

235 acres in Coryell County

Gore Real Estate Group | 254-248-0809 | info@goregrouptexas.com



Property Address

818 County Road 303
Oglesby, Texas 76561

Property Description

With 235 easily accessible acres, water meters available, two area electric service providers, and road frontage on three county roads, this place is a developers dream. This property boasts a beautiful 10 +/- acre spring-fed lake with a solid limestone bottom. This gorgeous lake has an automated feeding system and a windmill generated aeration system on the floor of the lake for maximum oxygenation for fish, as it is stocked with over 18,000 fingerling catfish, large-mouth bass, crappie, and minnows. The lake also comes complete with its own custom 24x24 floating boat dock which is partially covered and sits on all encapsulated foam. There are gated entrances from two county roads into the property and the barbed wire perimeter fencing, the concrete entrance, and its electric gate are all new. The property features +/- 50k tons of blasted limestone which could be sold commercially or used for an expansive system of interior all-weather roads. With 6' cattle working pens, a load chute, separating pens, and a 220 head maximum, this place is very well equipped for ranching. There are approximately 145 acres of Tifton 85 coastal bermudagrass and approximately 90 acres of native grass pasture with cross fencing. Finally, there are fantastic elevated building sites both on the east and west sides of the property. Seller is willing to subdivide the land, into four proposed tracts (three 60 +/- acre tracts and one 49 +/- acre tract) priced at \$3,850/acre. Don't wait, call today for a showing!

Driving Directions

From Coryell County Court House: Head east on US-84 E/E Main St. toward Waco for 13.6 miles, turn right on CR 306, after .3 miles - turn right on CR 307, after .6 miles - turn right on CR 303. Property should be approximately 1.5 miles down CR 303, look for signs. Gate code on file with Gore.

Property Highlights

- Price: \$821,325.00
- Acres: 235.00
- County: Coryell
- State: Texas
- Closest City: Oglesby
- Property Type: Acreage



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More details at landsoftexas.com/listing/1437716

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