

Peaceful Country Living



GORE

REAL ESTATE GROUP

Selling Texas a Little at a Time.

TBD CR 306 • Jonesboro, TX

Call or Text 254.206.3635 with
code '6006' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Peaceful country living awaits you on this 138 acres located outside Jonesboro. Two sides of good fencing, natural spring runs across the property. There is one stock tank and a nice building site with open valley views. Recently sprigged with coastal. The property is mostly open with some hard woods, would be excellent for grazing. Owner Financing available, call office for terms. Property has 3/4 miles of road frontage on CR 306 and .3 miles of frontage on FM 1602.

Your dreams are our goals...

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Property Information Overview

Acreage.....	138.02 Acres
Location.....	TBD CR 306, Jonesboro, TX
Price.....	\$341,550
Highest and Best Use.....	Agriculture, Grazing, Huntin
Surface Water.....	1 stock tank, natural spring
Soil.....	Brackett Maloterre complex, Nuff Silty Clay Loam, Gravelly Clay Loam
Minerals.....	TBD
Trees.....	Native Trees
Topography.....	Level
Wildlife.....	Deer, Dove, Hogs
Utilities.....	Outside City Limits
School District.....	Jonesboro ISD
Taxes.....	\$1,790.69
Distance from Waco.....	60.5 Miles
Distance from Temple.....	58.6 Miles
Distance from Austin.....	123 Miles
Distance from Houston.....	233 Miles
Distance from DFW.....	122 Miles
Special Features.....	Currently sprigged with coastal



Directions: From Gatesville Wal-Mart: travel north on Hwy 36 to Jonesboro. Turn right onto FM 1602 for approx. 6.5 miles. Property is on the left. Look for signs.

