

Pearl Ranch

306 Acres

3446 CR 139 • Gatesville, TX

Call or Text 254.206.3635 with
code '917' for 24/7 info!

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Beautiful 306.7 Acres of rolling hills with awesome hill country views! This ranch has a 950 sq/ft 2011 2br/2.5 bath 14x72 mobile home built by Kabco, Septic, Electric & Water installed 2018, Aerobic Septic system can handle ~5000 sqft house with two more sprinkler heads, municipal water ran to back **with 2.5" water main and water spicket** ever +/- **500'**, **meter** loop with two distribution boxes, Five total water **sources... three good size stock** tanks, two spring fed tanks (one with up to 4lb bass), has a wet weather creek running through it. The wildlife consists of deer, turkey and dove. A really old quaint rock fence meanders through the ranch. Great little ranch, just needs somebody to call it home! Asking \$3250.00 PER ACRE.

Your dreams are our goals...



Property Information Overview

Acreage.....	306.7 Acres
Location.....	3346 CR 139 Gatesville, TX
Price.....	\$966,105 (\$3,150 per acre)
Utilities.....	Co-op Electric, Co-op Water
School District.....	Evant ISD
Taxes.....	\$215
Soil.....	Nuff very silty clay loam, Doss-real complex, Krum silty clay, cool
Minerals.....	Will convey all owned minerals
Trees.....	Oak, Cedar, Mesquite
Topography.....	Gentle rolling
Wildlife.....	Deer, Turkey and Dove
Distance from Waco.....	37.7 Miles
Distance from Temple.....	35.6 Miles
Distance from Austin.....	99.5 Miles
Distance from Houston.....	207 Miles
Distance from DFW.....	130 Miles
Special Features.....	Stock tanks, seasonal creek, mobile home, maintained road through the property



Directions: From Gatesville head West on Hwy 84. Turn left onto CR 183 towards Pearl. Follow CR 183 for approx. 6.6 miles and turn left onto CR 139 and follow for approx. 2.6 miles, property will be on left. Watch for signs. GPS Coordinates for gate are: 31.3836, -97.0074

