

**200 acres adjoining Lake Ray Roberts  
Corps of Engineers land for sale in Cooke  
County, TX  
FM 2071  
Gainesville, TX 76240**

**\$1,000,000**  
200 +/- acres  
Cooke County



**MORE INFO ONLINE:**

**MoreofTexas.com**

# 200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX Gainesville, TX / Cooke County

## SUMMARY

### Address

FM 2071

### City, State Zip

Gainesville, TX 76240

### County

Cooke County

### Type

Farms, Ranches, Recreational Land

### Latitude / Longitude

33.5583 / -97.1302

### Acreage

200

### Price

\$1,000,000

### Property Website

<https://moreoftexas.com/detail/200-acres-adjoining-lake-ray-roberts-corps-of-engineers-land-for-sale-in-cooke-county-tx-cooke-texas/6883/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## **200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX Gainesville, TX / Cooke County**

---

### **PROPERTY DESCRIPTION**

Fertile bottom land that adjoins the USACE Lake Ray Roberts property is now available for sale. This 200 acre property near Gainesville, TX 76240 in Cooke County is an unbelievable mixed use recreational, farmland, ranchland property that has easy access to I-35 with road frontage on FM 2071. Seriously, this property holds an unbelievable number of deer, turkey, hogs, dove, and ducks on due to it's wooded creek, food sources, and its proximity to Lake Ray Roberts. This farm would be an EXCELLENT family property where you can raise hay, small grain crops, cattle, and STILL have some of the best hunting you could ever imagine. Bring the family and friends out for a September dove hunt, or a spring time crappie and sandbass trip on the creek. Spend your weekends riding ATV's and exploring the creek, and let the kids chase small game like rabbit and squirrel, just like so many of us did as kids.

LOCATION: Cooke County, TX about 6 miles south of Gainesville. 8 Miles from Lake Ray Roberts State Park - Johnson Branch. 26 miles to Denton, TX. 53 miles from DFW Airport. 21 miles from WinStar World Casino.

WATER: Scott Creek.

UTILITIES: None in place. Pentex Energy has lines on the property.

WILDLIFE: Whitetail deer, Rio Grande turkey, hogs, and waterfowl.

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

VEGETATION: Some mesquite, pecan, hickory, oak, cottonwood.

TERRAIN: 645 to 680' elevation. Mostly level. Approximately 35 acres out of the flood plain.

SOILS: Clay Loam soils are prevalent on the property.

TAXES: 2019 was about \$2.90 per acre. Since this property has recently been divided off of the parent tract, the exact future taxes are unknown. It is in 1-d-1 agricultural exemption.

IMPROVEMENTS: None

CURRENT USE: Cattle and farming.

POTENTIAL USE: Excellent mixed use property with a track record for farming. It could be put in grass for



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

grazing, or a combination of wheat and grass for year round production of beef. With a minimal amount of effort, this property could also be a premier waterfowl and deer hunting property. Being adjacent to Lake Ray Roberts, there are tens of thousands of ducks that roost very close, and the area has become wildly popular for its trophy whitetail deer.

**NEIGHBORS:** Large neighbors to the north and south (over 100 acres each) with the USACE to the east. Highway on the west. Original family retained 30+ acres on the southwest corner of the subject property.

**FENCING:** Fencing is fair along the west side, USACE fence on the east and part of south is in fair to good condition. A new fence is on the north side.

**EASEMENTS:** Flowage easement. Local electric easement along road.

**LEASES:** None

**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.

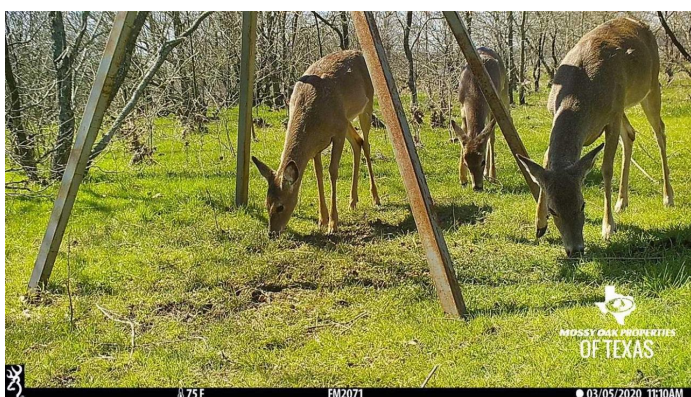


**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## 200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX Gainesville, TX / Cooke County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX  
Gainesville, TX / Cooke County

