

Hilltop Home Site



TBD Greenbriar Rd • Gatesville, TX

**Call or Text 254.206.3635 with
code '6031' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Rare find in Coryell County located just 25 minutes from Waco. This 30.5 acre tract has views for miles and a perfect hilltop to build your custom home and ranchette. Bring the horses or run cattle. This one of a kind property is located just outside of the city limits and overlooks Greenbriar Creek. The location is quiet, private, and serene. The elevation changes on this property provide excellent opportunities for views that will take your breath away. Enjoy beautiful Sunsets while watching the deer. Bring your building plans because once you see this place, it will not be hard to imagine a homestead that will create memories for generations. The property has mature Burr Oaks and Post Oaks. Mesquite and Cedar trees can be found throughout the property as well. The soils vary between Rocky, Clay, and Doss Real Complex. There is a water meter and electric available. The property is approximately 1.5 hours from Austin and 2.5 hours from Dallas.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time

Property Information Overview

Acreage.....	30.5 Acres
Location.....	TBD Greenbriar Rd, Gatesville TX
Price.....	\$274,348
Utilities.....	Water & Electric Available
School District.....	Gatesville ISD
Taxes.....	\$49.00
Soil.....	Clay, Rocky, & Doss Real Complex
Minerals.....	Unknown
Trees.....	Burr Oaks, Post Oaks, Mesquite, and Cedar
Topography.....	Bottom, Hilly, Sloped, Steep
Wildlife.....	Deer
Distance from Waco.....	32 Miles
Distance from Temple.....	36 Miles
Distance from Austin.....	100 Miles
Distance from Houston.....	200 Miles
Distance from DFW.....	148 Miles
Special Features.....	Breathtaking Views, Perfect Location for a Custom Built Home

Directions: From Temple go North on Hwy 36, stay right towards Evan/Waco, turn right onto US 84 E for 6.1 miles, turn left onto Greenbriar Rd. Follow road for approximately 1 mile. Property will be on the left, watch for signs on property. From Waco take Hwy 84 West, after you pass the 1829 turn off you will turn right on Greenbriar and follow the same instructions.



