

13.38 Acres in Central Texas

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

TBD CR 146 • Gatesville, TX

Call or Text 254.206.3635 with
code '6046' for 24/7 info!



13.38 ACRES

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809

Your dreams are our goals...

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Property Information Overview

Acreage.....	13.38 Acres (Determined by Survey)
Location.....	TBD CR 146, Gatesville TX
Price.....	\$88,800
Utilities.....	Water Meter Available through Multi-County Water (cost is \$1,750 for meter plus the cost of the road bore which will be \$2-2,500)
School District.....	Gatesville ISD
Taxes.....	13.38 acre parcel is from larger tract, it does have ag exemption
Soil.....	Clay and Clay Loam
Minerals.....	Will convey what is of record
Trees.....	Native Trees: Cedar, Mesquite, Live Oak
Topography.....	Rolling, Flat
Wildlife.....	Deer, Dove, Hogs
Distance from Waco.....	49 Miles
Distance from Temple.....	47 Miles
Distance from Austin.....	88 Miles
Distance from Houston.....	221 Miles
Distance from DFW.....	154 Miles
Special Features.....	Beautiful secluded scenery, perfect for a custom home.

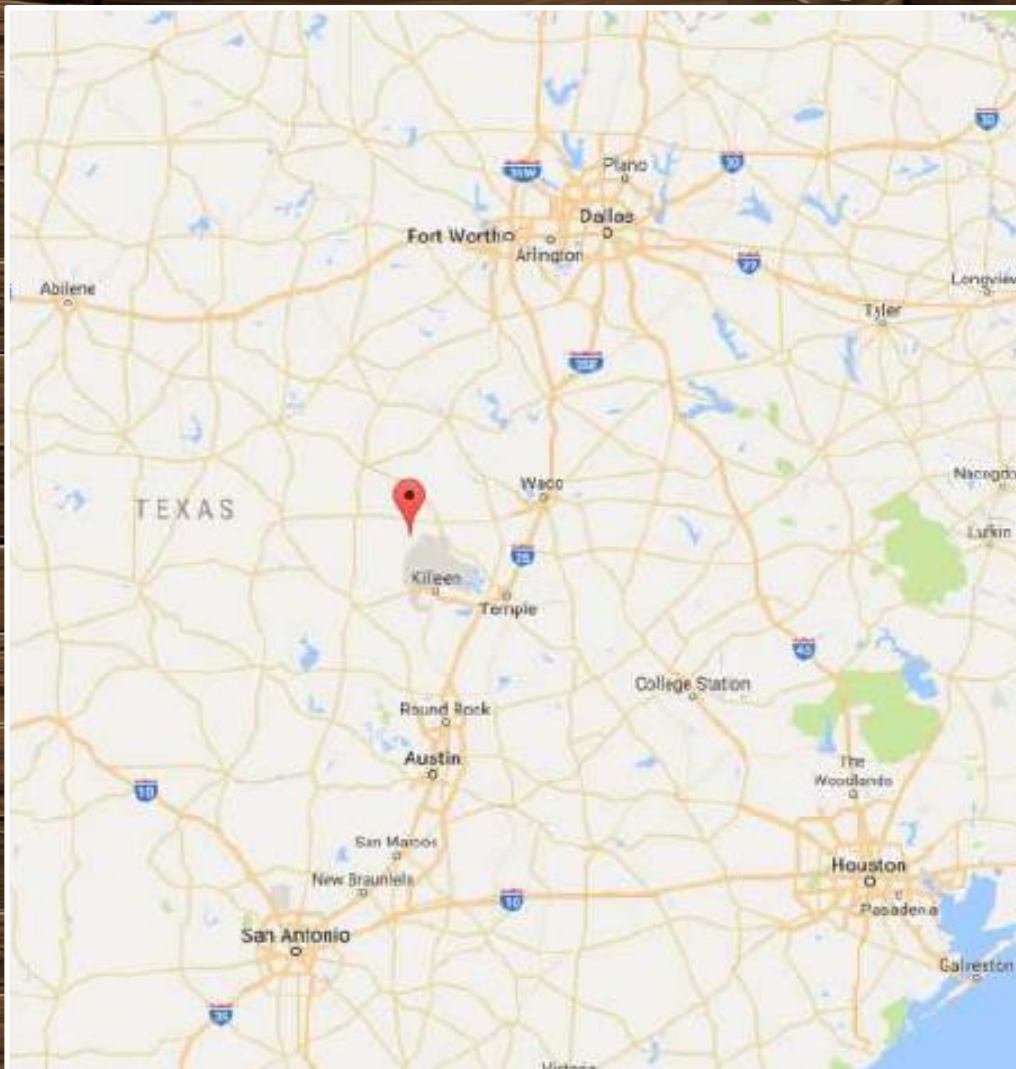
Directions: Put 1549 CR 146 into GPS. At intersection of CR 146 and CR 148, continue right for approx. 1 mile. Look for purple painted cedar posts and pink survey tape to mark property lines.

Topography Map



Boundary lines are an approximation and are not final.

Location Map



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

31.467, -97.667

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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