



Selling Texas a Little at a Time.

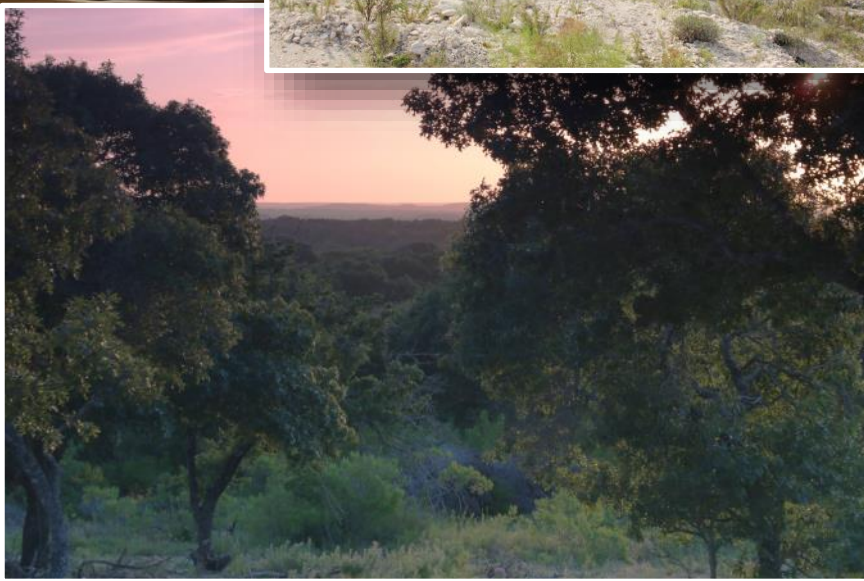
25 Acre Tract with Stunning Views

TBD CR 385 • Gatesville, TX
Call or Text 254.206.3635 with
code '6011' for 24/7 info!

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This secluded 25.105 acre tract would make a perfect building site for your dream home or weekend getaway cabin. The seller had planned to build a home on the property so there is already a recently improved road, septic system, and water line in place. The property has a variety of elevation changes that allow for breathtaking views of sunsets and the surrounding countryside. There is enough pasture land to run a few livestock, along with good tree cover (with combination of hardwoods, cedar, and other native trees). The property is perfectly located with easy access to Highway 36. There is a deeded easement to this 25.105 acre tract and it is fenced on three sides.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	25.105
Location.....	TBD CR 385, Gatesville, TX 76528
Price.....	\$162,500
Highest and Best Use.....	Recreation, Residential, Grazing
Soil.....	Doss-Real Complex
Trees.....	Hardwoods, Cedar, and Native Trees
Topography.....	Varied Terrain with Elevation Changes
Wildlife.....	Deer, Dove, & Turkey
Utilities.....	Co-op Water, Electric Available
School District.....	Gatesville ISD
Taxes.....	\$32.12 (may include exemptions)
Distance from Waco.....	39 Miles
Distance from Temple.....	28 Miles
Distance from Austin.....	91 Miles
Distance from Houston.....	196 Miles
Distance from DFW.....	135 Miles
Special Features.....	New septic system and there is already a water line to property.



Directions: From Gatesville: Head south on Hwy 36, turn left onto FM 931 N, continue for 3.7 miles, then turn right on CR 385. About 0.6 miles down CR 385, easement entrance will be on your left. The driveway will split very soon thereafter, veer to the left and follow the easement back to the property.

