

6620 S FM 372, Gainesville, Texas 76240
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Gainesville, TX 76240

\$960,000
31.160± Acres
Cooke County



MORE INFO ONLINE:

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Gainesville, TX / Cooke County

SUMMARY

Address

6620 S FM 372

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Ranches, Single Family, Horse Property

Latitude / Longitude

33.546662 / -97.079612

Taxes (Annually)

3006

Dwelling Square Feet

2514

Bedrooms / Bathrooms

3 / 2

Acreage

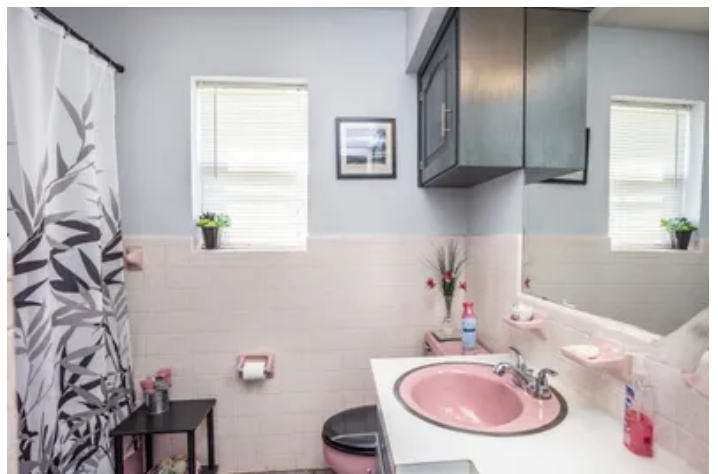
31.160

Price

\$960,000

Property Website

<https://www.mossoakproperties.com/property/6620-s-fm-372-gainesville-texas-76240-cooke-texas/65543/>



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PROPERTY DESCRIPTION

LOCATION: From I-35 at California Street in Gainesville, Texas, go east on California Street to Grand Avenue. Turn right. Go to Anthony Street. Turn left. Turn right onto FM 372 and go approximately 5.2 miles. Property is on your left.

WATER: Mountain Springs Water Company.

UTILITIES: Electric, water, gas.

WILDLIFE: Small game.

MINERALS: No minerals convey. No production on property.

VEGETATION: Native grasses and trees. Peach trees, Apricot trees, Pecan trees.

TERRAIN: Elevations from 770' to 750'.

SOILS: Gasil loamy fine sand, Birome-aubrey-rayex complex.

TAXES: \$3,006 in 2023

IMPROVEMENTS: 2514 square foot brick residence, two barns, shop, sprinkler system for yard, fencing, 2 ponds.

CURRENT USE: Single family residence, agricultural.

POTENTIAL USE: Single family residential, cattle, horses, ranch, recreational, agricultural.

FENCING: Barbed wire fencing, cross fencing.

EASEMENTS: Utilities.

LEASES: None

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

Escape to country living with this spacious 2,514 sq. ft., 3-bedroom, 2-bath brick home on 31 serene acres in Gainesville, Cooke County, Texas. Enjoy peaceful views, beautiful sunsets, and two picturesque ponds, perfect for fishing or relaxing by the water. This property has two barns and a shop, ideal for hobbies, storage, or livestock. A sprinkler system keeps the yard lush and green.. The open floor plan, abundant natural light, and ample storage make this home perfect for comfortable rural living. Whether you're looking for a private retreat or a place to expand your agricultural dreams, this property offers endless possibilities. The spacious barns are perfect for horses, equipment, or a future workshop, while the shop building provides additional workspace or storage. Enjoy outdoor activities such as fishing, gardening, or simply soaking in the beauty of nature from your own backyard. a lifestyle of tranquility and wide-open spaces while staying close to all local amenities.



