

TBD County Road 403, Gainesville, Tx.
TBD County Road 403
Gainesville, TX 76240

\$838,646
76.940± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

**TBD County Road 403, Gainesville, Tx.
Gainesville, TX / Cooke County**

SUMMARY

Address

TBD County Road 403

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Ranches, Horse Property

Latitude / Longitude

33.882425 / -97.220547

Acreage

76.940

Price

\$838,646

Property Website

<https://www.mossyoakproperties.com/property/tbd-county-road-403-gainesville-tx-cooke-texas/82341/>



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PROPERTY DESCRIPTION

LOCATION: County Road 403 north of Gainesville, Cooke County, Texas. From I 35 exit Hwy 82 in Gainesville, Texas. Go west to FM 1201 on your right. Travel north on FM 1201 toward Moss Lake. Drive through the community of Sivells Bend, pass the Bear Head Baptist Church. The entrance is on your left or west side. SNR Energy sign on the white fencing. Sign on property.

MINERALS: Minimal interest. Negotiable. There is current production on the property.

VEGETATIVE: Native

TERRAIN: Elevations from 900' to 860'.

SOILS: Crockett fine sandy loam, Mabank fine sandy loam, Bastrop fine sandy loam.

TAXES: Parcel being taken out of a larger tract.

CURRENT USE: Agricultural, cattle.

POTENTIAL USE: Rural residential, agricultural, cattle, horses.

LEASES: Currently leased for cattle.

SHOWINGS: Contact Listing Agent Mike Morris at [940-231-7387](tel:940-231-7387) or mmorris@mossyoakproperties.com for showings.

76.94 acres on CR 403 just outside of Gainesville, Cooke County, Texas. Discover your Texas dream! This stunning 76.94-acre property, ideally located north of Moss Lake, offers an exceptional opportunity for ranching or building your custom home. This property has two existing ponds and grazing, making it perfectly set up for cattle and livestock. Enjoy the best of country living with convenient access to recreation; Moss Lake is approximately 6 miles away, offering fantastic fishing and boating opportunities. This property benefits from an Ag Exemption, ensuring lower property taxes. While there is existing oil production, the vast acreage provides ample space for your vision. Don't miss this chance to own a piece of Cooke County paradise!



MORE INFO ONLINE:

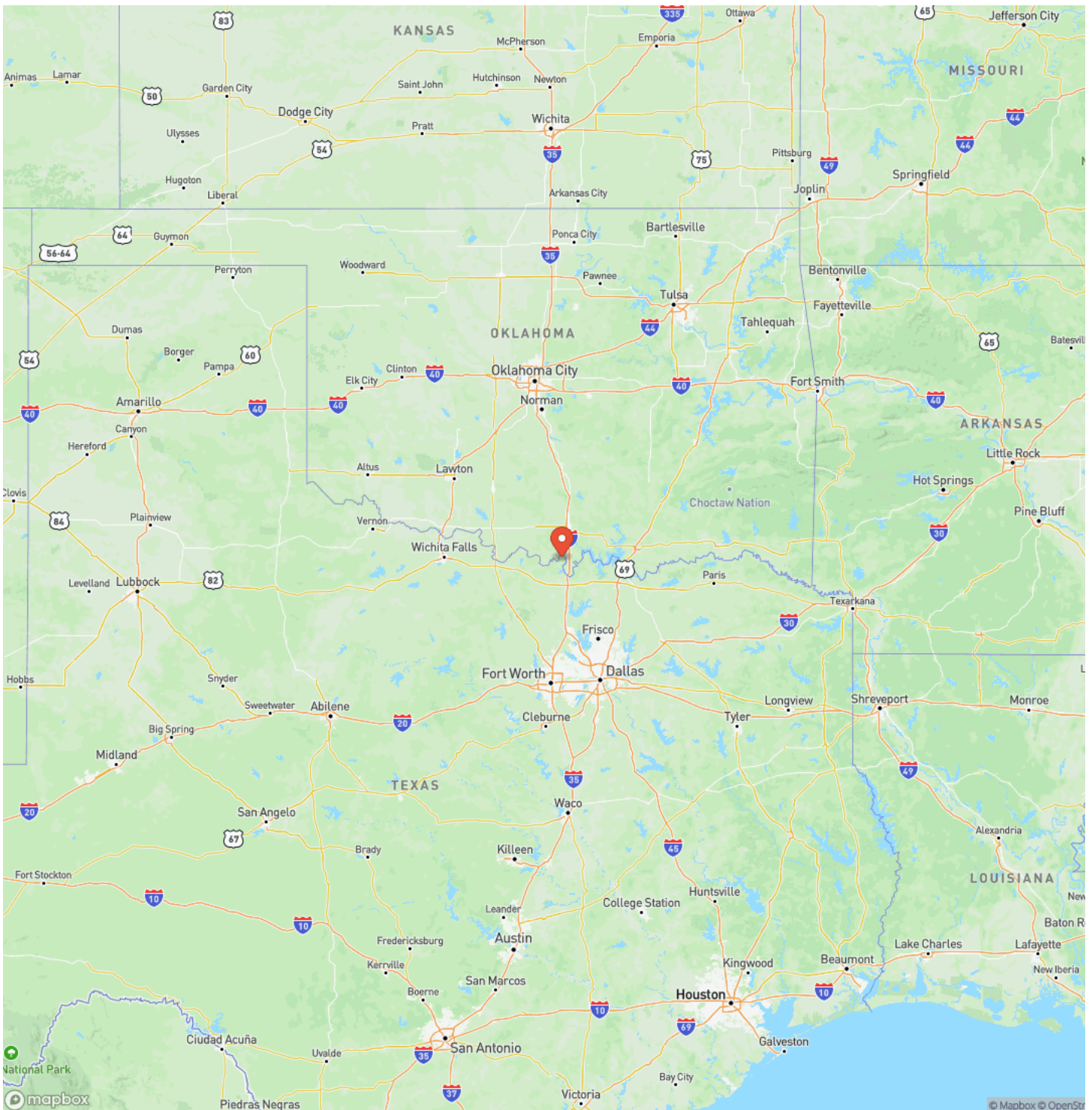
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Locator Map