Private 25 Acres



Perfect Building Site



Incredible Views



**Complete with new
septic system and
water line**



Easement for Access to the Property



Fenced on 3 Sides

**Good Tree Cover:
Hardwoods, Cedar, and
Other Native Trees**



Pasture for Livestock

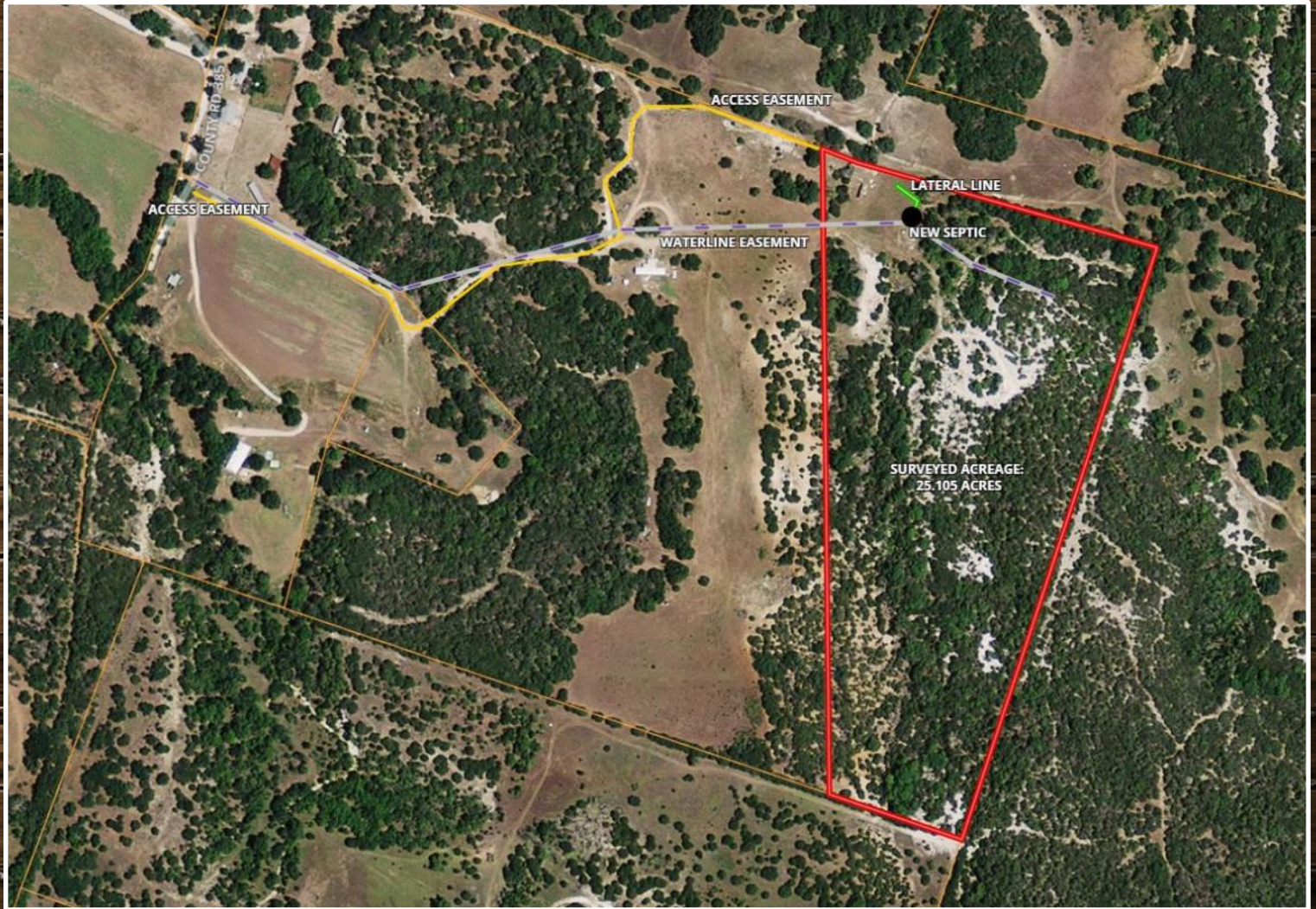




**Stunning Views, Secluded Property & Varied Terrain -
The ideal building site!**

