



Prayer Tree
Ranch

TBD Lutheran Church Rd. •

Copperas Cove, TX

Call or Text 254.206.3635 with
code '6041' for 24/7 info!

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This property is unique and you won't find another one like it. Conveniently located 80 miles from Austin, 180 miles from Dallas and 200 miles from Houston.

This land has been in the same family since the 1940's. There are approximately 139 acres with the perfect mixture of brush, scattered tree cover and open native grass pastures with a stock tank. Enjoy fishing for catfish, bass, and perch or explore along the seasonal creek that runs through the property. There is a good amount of wildlife on the property including deer, ducks, and dove. The topography is gently rolling with varied terrain. There are numerous building sites with fantastic views for your country home or weekend getaway. Put up a hammock and relax in the grove of mature oaks that sit on an elevated piece of the property.

Bring your horses or graze cattle. There is a small barn and some horse stables. Water and electric are available. So many possibilities await the new owners. Call for a showing today.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	139 +/- Acres
Location.....	Lutheran Church Rd, Copperas Cove TX
Price.....	\$486,500
Highest and Best Use.....	Agriculture, Grazing, Hunting/Fishing
Surface Water.....	Stock Tank, Seasonal Creek
Soil.....	Clay Loam, Doss-Real Complex, Krum Silty Clay, Slidell Silty, Topsey
Minerals.....	Undetermined
Trees.....	Mature Oaks, Native Trees
Topography.....	Rolling Varied Topography
Wildlife.....	Deer, Dove, Duck
Utilities.....	Water & Electric Available
School District.....	Copperas Cove ISD
Taxes.....	\$1,332
Distance from Waco.....	60 Miles
Distance from Temple.....	43 Miles
Distance from Austin.....	80 Miles
Distance from Houston.....	200 Miles
Distance from DFW.....	180 Miles
Special Features.....	Small Barn and some Horse Stables



Directions: From Cove, go North on S 1st St. Left on Lutheran Church Rd, Property will be approx. 2 miles on the left.

From Waco, take US 84 to FM 116 S in Gatesville. Turn left onto FM 116, right onto FM 580, left onto FM 1113 E, left toward Duncan Rd, right onto Lutheran Church Rd. Property will be on the right.