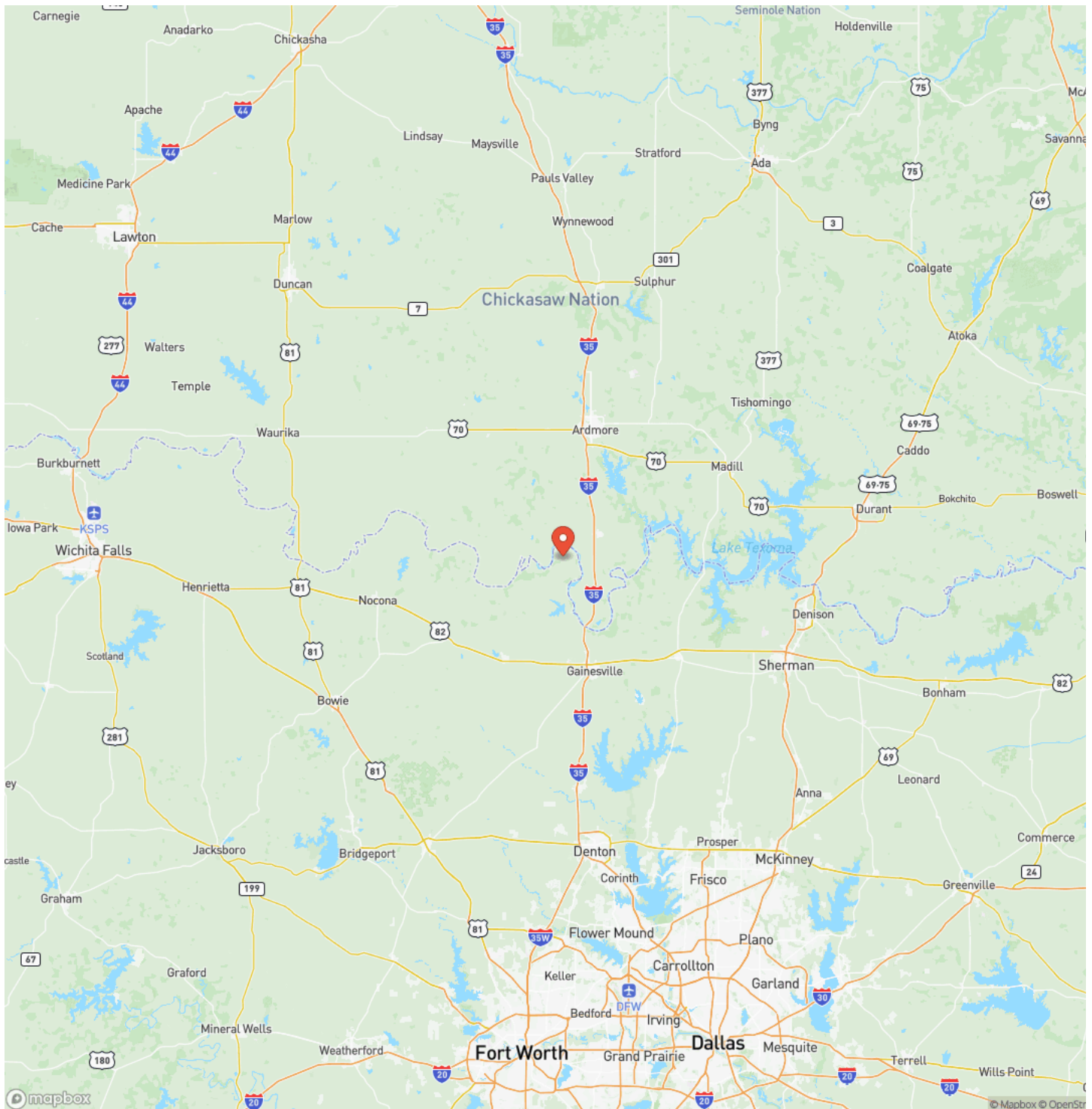


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Gainesville, TX / Cooke County

