

Relaxing Horse Retreat on 28 Acres



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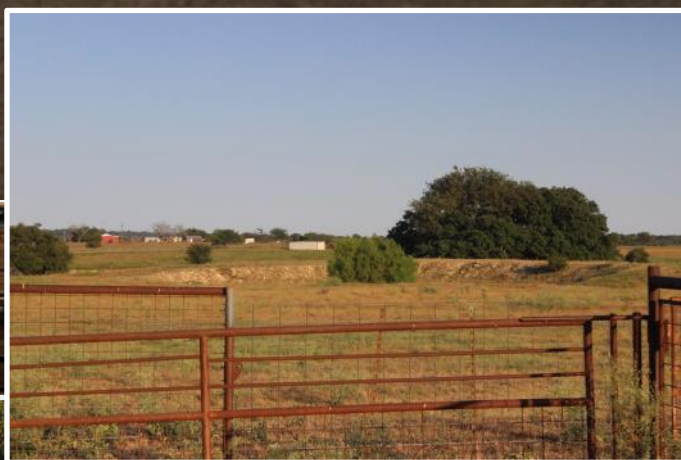
518 FM 107 • Gatesville, TX
Call or Text 254.206.3635 with
code '6038' for 24/7 info!



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



If you love horses then this is the perfect place for you. This 28 acre Ranchette comes with a 5 stall horse barn, Lighted Roping Arena, 6 horse Priefert Hot Walker and a large workshop with covered RV Parking, 50 amp service for RV's and 220 amp service for the Built in Air Compressor. The owner made a large investment in new pipe fencing. The property has a nice tank and a seasonal creek. The property features a 3 bedroom 3 bath Rock home with a metal Roof and oversized Carport. There is an Above Ground Swimming pool with a nice wrap around deck. There are 2 large living areas and a large open kitchen with a Jenn-air cook stove. The bedrooms are good size and have built in desks. The master Bath features an oversized shower. The 2nd living area has its own surround sound and Separate Cooling and Heating. There is a small office closet with good storage space. Trees on the property include Pecan, Live Oak, Willow, Peach and Crepe Myrtles.

Your dreams are our goals...

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Property Information Overview

Acreage.....	28 Acres
Location.....	518 FM 107, Gatesville, TX
Price.....	\$430,000
Highest and Best Use.....	Residential, Recreational
Trees.....	Pecan, Live Oak, Willow, Peach & Crepe Myrtle
Surface Water.....	Tank & Seasonal Creek
School District.....	Gatesville ISD
Taxes.....	\$3,619
Distance from Waco.....	38 Miles
Distance from Temple.....	34 Miles
Distance from Austin.....	98 Miles
Distance from DFW.....	150 Miles
Special Features.....	Rodeo Arena with Lights, Horse Barn, Priefert Horse Walker, Above Ground Pool with Wrap Around Deck, Large Workshop and RV Parking (50 amp service for RV's and 220 amp service for the built in air compressor), New Pipe Fencing

Directions: From Gatesville Wal-Mart: Continue on TX 36 towards Temple, Turn left onto FM 107. Destination will be on the right, look for signs.



**Rodeo Arena with
Lights**



Tank & Seasonal Creek



**Large Horse Barn
Complete with Tack Room**



Horse Barn



Piefert Horse Walker

Custom Kitchen with Breakfast Bar



Jenn-Air Cook Stove



Game Room with Built Ins



Amazing Bedrooms



Oversized Laundry Room





**Beautiful Horse Ranch, Complete with Lighted Arena
New Pipe Fencing**

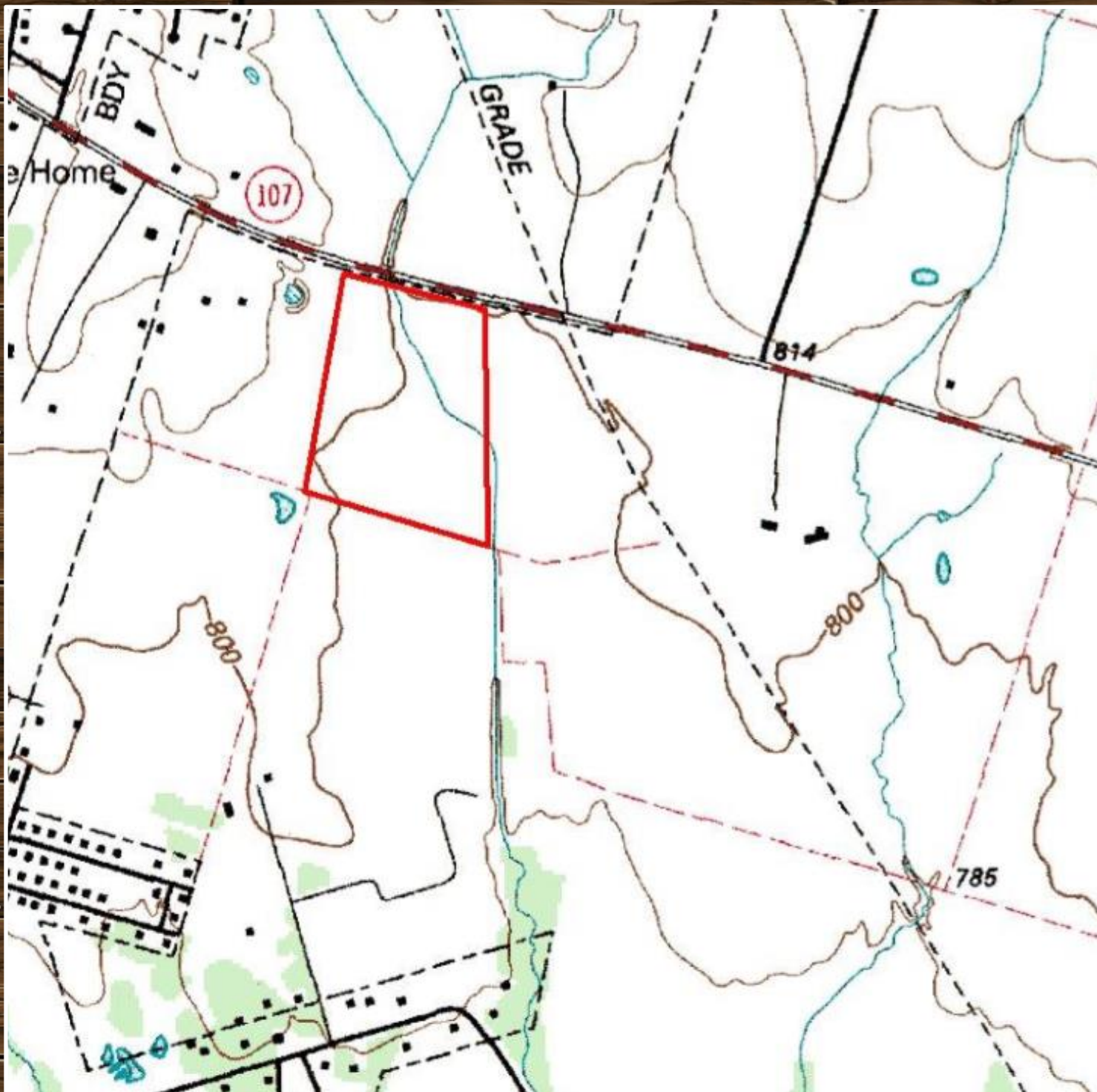


Aerial Map



Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



518 FM 107 • Gatesville, TX

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

31.409101, -97.698433

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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