MORE INFO ONLINE:

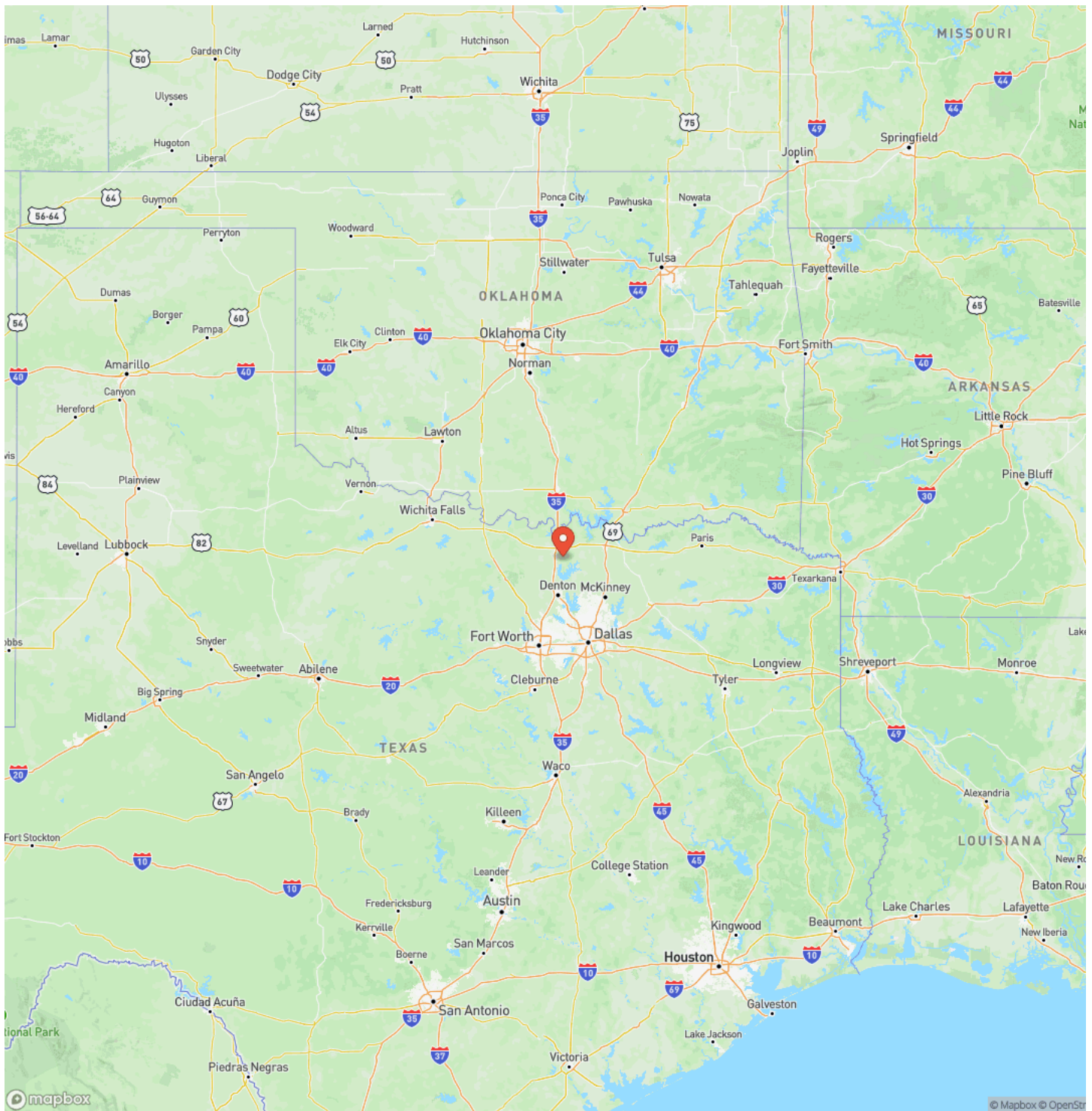
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Locator Map