Locator Map

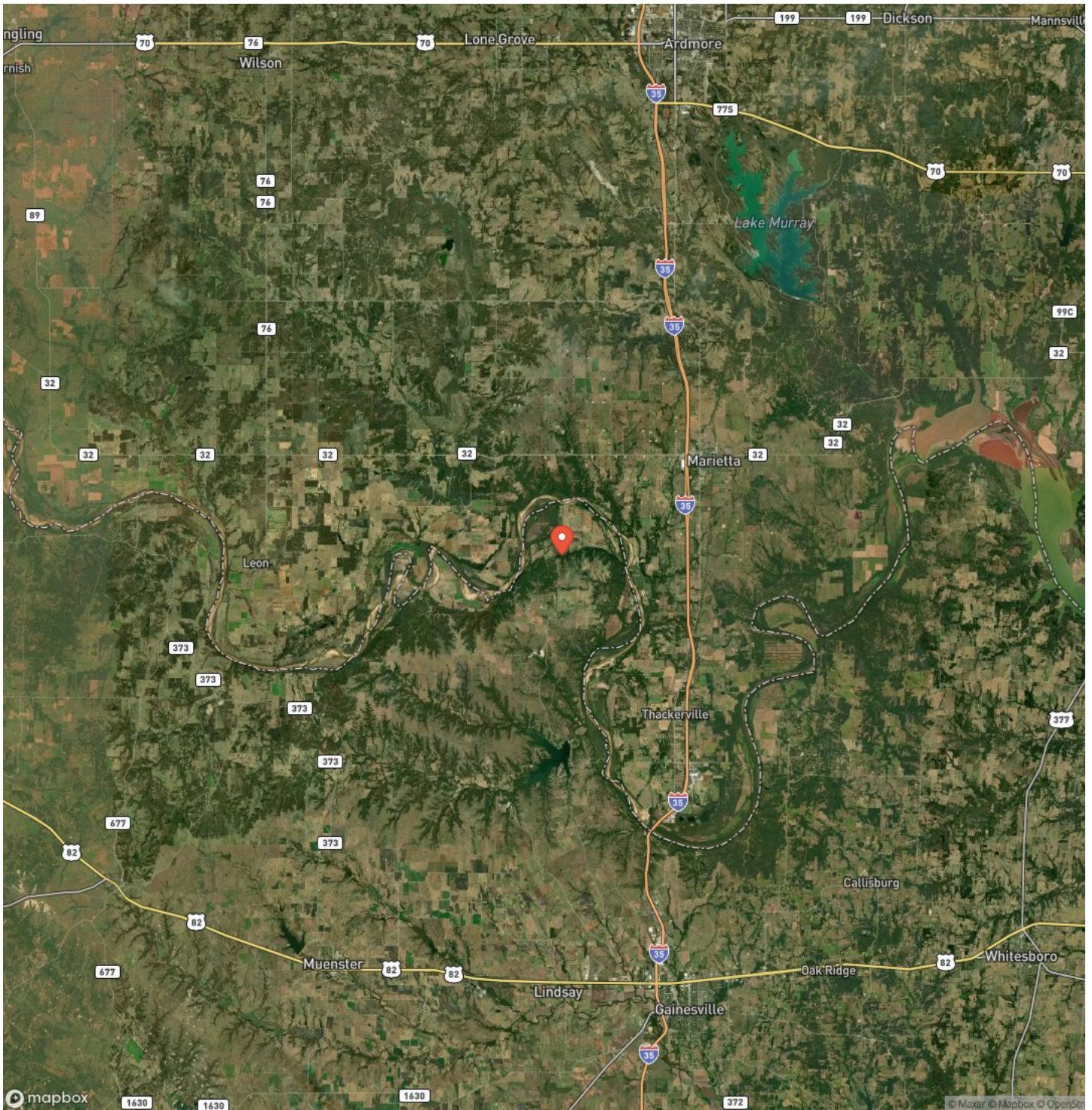


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Satellite Map



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Gainesville, TX / Cooke County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Morris

Mobile

(940) 231-7387

Email

mmorris@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

NOTES

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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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