

CR 2117, Gainesville, Texas 76240
County Road 2117
Gainesville, TX 76240

\$998,000
51.800± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

CR 2117, Gainesville, Texas 76240
Gainesville, TX / Cooke County

SUMMARY

Address

County Road 2117

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.576394 / -97.079507

Taxes (Annually)

47

Dwelling Square Feet

0

Acreage

51.800

Price

\$998,000

Property Website

<https://www.mossyoakproperties.com/property/cr-2117-gainesville-texas-76240-cooke-texas/47366/>



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PROPERTY DESCRIPTION

LOCATION: County Road 2117, Gainesville, Texas 76240. From FM 372 at FM 902 south of Gainesville, take FM 902 east approximately 2 miles. Turn right on County Road 2117. Go approximately 1.7 miles. Property is on your right.

WILDLIFE: Whitetail deer, hogs, small game

MINERALS: None available. No production on property.

VEGETATION: Native

TERRAIN: Elevations from 810' to 760'.

SOILS: Primarily birome-Aubrey-Rayex complex. Aubrey fine sandy loam.

TAXES: \$47 in 2023. Wildlife exemption in place.

IMPROVEMENTS: Fencing.

CURRENT USE: Wildlife, recreational.

POTENTIAL USE: Wildlife, recreational, hunting, rural residential.

LEASES: None

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

Discover your own slice of Texas paradise on this sprawling 51 acre Cooke County gem!! This beautiful property has an existing wildlife exemption, a harmonious blend of trees and cleared areas, and endless possibilities. Whether you dream of building your dream home or creating a private retreat, this is your canvas to make it a reality. Immerse yourself in the natural beauty, with an abundant wildlife and beautiful surroundings. The property's gentle terrain offers picturesque views, making it perfect for hunting, recreational activities, or simply enjoying the tranquility of country living. Don't miss this opportunity to own this remarkable 51 acre sanctuary in Cooke County, Texas. Contact Realtor Mike Morris at [940-231-7387](tel:940-231-7387) or mmorris@mossyoakproperties.com.