Multiple Stock Tanks



Well Maintained Road
Through the Property



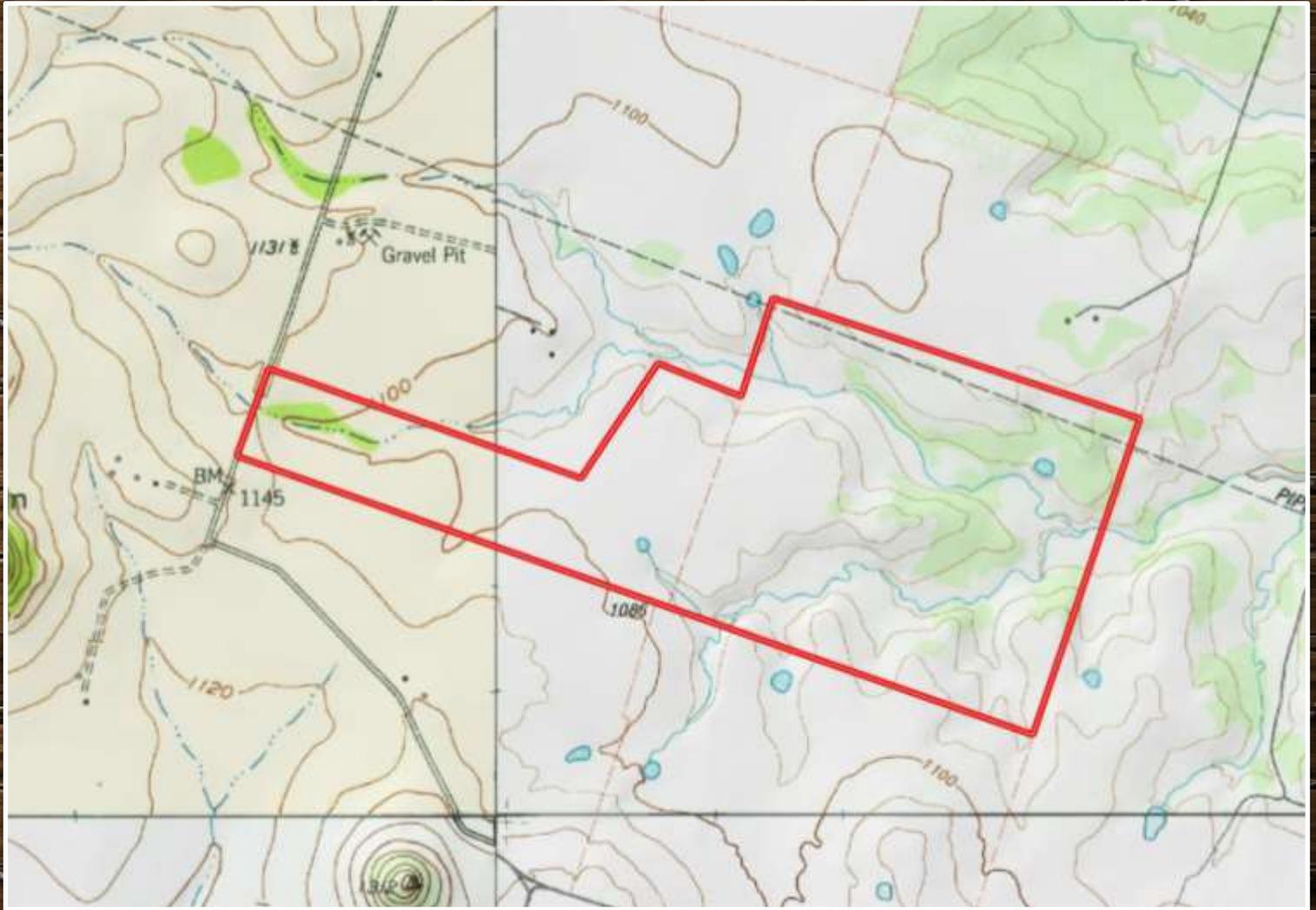
2.5 lbs Bass

Aerial Map



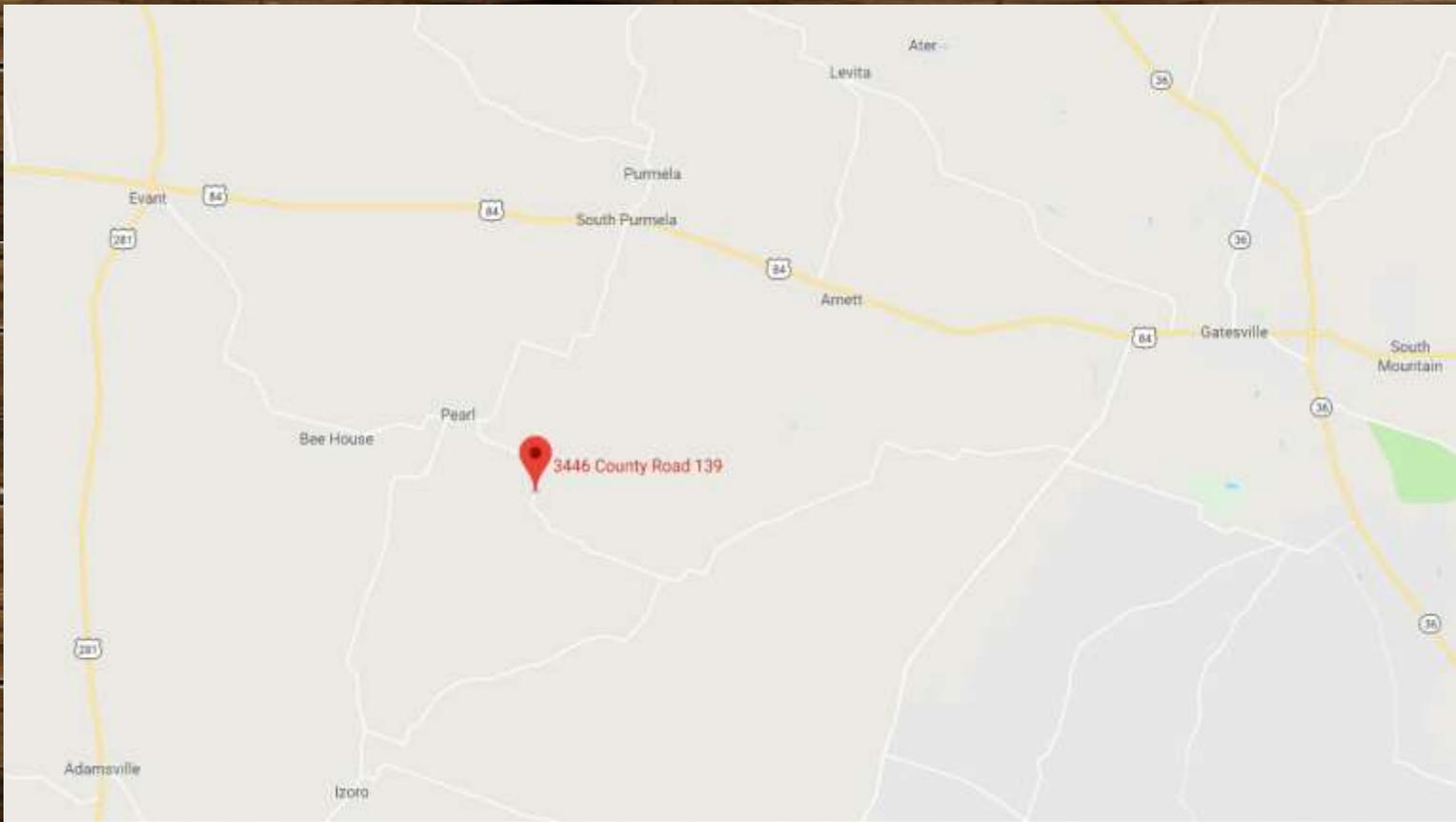
Boundary lines are an approximation and are not final.

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:

31.3836, -97.0074

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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