Approximately 139 Acres
with Rolling & Varied
Terrain



Stock Tank



Seasonal Tank



Fantastic Views



Mature Oaks



Scattered Tree Cover



Open Native Grass
Pastures





Numerous Building Sites
Water & Electric Available • Endless Possibilities

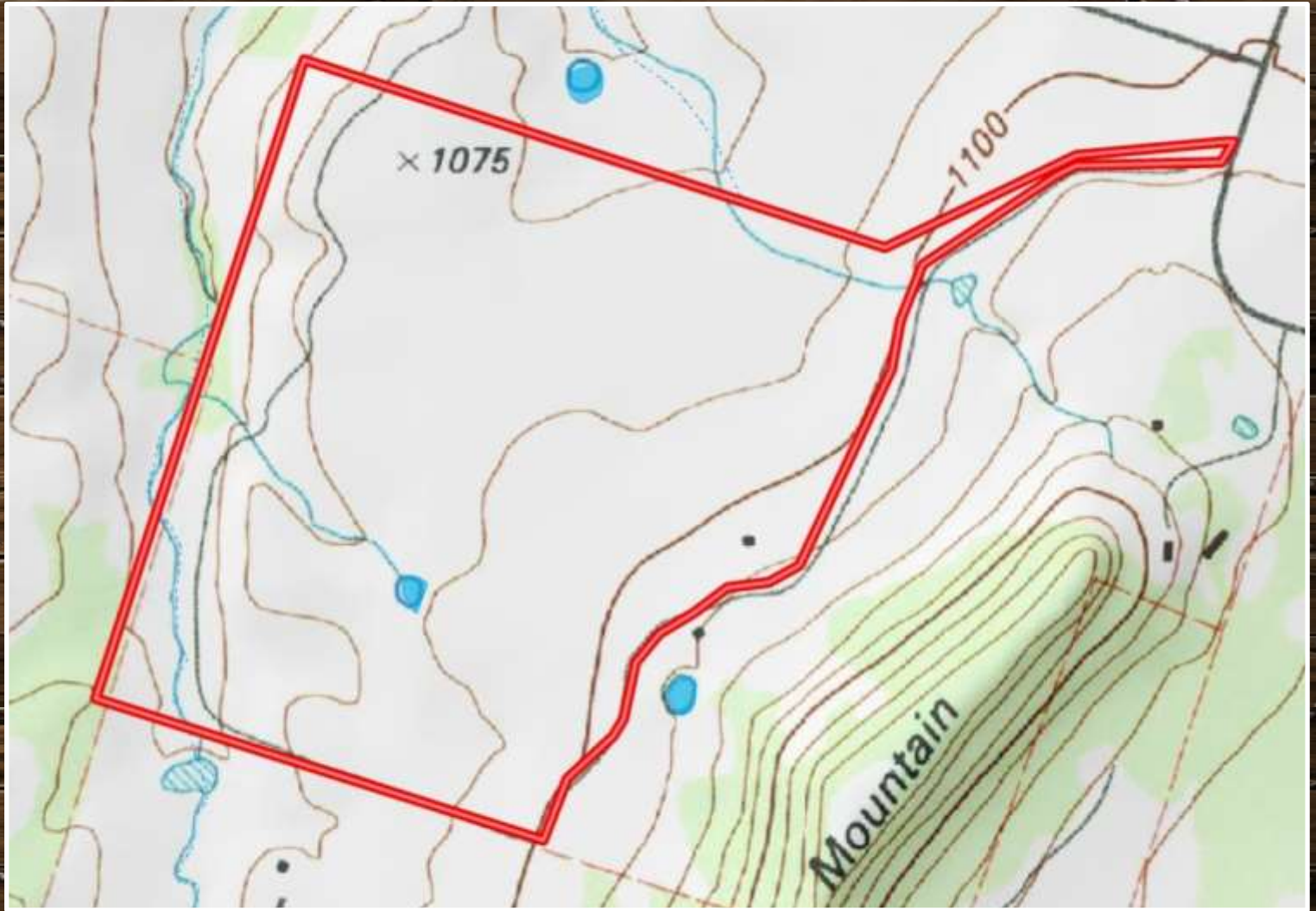


Aerial Map



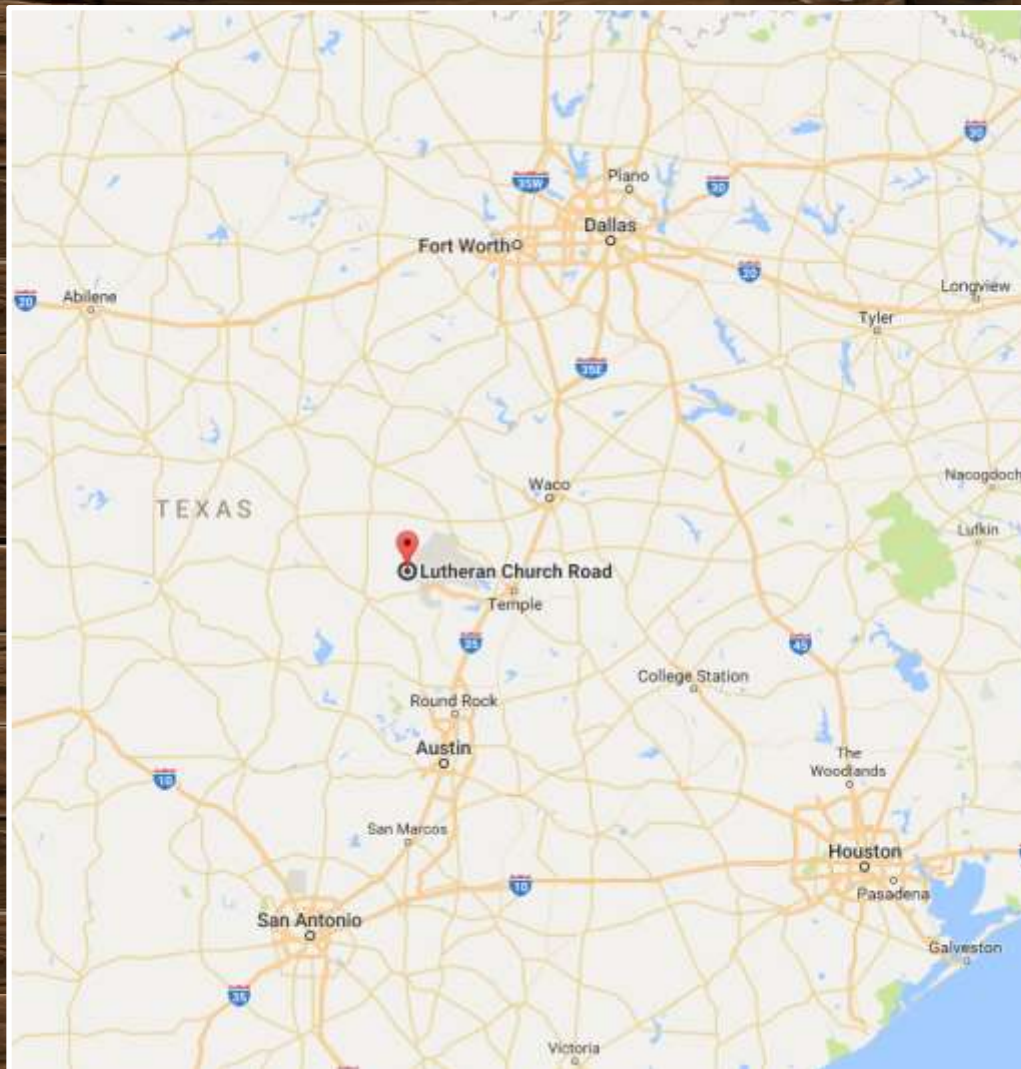
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD Lutheran Church Rd. • Copperas Cove, TX 76522

GPS Coordinates can be typed into Google Earth or Google
Maps for property location:
31.187264, -97.950530

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

Cell: 254.206.0915

kim@goregrouptexas.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

2424 E. Main St. • Gatesville, TX 76528

254.248.0809

GoreGroupTexas.com

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.