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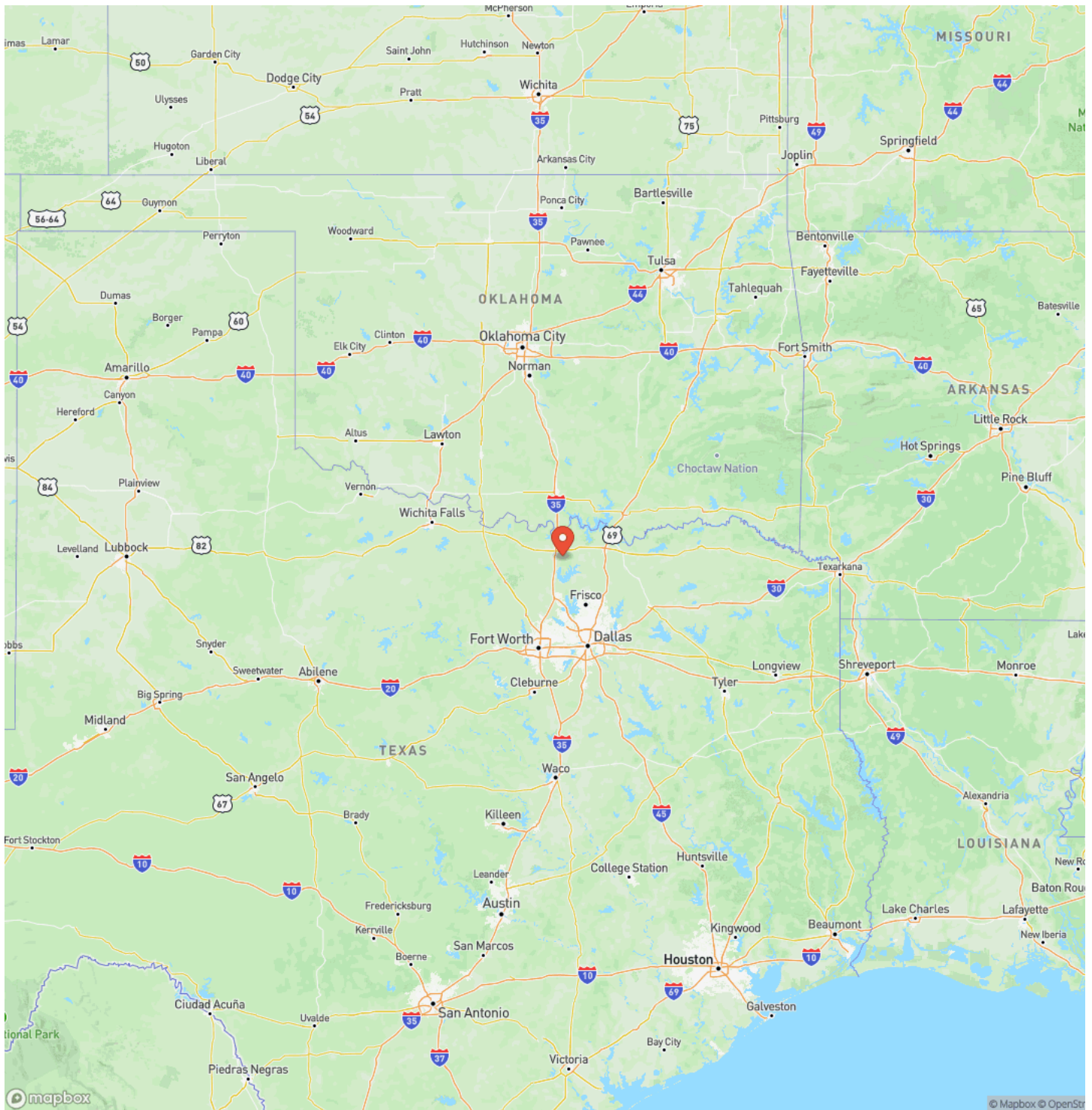
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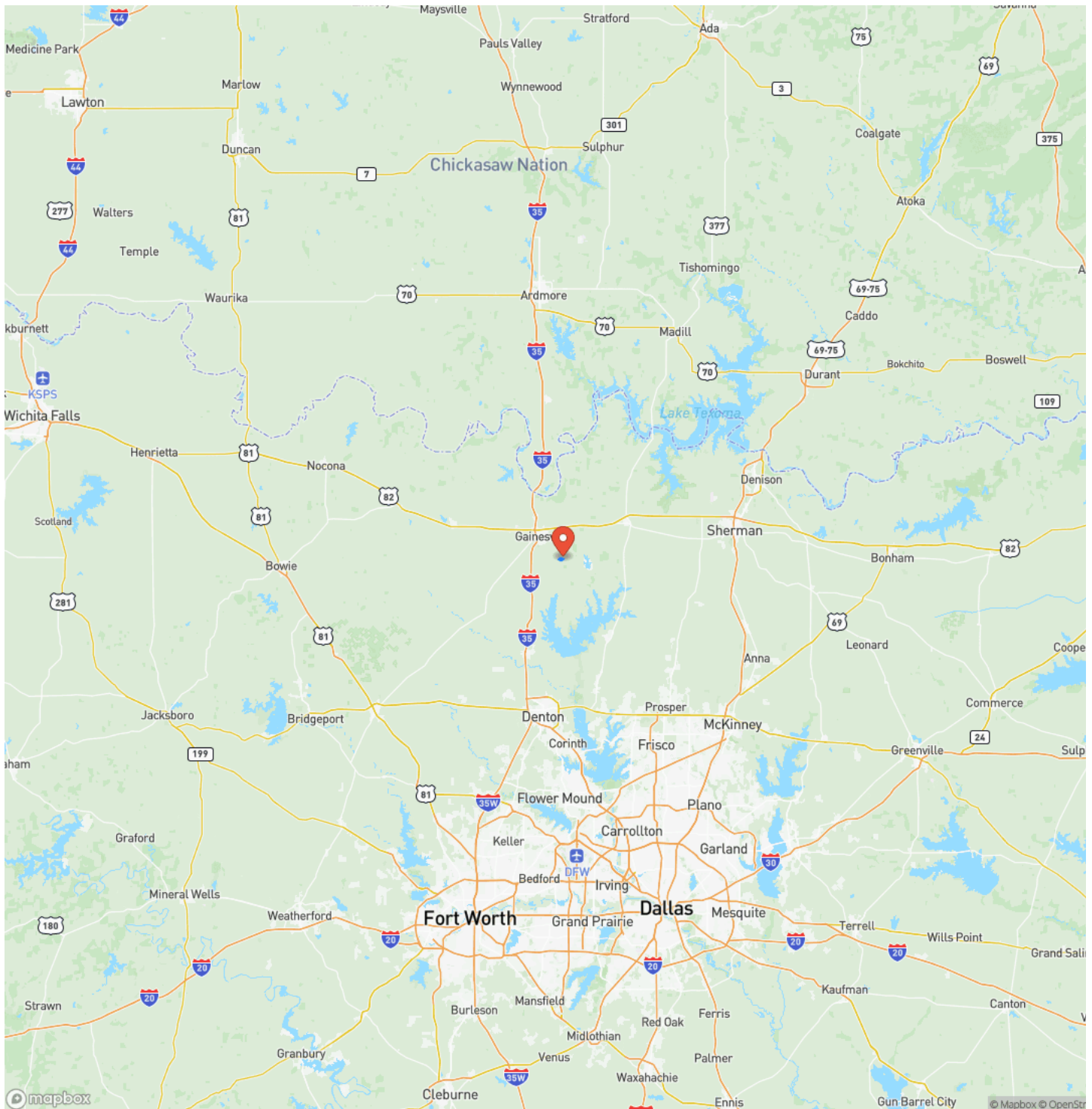
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Locator Map



