



322 Acre Secluded Ranch



**TBD Damron Ln
Clifton, TX 76634
\$853,300**

Call or text 254.206.3635 with code '6019' for more info

GORE REAL ESTATE GROUP
2424 E. Main Street, Gatesville, TX 76528
254-248-0809 • 254-206-0915
www.GoreGroupTexas.com



Ideal Recreational Ranch

**Cross-fenced with
Pastures**

Heavily Treed



**Hunting Cab-
in with Cen-
tral Heat and
Air**



Property Information Overview

Acreage.....	322.9
Location.....	TBD Damron Ln - Clifton, TX - 76634
Price.....	\$853,300
Taxes w/out Exemptions....	\$775
School District.....	Clifton ISD
Highest/Best Use.....	Recreational, Hunting, Agriculture
Trees.....	Oak, Hackberry, Elm, Cedar
Surface Water.....	Spring-Fed Creek
Topography.....	Level, Flat, Rolling
Wildlife.....	Deer, Hog, Turkey, Dove
Utilities.....	Electric on Property
Distance from Houston.....	230
Distance from Austin.....	125
Distance from Dallas.....	100

From Gore Real Estate Group Head East on Main St Turn left on Hwy 36 towards Hamilton Right on FM 182 - Keep left on FM 182 for 2.5 miles then turn right on FM 182 - Drive 5 miles to Damron Ln. *An easement grants access to property*

***Easement grants access
to the property***



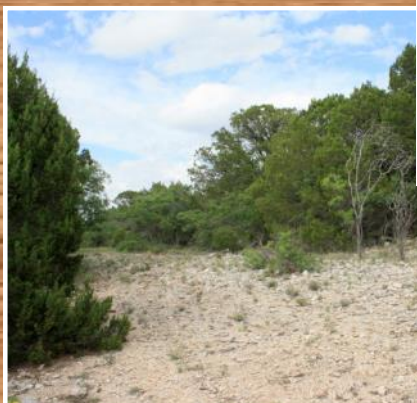


**Perfect
Home
Building
Site**

**Good Roads
Throughout**



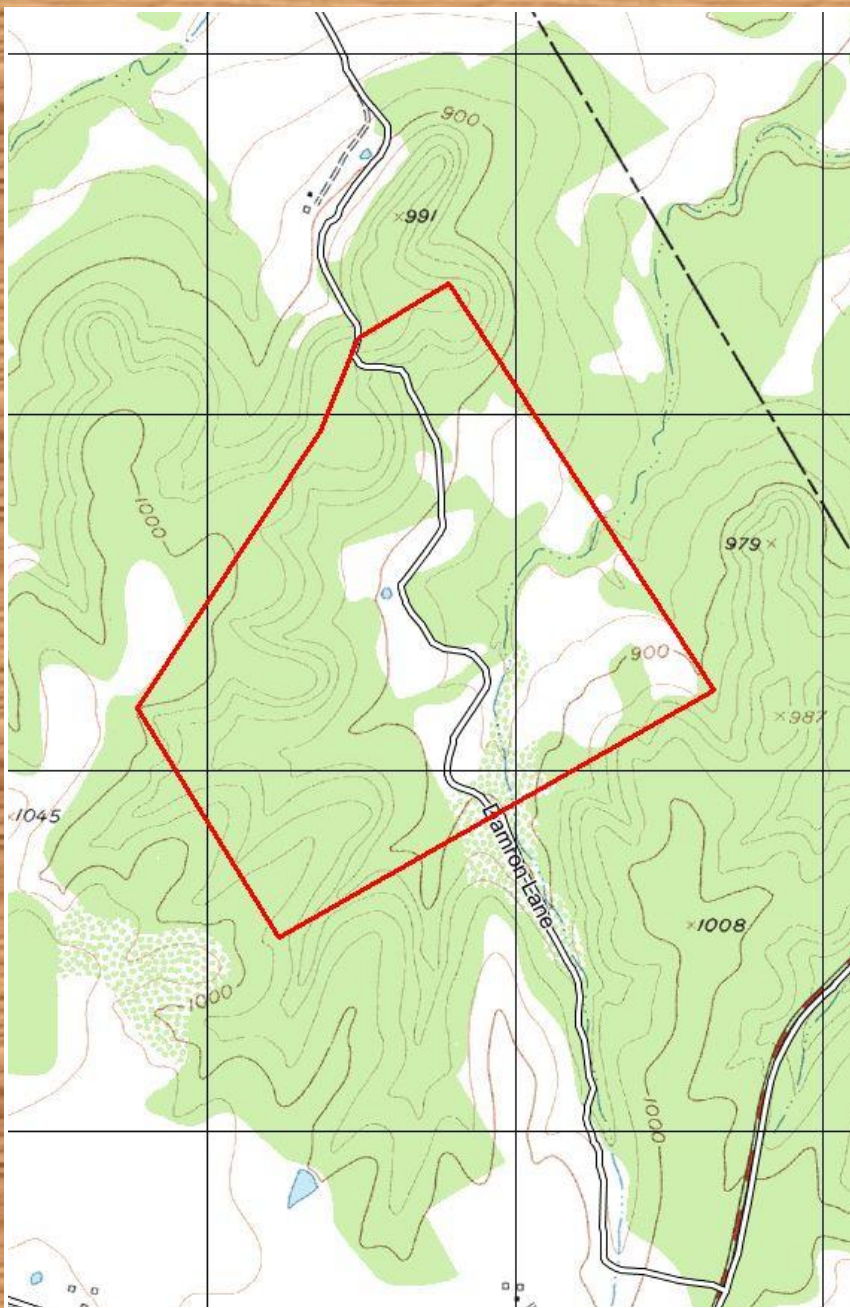
Spring-fed Creek



Rolling Topography



Topographical Map



Boundary Lines Are An Approximation And Are Not Exact

Aerial Map



Boundary Lines Are An Approximation And Are Not Exact



**FOR MORE INFORMATION ON
THIS LISTING, PLEASE CONTACT
KIM GORE, BROKER**

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kim@goregrouptexas.com

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**2424 E MAIN ST.,
GATESVILLE, TX 76528**

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