Hilltop Views



Room for Livestock



Ag Exempt





Private & Serene



Native Trees





70 Feet of
Greenbriar Creek

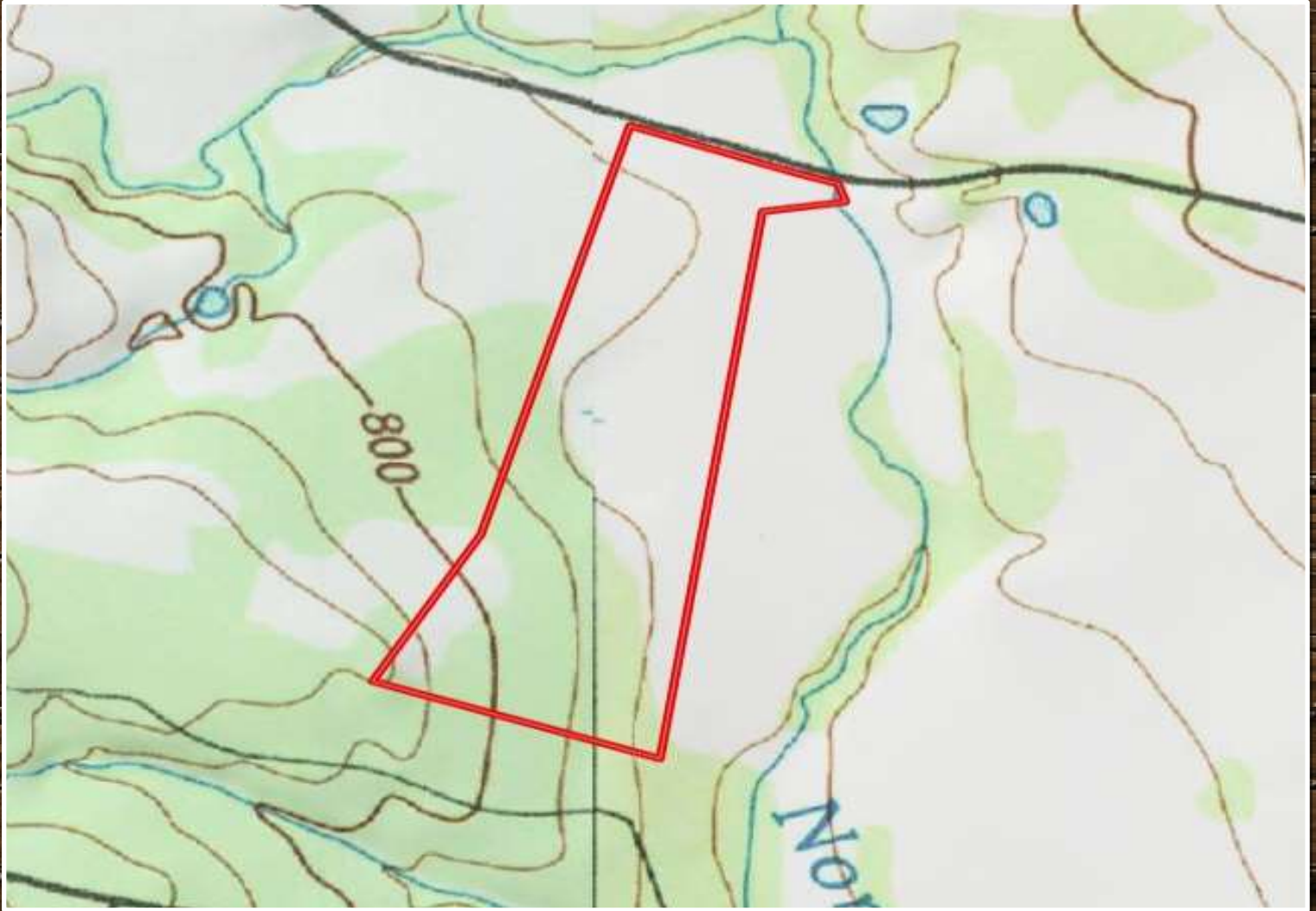


Aerial Map



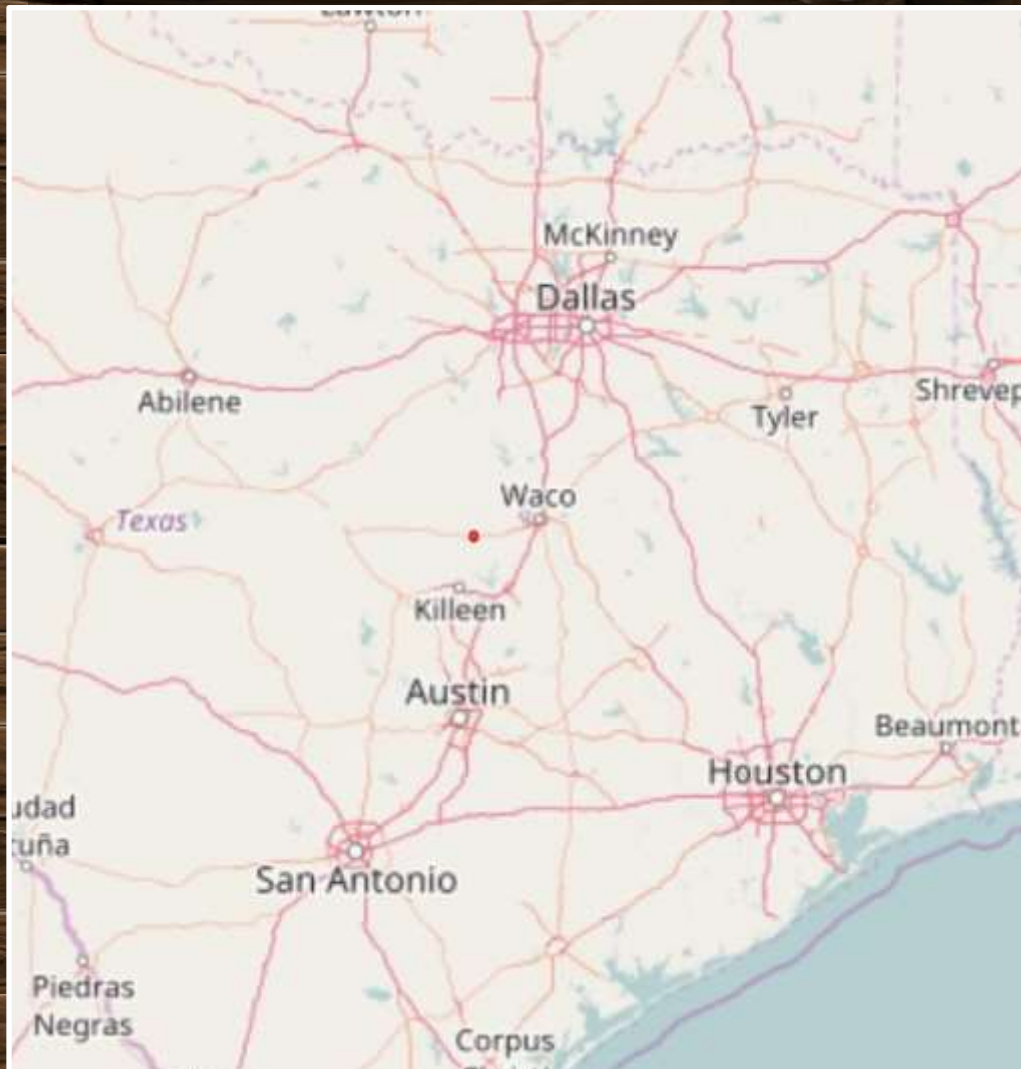
Boundary lines are an approximation and are not final.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD Greenbriar Rd • Gatesville, TX 76528

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

31.43362, -97.62364

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



Selling Texas a Little at a Time.