Gainesville, TX / Cooke County

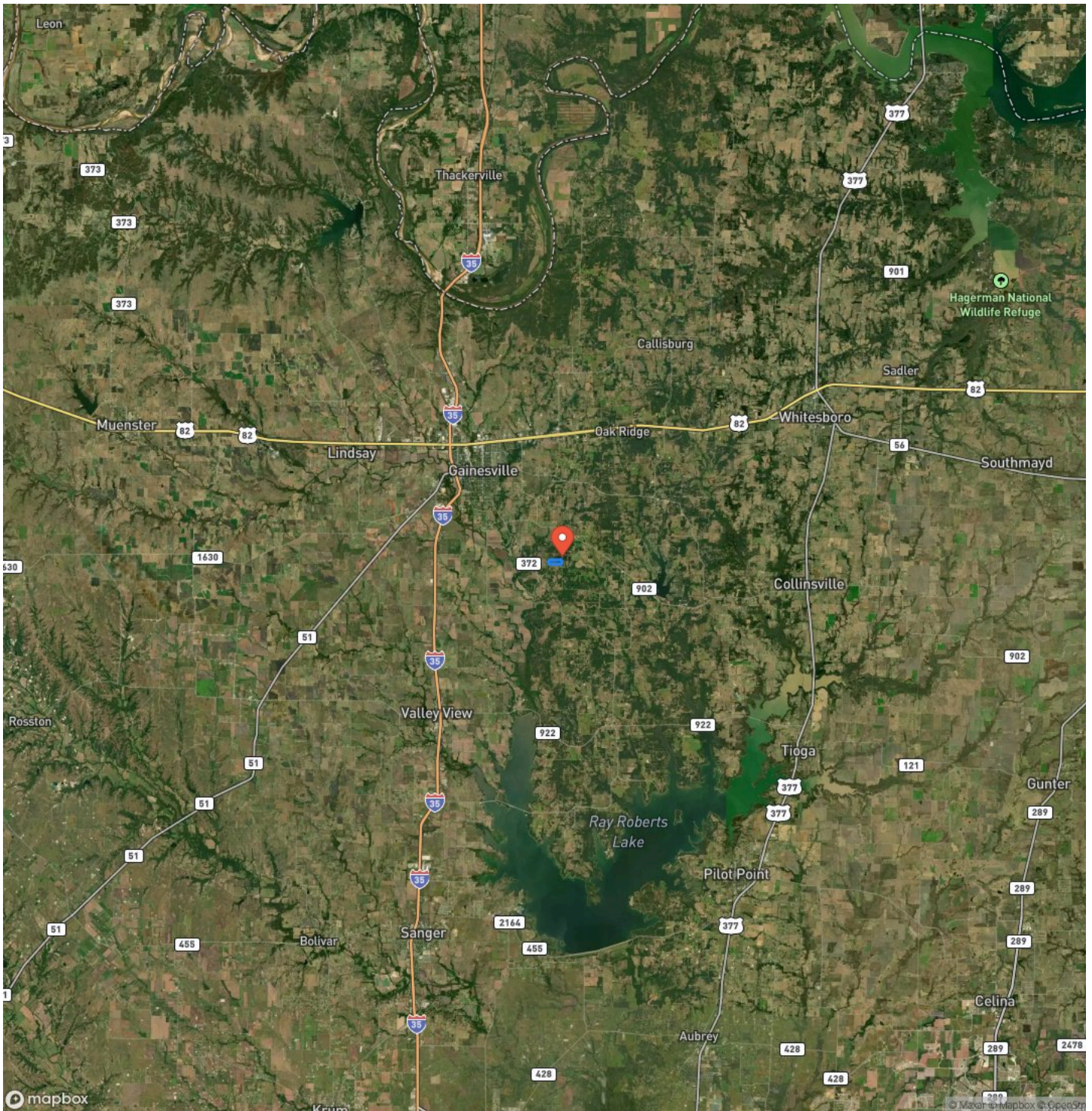
Locator Map



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Satellite Map



CR 2117, Gainesville, Texas 76240
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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This image shows a single 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.



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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