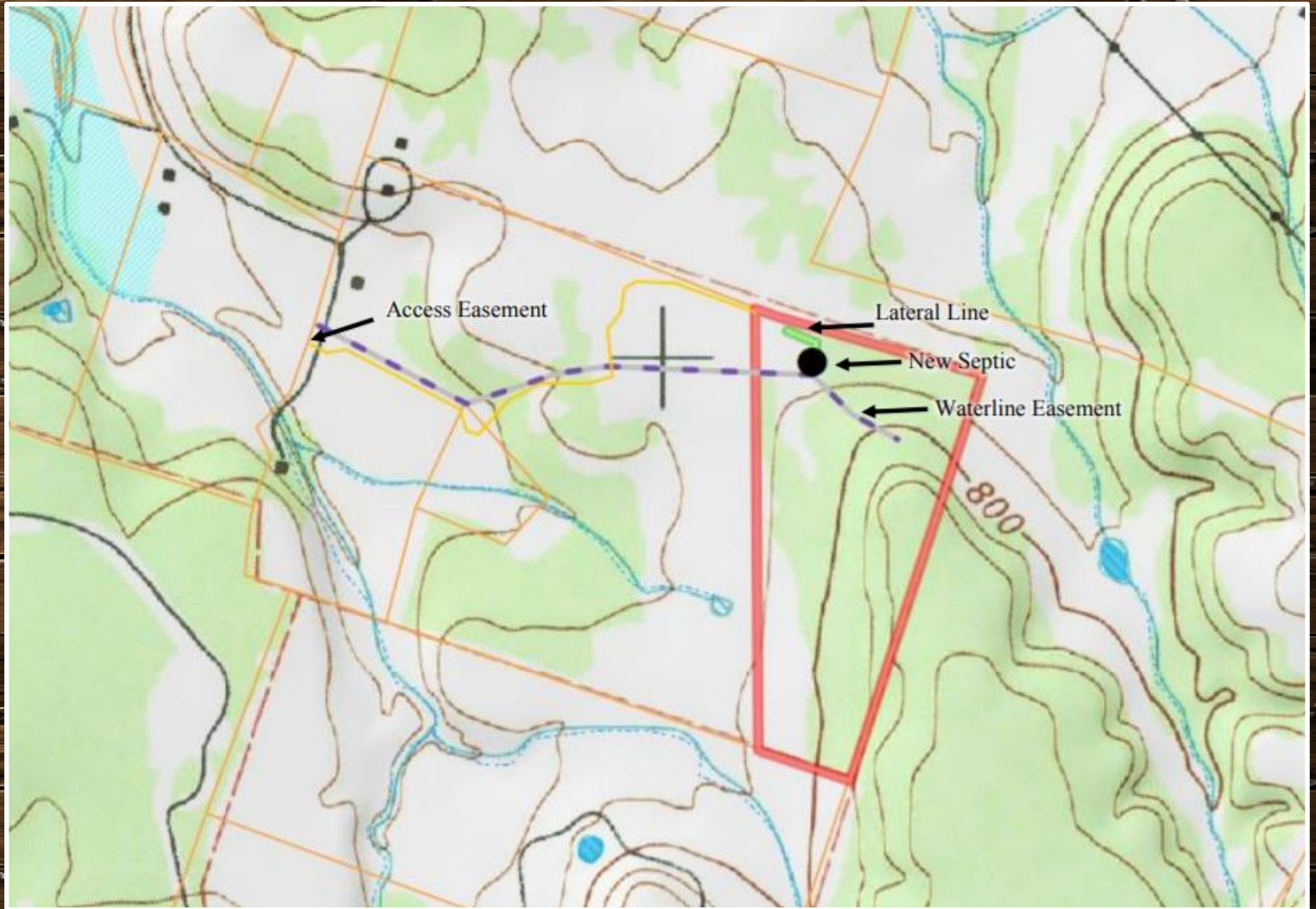


Aerial Map



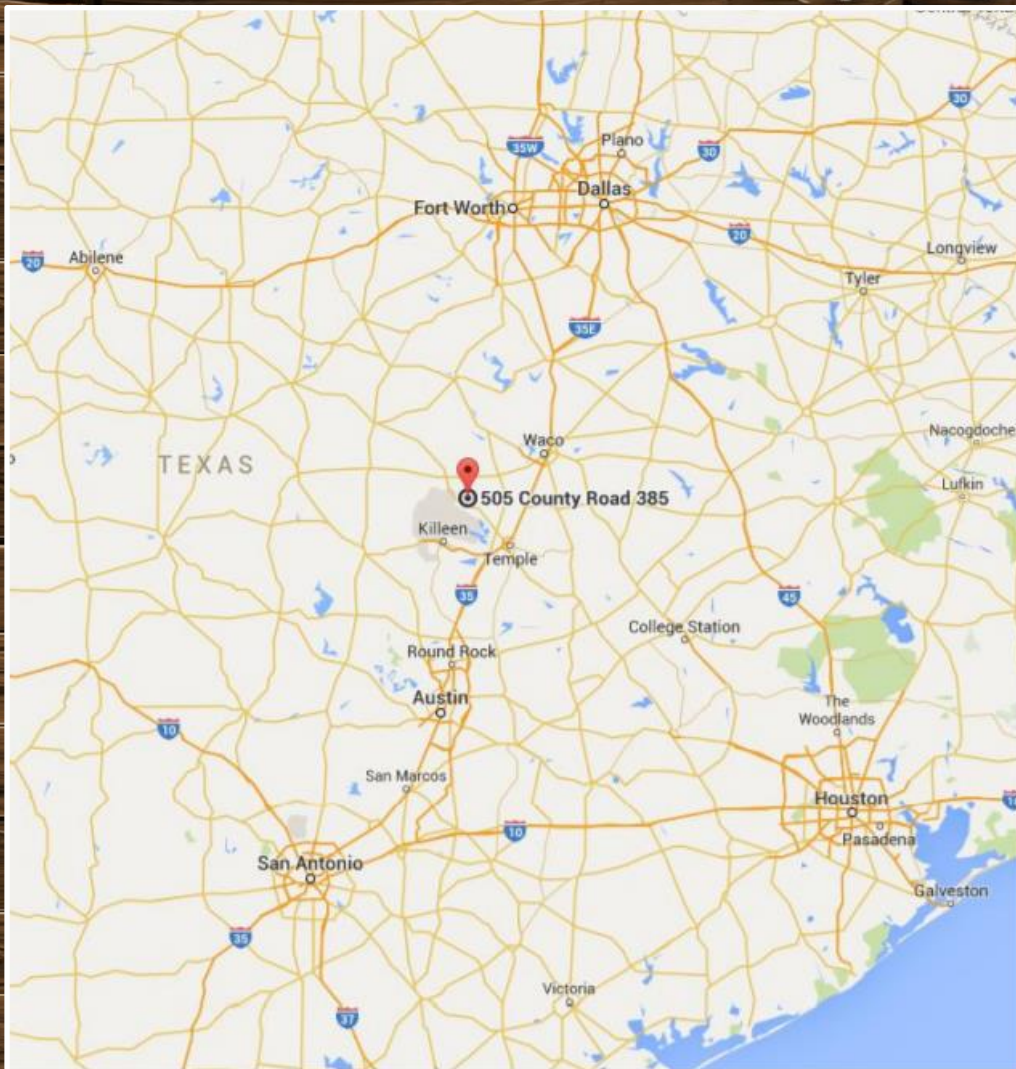
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 385 • Gatesville, TX

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

31.333648, ~ 97.588071

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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