---

## Locator Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

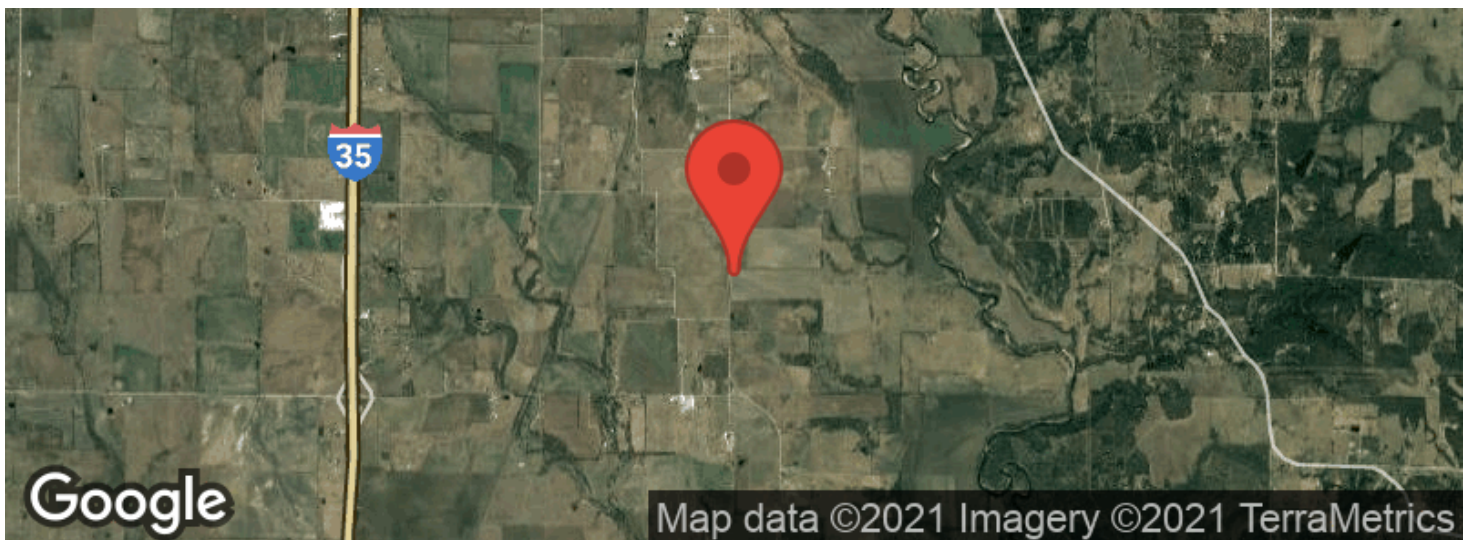
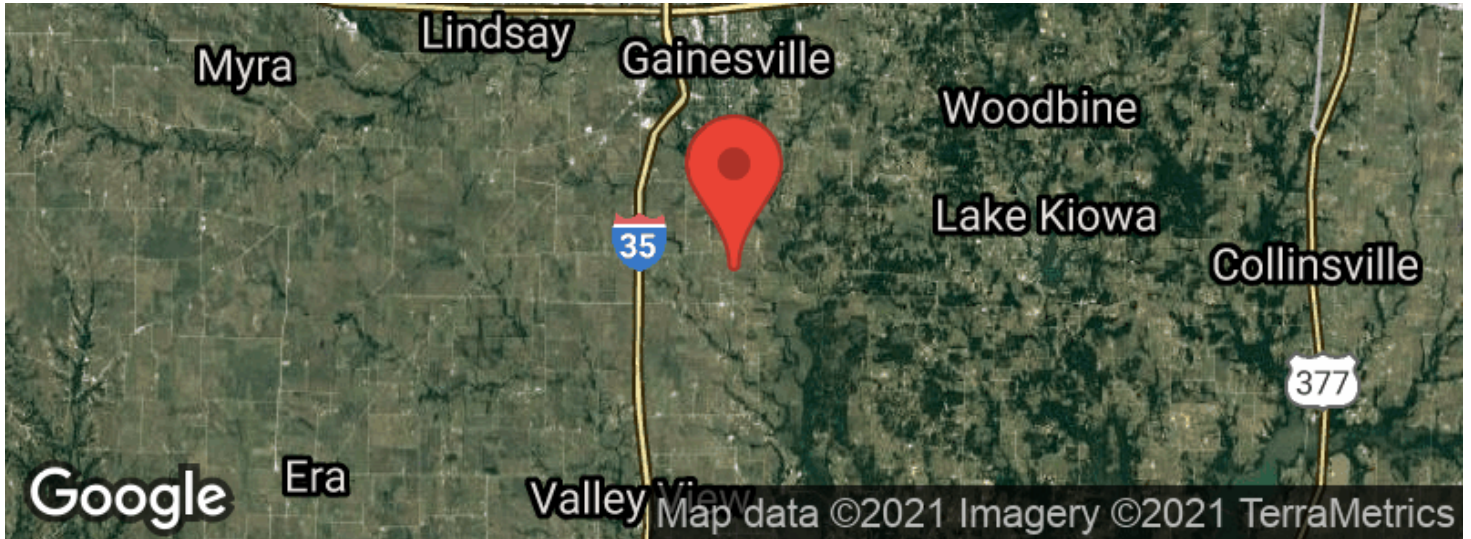
**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX  
Gainesville, TX / Cooke County

---

## Aerial Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

200 acres adjoining Lake Ray Roberts Corps of Engineers land for sale in Cooke County, TX  
Gainesville, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Office

(940) 600-1313

Email

jgroce@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX, 76240

NOTES

---

---

---

---

---

---

[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

---

**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

---



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**