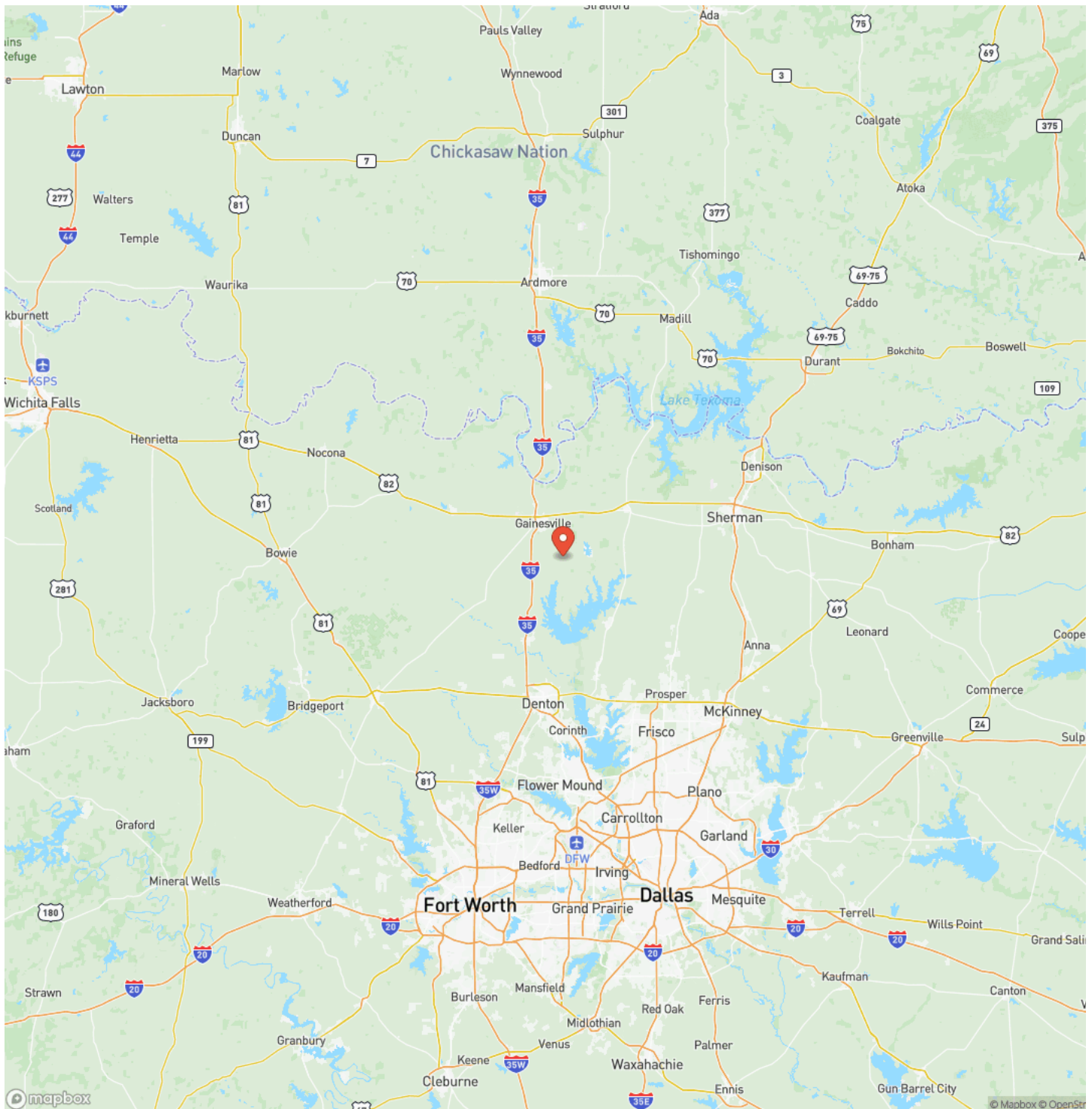


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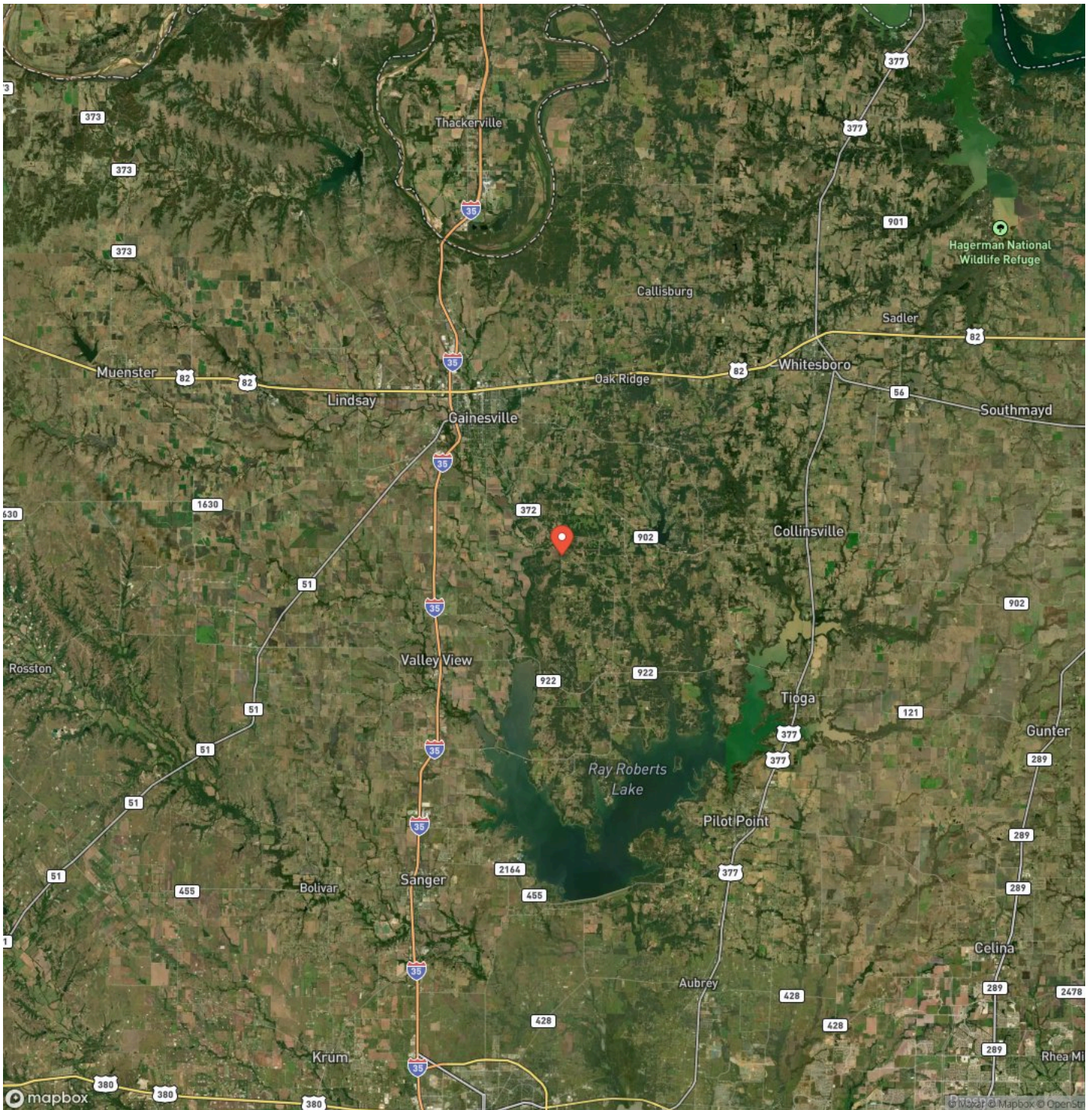


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Satellite Map



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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

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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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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



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