

Peaceful Countryside  
764  
Gainesville, TX 76240

**\$389,900**  
2.310± Acres  
Cooke County



**Peaceful Countryside**  
**Gainesville, TX / Cooke County**

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**SUMMARY**

**Address**

764 County Road 147

**City, State Zip**

Gainesville, TX 76240

**County**

Cooke County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

33.635357 / -97.135938

**Dwelling Square Feet**

1802

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

2.310

**Price**

\$389,900

**Property Website**

<https://kwland.com/property/peaceful-countryside-cooke-texas/93264/>



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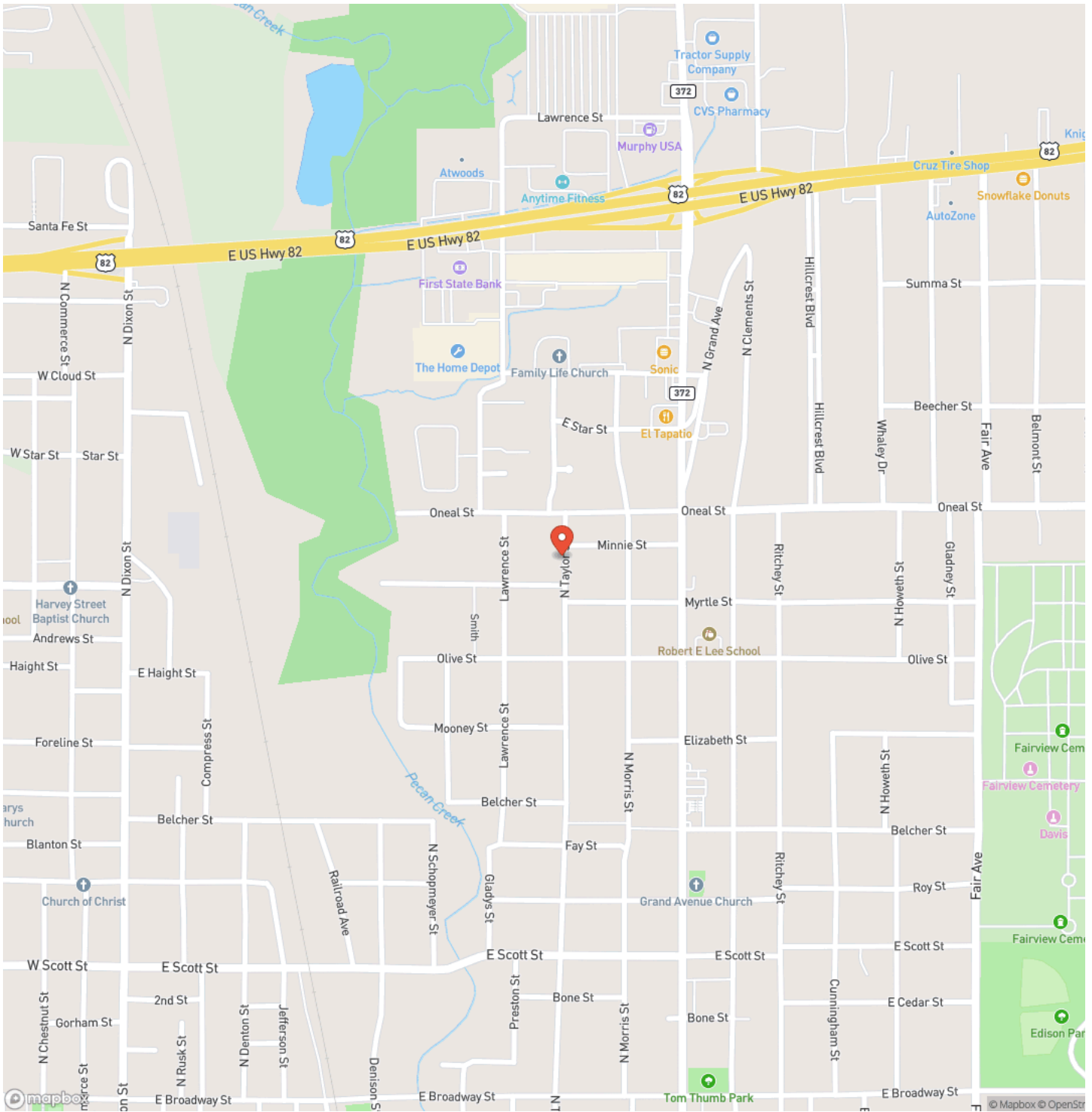
**PROPERTY DESCRIPTION**

