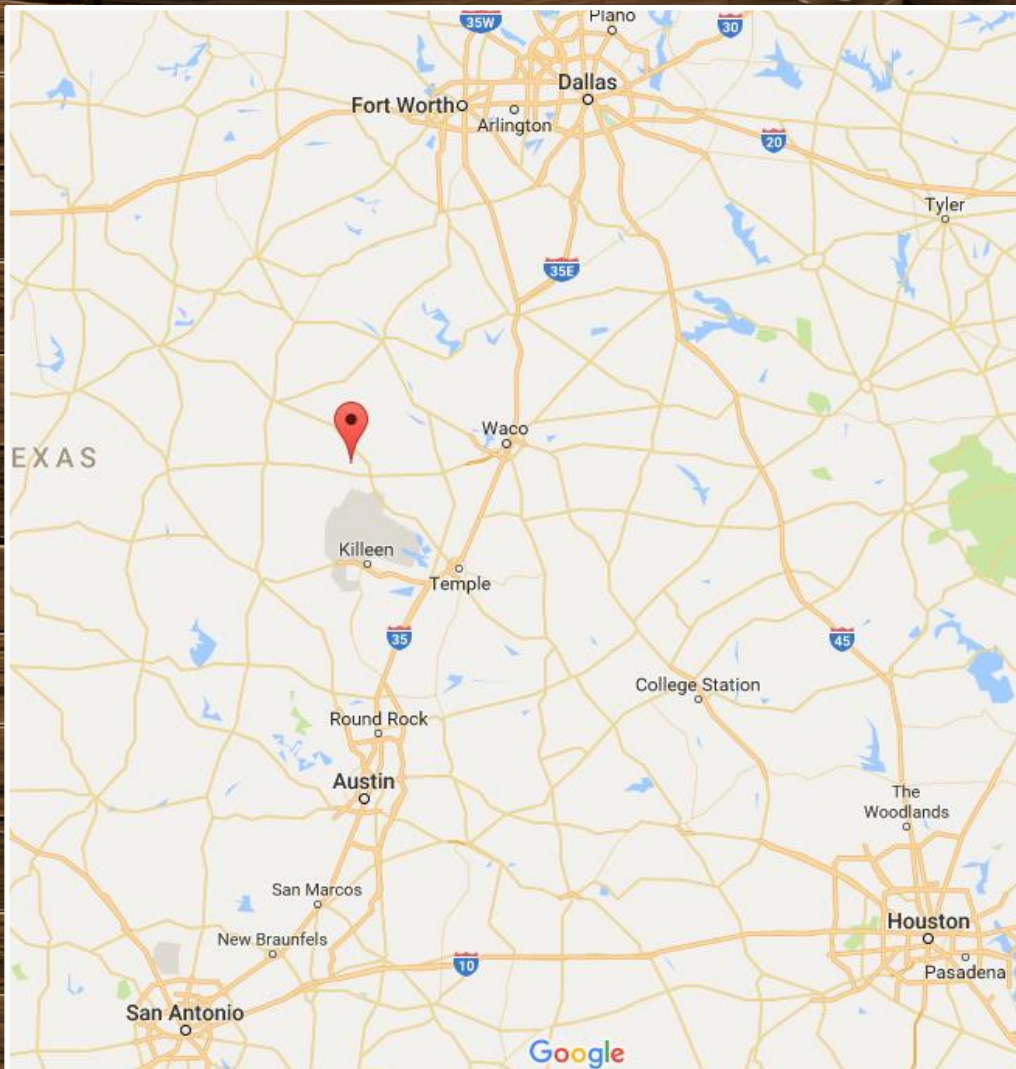
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD Moccasin Bend Rd. • Gatesville, TX 76528

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

31.504516, -97.802529

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

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