



CR 348 Loop

Gause, TX 77857

Offered at: \$134,900

FOR SALE

This beautiful tract of land offers tons of possible uses. Originally a commercial tree farm it includes a water well with two large storage tanks, elaborate automatic watering system with pumps, water lines, multiple faucets & irrigation heads. Surrounded by wonderfully maintained properties this tract also features a metal barn, custom designed U-shaped pond stocked with catfish, gated landscaped entry, gravel drive lined with live oaks, great perimeter fencing with scattered oaks along the East and West side, RV pad site, & strategically planted Pines and Cedars for buffer. With all the infrastructure in place this will make a great home site, recreational tract, tree farm, or even a winery.

- Legal Description: A.H. Boles, 13.99 Acres
- **Directions:** From Gause, Hwy 79 S toward Milano, Left on CR 348 Loop, property on Right



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Aerial view from when it was still a tree farm and before the pond was reshaped.

