



Selling Texas a Little at a Time.

Southern Living on the Leon River

335 St. School Rd • Gatesville, TX

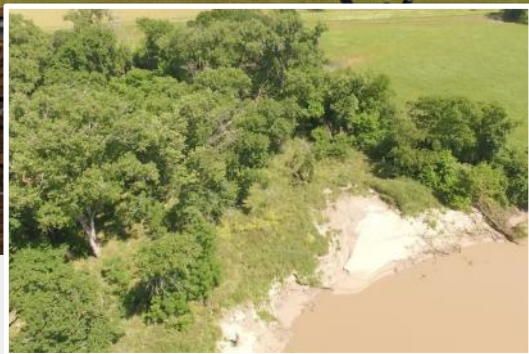
Call or Text 254.206.3635 with
code '6007' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Enjoy the convenience of being minutes from town but surrounded by country living. As you walk up your front sidewalk, enjoy the southern charm of this 4 bedroom rock home sitting on 94 acres. As you enter the front door, you will walk into an open and spacious living room with picturesque views from the numerous windows and sliding glass doors. Look over your beautiful green pasture that leads down to the Leon River. The 100 year old pecan trees give the entire area a park like setting, and the sandy beach of the river is the perfect place to cast a line and fish for a while. The beautiful rock fireplace with propane logs is the focal point of the living area and with the option to convey to a wood burning stove. The flooring is a beautiful wood and the custom built in cabinets and shelving complete the living area. There is a small Private Office that was converted to a gun and armory room. As you walk to the left of the home, you will find two large bedrooms with built in desks and large closets. The bedrooms share a bathroom with double vanities and separate shower and toilet room. The large master on suite has beautiful picturesque windows that open to the back porch. The large bathtub could not be more relaxing as you soak and watch the birds. His and hers closets provide ample storage along with the additional built in cabinets and the master bath with his and hers vanities and a separate shower. Enjoy entertaining your guests with a wet bar and pub area directly off the living area. The large kitchen is the perfect setting for family gatherings. The large middle island features a drop in cook top. The double oven and granite countertops ensure that you have plenty of space to prepare memorable meals. The kitchen doors open up to the covered back yard patio porch, which is perfect for grilling. Gather the family for meals in the formal dining room off of the kitchen. There is a large bonus room that could be used as the 4th bedroom, a game room, or an extra large office. The garage has been enclosed and is currently being used as a game room. In the evening you can enjoy bonfires while looking out across the serene view of the river bottom land. Spend time walking through the woods as you walk to your stocked tank to fish. Cool off after a hard days work in the outdoor shower attached to a small workshop with electric and water. Gather your own eggs from the chicken coop. At the back property there is large hay field and large barn for equipment.

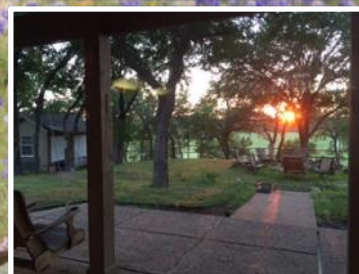
Your dreams are our goals...

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Property Information Overview

Acreage.....	91 Acres
Location.....	335 State School Rd., Gatesville TX
Price.....	\$675,000
Bedrooms & Bathrooms.....	4 Bedrooms, 2.5 Baths
Highest and Best Use.....	Agriculture, Equine, Grazing, Hunting/Fishing, Residential
Surface Water.....	1 stocked tank, 2,000 plus feet of Leon River Frontage
Soil.....	Clay
Minerals.....	Negotiable
Trees.....	100 year old Pecan trees and other native trees
Topography.....	Varied
Wildlife.....	Deer, Dove
Utilities.....	City Water, City Electric, City Sewer, Cable TV Available, Phone Available
School District.....	Gatesville ISD
Taxes.....	\$4,129
Distance from Waco.....	40 Miles
Distance from Temple.....	37 Miles
Distance from Austin.....	100 Miles
Distance from Houston.....	214 Miles
Distance from DFW.....	142 Miles
Special Features.....	Chicken Coop, Large Hay Field, Equipment Barn, Workshop with Outdoor Shower, Game Room, "Gun & Armory Room"

Directions: From Gatesville HEB: Go Right onto Lutterloh (BS 36), go approx. 2 miles, property is on the left, watch for signs.