Escape to the Country in Gainesville, Texas A truly beautiful property awaits you in the peaceful countryside of Gainesville, Texas! This restored farmhouse is filled with character and timeless charm from the inside out. The property features cross-fenced pastures, a serene pond perfect for fishing, and space for your animals — bring your chickens and even say hello to the friendly potbelly pig that loves to greet guests. Step onto the welcoming front porch and feel transported back to simpler days. Inside, you'll find spacious living areas, large bedrooms, and inviting country views from every window. If you've been dreaming of a quiet escape surrounded by open skies and fresh air, this is the perfect place to call home

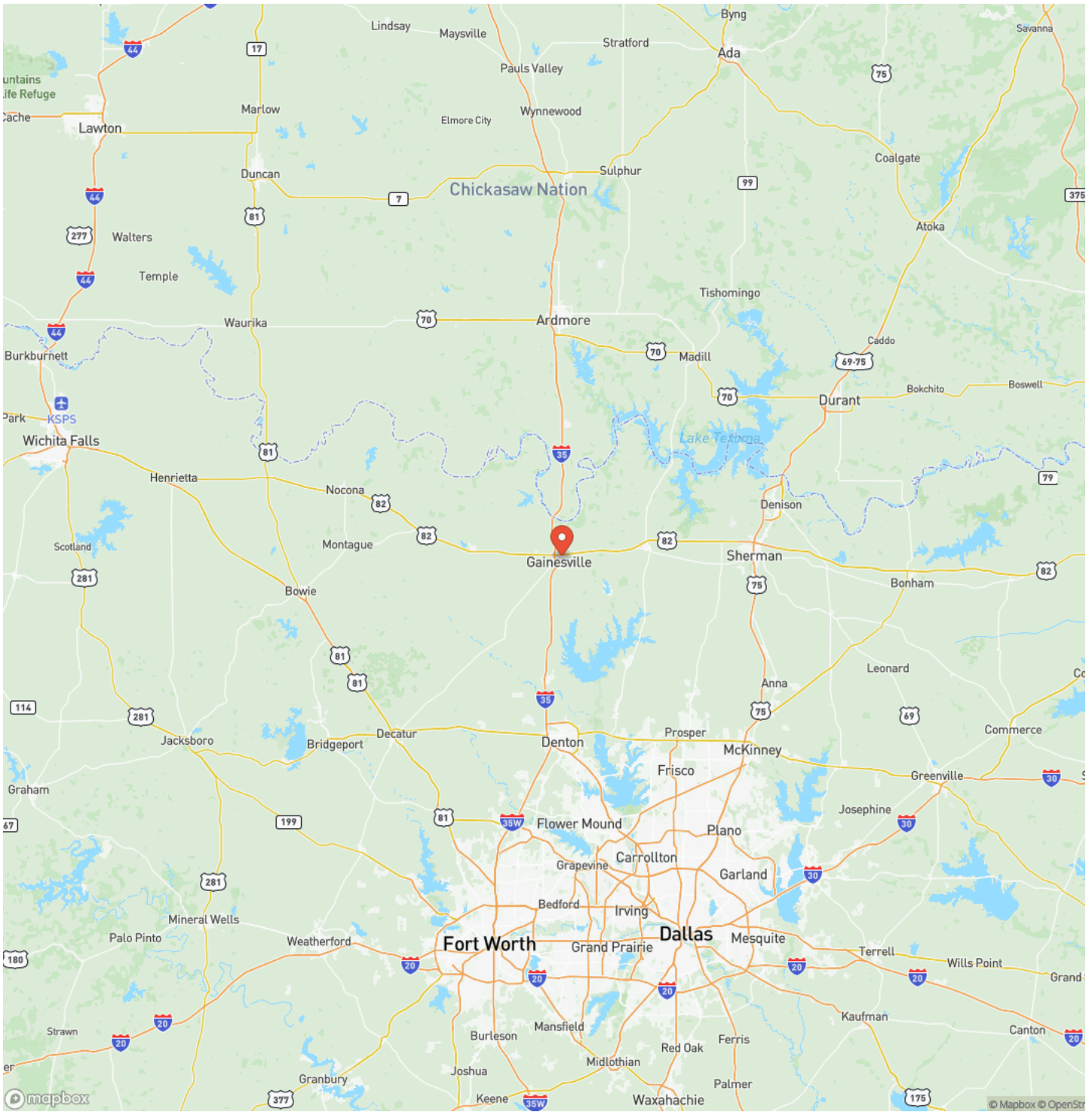
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# Locator Map



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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