

**Custom home with pool, shop and PEACH
ORCHARD for sale in Cooke County, TX**
300 county road 134
Gainesville, TX 76240

\$545,000
17.650 +/- acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Custom home with pool, shop and PEACH ORCHARD for sale in Cooke County, TX Gainesville, TX / Cooke County

SUMMARY

Address

300 county road 134

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Recreational Land, Residential Property

Latitude / Longitude

33.6954 / -97.0766

Dwelling Square Feet

2797

Bedrooms / Bathrooms

3 / 2

Acreage

17.650

Price

\$545,000

Property Website

<https://moreoftexas.com/detail/custom-home-with-pool-shop-and-peach-orchard-for-sale-in-cooke-county-tx-cooke-texas/10945/>



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PROPERTY DESCRIPTION

The Peach Orchard could be yours! Located just north east of Gainesville, TX 76240 n Cooke County in the Callisburg School District, sits this really cool 2797 Sq. Ft. house built in 2006 with 3 bedrooms, 2 bathrooms and an attached two car garage. The custom house is single story and has a great floor plan with a lot of windows to look out over the pool and orchard. A sunroom makes for a great place to start off the day! Large utility room, open kitchen with double oven and island is connected to the living room with a double sided fireplace. Unique library between the living room and master bedroom provides a quiet place to read. Custom pool with hot tub is a great place to cool off after working in the peach orchard, or to spend a romantic evening in the hot tub.

The rustic look of the all wood shop building is striking. Down stairs, there is a large covered patio outside, and an overhead door leading indoors to a half bath, and a stainless steel sink work area. Inside the office is a full bathroom. A storage loft upstairs completes the building.

LOCATION: Cooke County, TX about 8.5 miles north east of the intersection of US 82 & I-35.

WATER: No surface water

UTILITIES: Pentex Electric. Woodbine Water Supply.

WILDLIFE: N/A

MINERALS: There are no mineral rights available, and there is no production on the property.

VEGETATION: Peach Trees

TERRAIN: 920 elevation. Mostly level.

SOILS: Gasil Loamy Fine Sand

TAXES: 2019 were \$6,603. Property has a 1-d-1 open space agricultural exemption in place.

IMPROVEMENTS: Home. Pool. Two story shop. Storage Shed. Peach orchard

CURRENT USE: Single family residential & peach orchard

POTENTIAL USE: Property was used as a peach orchard for many years, where the owners sold peaches



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and peach products on a retail base to locals. The trees are mature, and neither sellers nor listing brokerage can make any guarantees as to their productiveness or life expectancy. All wood custom shop was the HQ for the peach business, with two bathrooms, an office, and plenty of room to box peaches. This property could be brought back to its former glory and make someone a wonderful home with a fun, home based income! Custom home with pool makes the country living complete.

IMPROVEMENTS: 2,797 sf 3/2/2 custom single story brick home with wood floors, granite counter tops, and two sided electric / gas fireplace in den / study area. Formal dining room and a sunroom. In ground guinite pool with hot tub and waterfall feature.

Shop building is timber framed with wood siding, and is 726 sf on the floor with a 324 sf loft. A half bath and a full bath, and an office are in the shop building. The loft area is currently used for storage. Shop has its own septic system.

FENCING: Fencing is fair to poor.

EASEMENTS: water line easement

LEASES: None

EXCLUSIONS: Sellers will be taking the custom front entry gate with them

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.