2,000+ Feet of Leon River Frontage



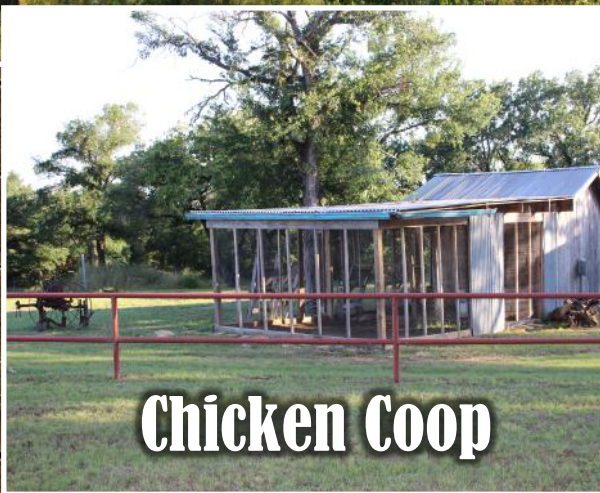
River Bottom View



Workshop with Outdoor Shower



Chicken Coop



**Large Hay Field with Recorded Air Strip and
Hanger/Equipment Barn.**

Large Hay Field



Hanger/Equipment Barn

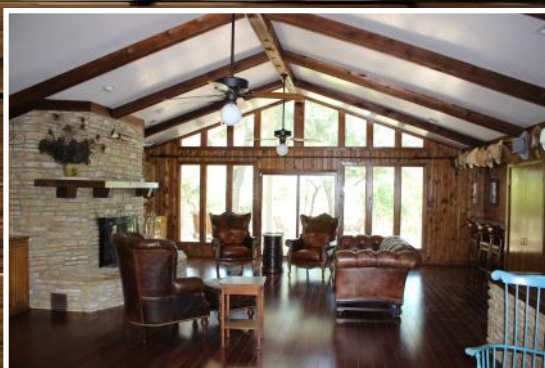




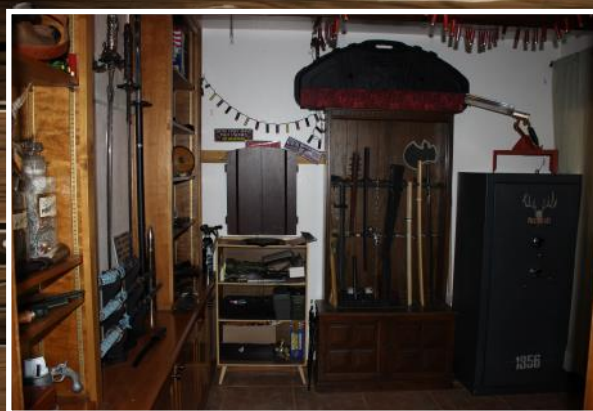
**Spacious Living Room
with Fireplace**



Picturesque Views



Gun & Armory Room



**Covered Back Porch &
Beautiful Backyard**



Granite Countertops



Formal Dining Area



Wet Bar & Pub Area



Large Bedrooms



Aerial Map



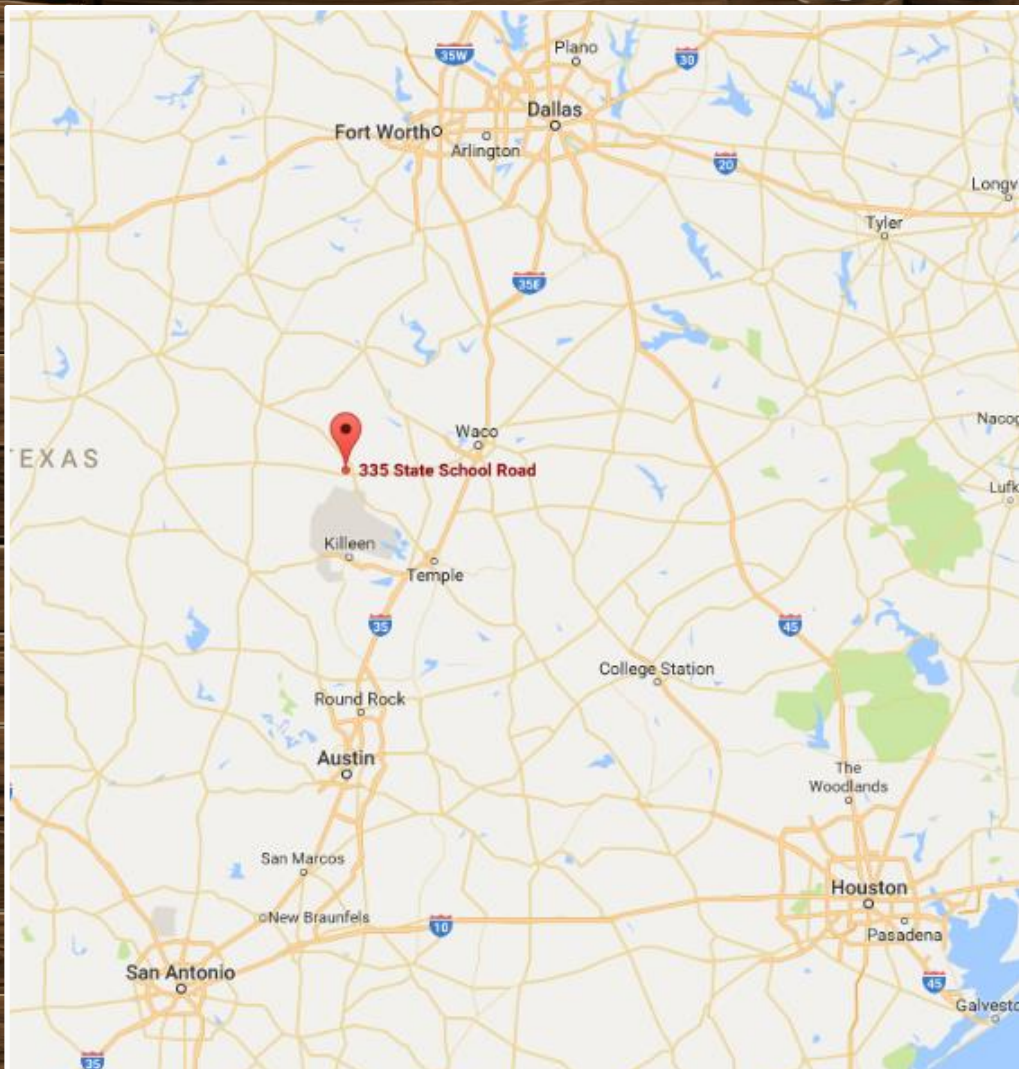
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



335 State School Rd. • Gatesville, TX 76528

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

31.452658, -97.745979

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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