

330 FM 3496 Gainesville, Tx. 76240
330 FM 3496
Gainesville, TX 76240

\$613,600
47.200 +/- acres
Cooke County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

330 FM 3496 Gainesville, Tx. 76240
Gainesville, TX / Cooke County

SUMMARY

Address

330 FM 3496

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

33.5667 / -97.0395

Acreage

47.200

Price

\$613,600

Property Website

<https://moreoftexas.com/detail/330-fm-3496-gainesville-tx-76240-cooke-texas/10322/>



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PROPERTY DESCRIPTION

LOCATION: Gainesville, Cooke County, Texas. Outside city limits. FM 3496.

WATER: Small pond

UTILITIES: Electric on site-no meter. Old septic and well.

WILDLIFE: Small game-rabbit, squirrel.

MINERALS: No minerals convey.

VEGETATION: Primarily native grass, assorted trees.

TERRAIN: 760'-810'.

SOILS: Primarily Silsted Loamy Fine Sand, Gasil Fine Sandy Loam, Crockett Fine Sandy Loam.

TAXES: Ag Exempt. 47.2 acres to be taken out of larger tract.

IMPROVEMENTS: Barbed wire fencing.

CURRENT USE: This property is currently being used for agricultural purposes.

POTENTIAL USE: This property can be used for agricultural purposes or to build your dream home with plenty of space for livestock, garden, home. Plenty of room and trees for privacy.

FENCING: Primarily barbed wire fencing.

EASEMENTS: Utilities

LEASES: None

Approximately 47.2 acres out of a larger tract on FM 3496 in Gainesville, Cooke County, Texas. Property is Ag Exempt. Ready for your cattle. Also, perfect place to build your new home. Plenty of space for home, livestock, garden, some grassy cleared areas, and lots of trees for privacy. Approximately 770 feet of paved roadway. Quick access to Gainesville, Denton, Dallas, Fort Worth, Sherman, Denison. Minutes



from Winstar Casino. For information contact Realtor-Mike Morris-Mossy Oak Properties of Texas-Cross
Timbers Land & Home at [Email listed above] or 940-231-7387.



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Locator Maps



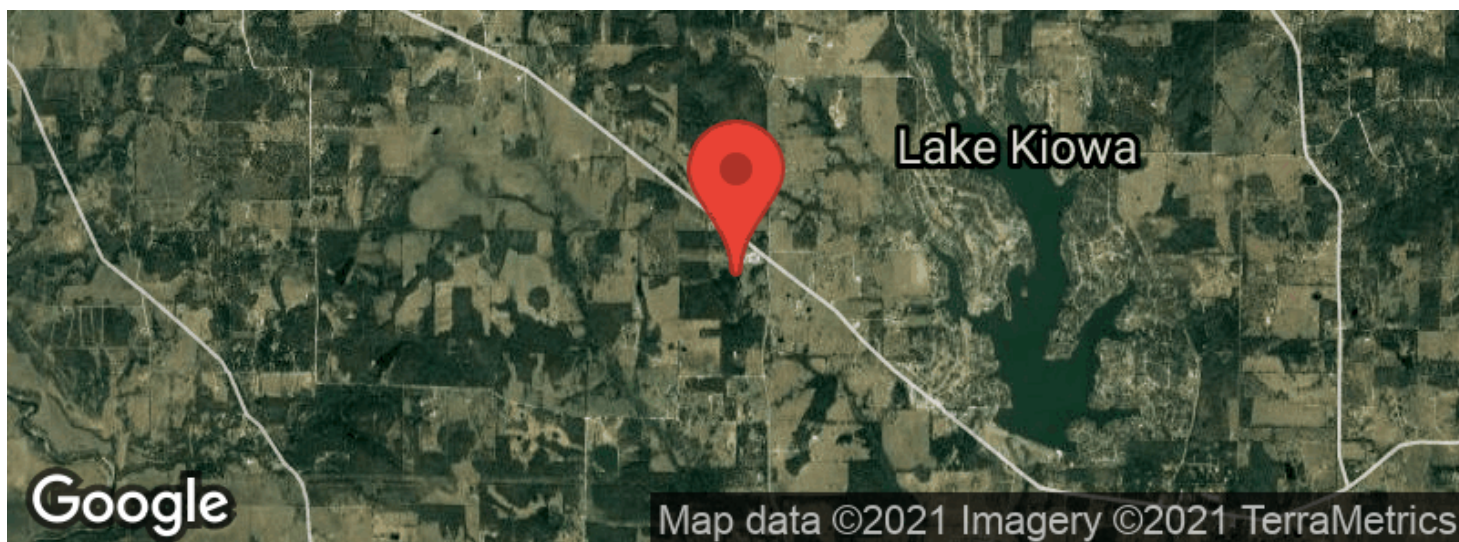
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Aerial Maps



330 FM 3496 Gainesville, Tx. 76240
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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

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

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.



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Mossy Oak Properties of Texas

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Denton, TX 76207

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