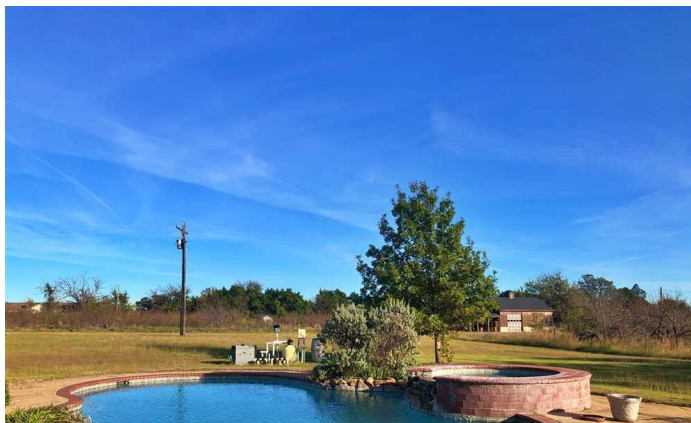


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Locator Maps



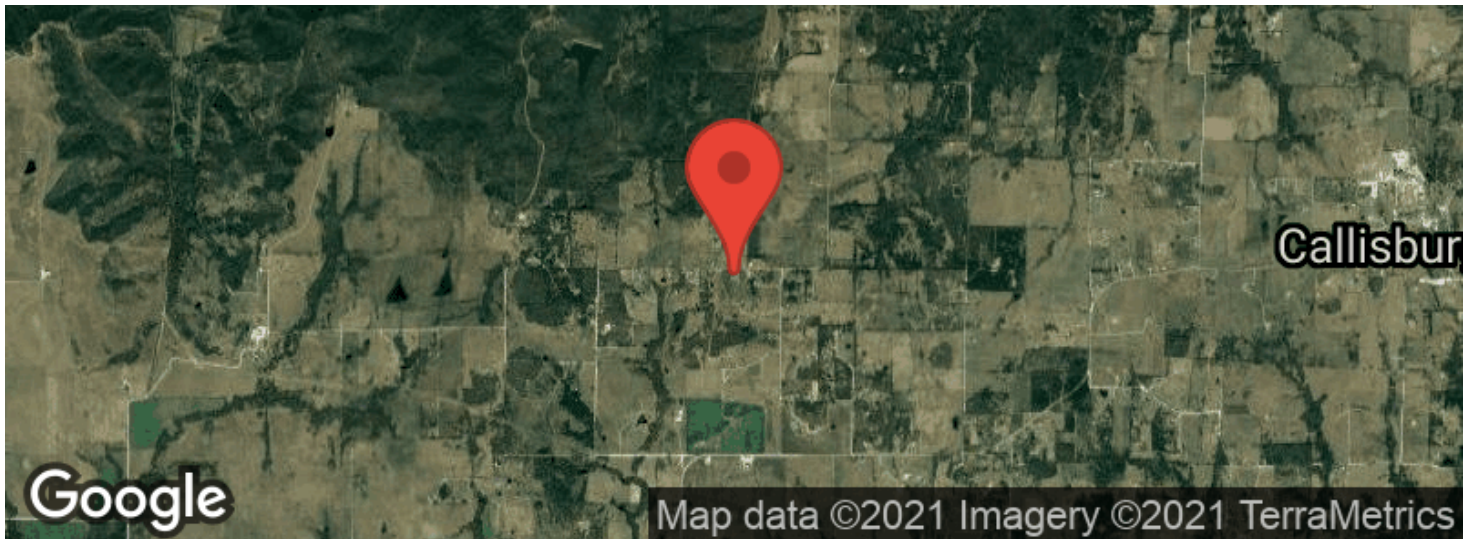
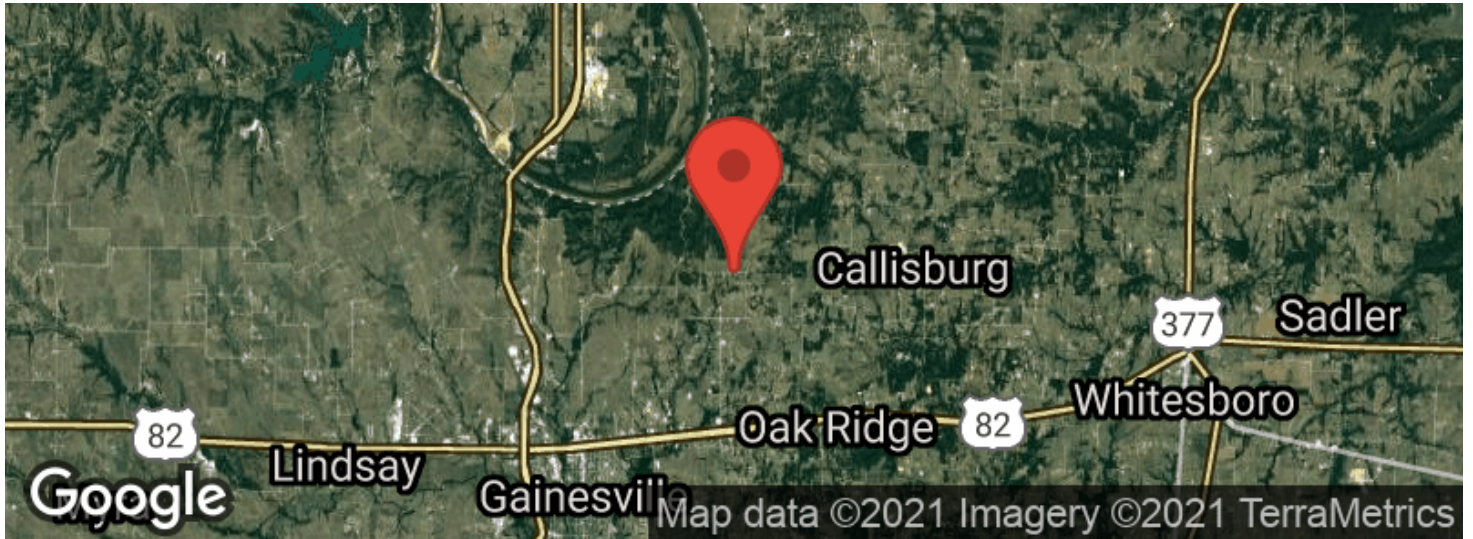
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Email

jgroce@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX, 76240

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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