Stock Tank



Spring Runs Through Property



Nice Building Sites



Open Views



Hardwood Trees



Perfect for Grazing





Currently Sprigged with Coastal

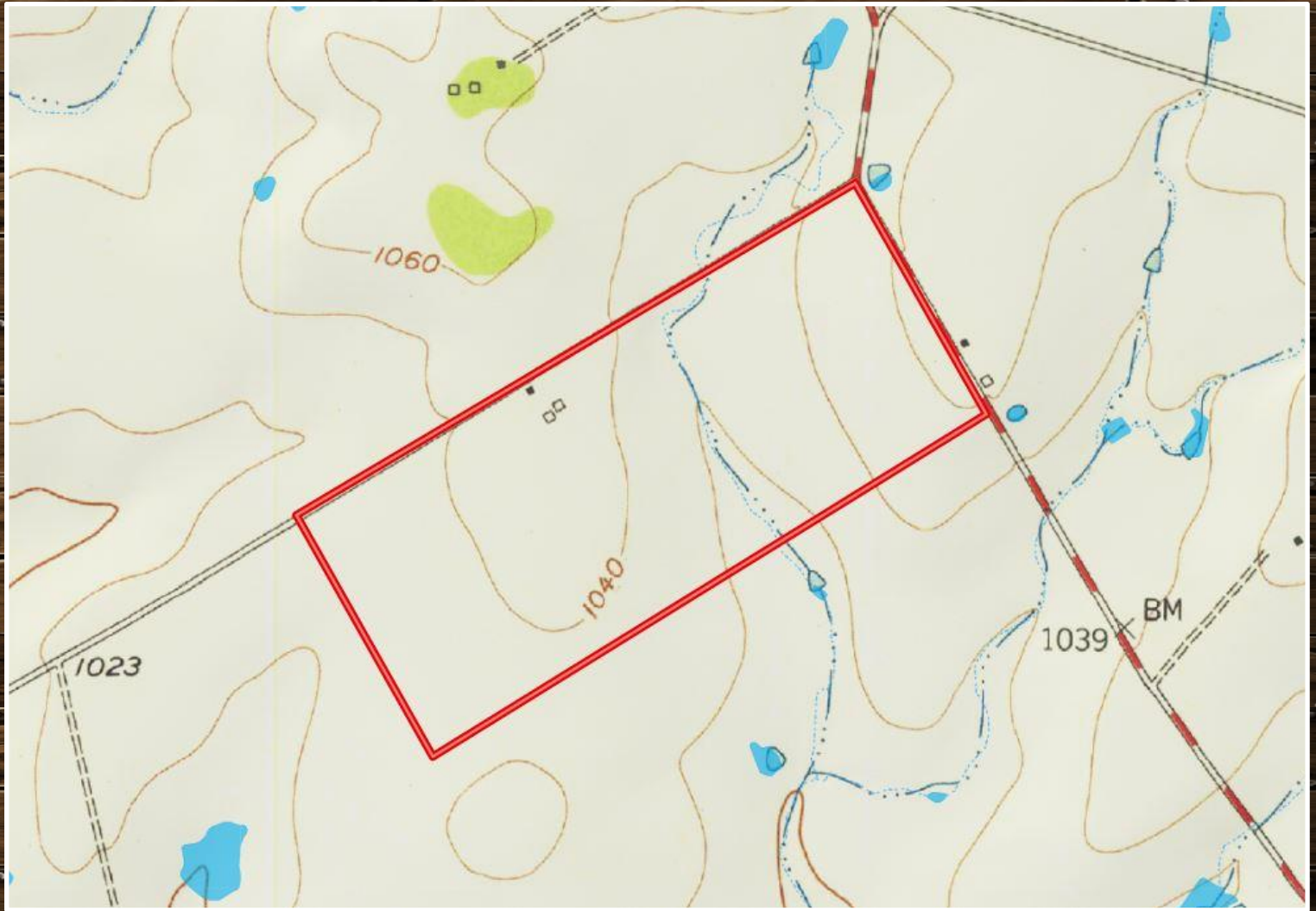


Aerial Map



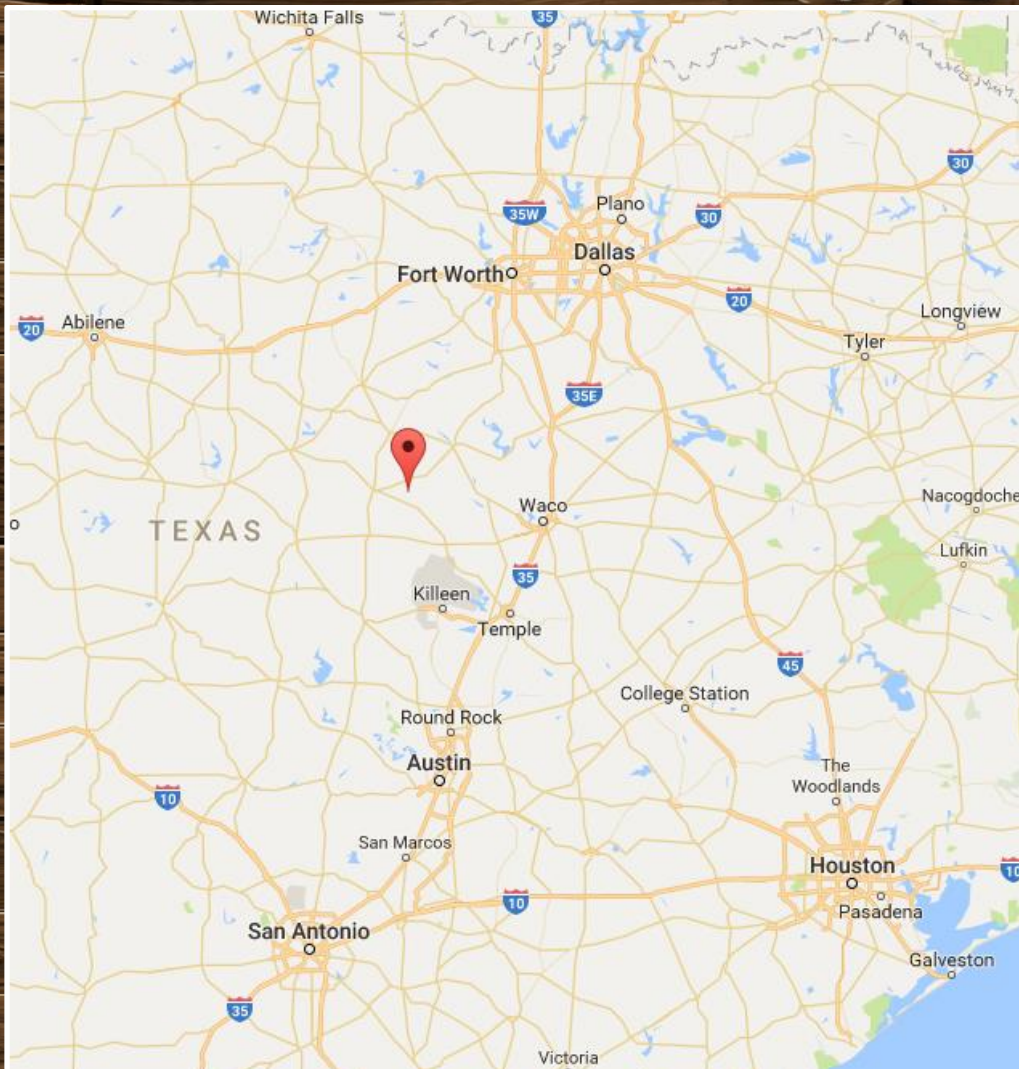
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 306 • Jonesboro, TX 76528

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

31.69723, -97.9096

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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