

**4970 County Road 123 Gainesville, Texas  
76240**  
4970 County Road 123  
Gainesville, TX 76240

**\$473,250**  
37.860 +/- acres  
Cooke County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

**4970 County Road 123 Gainesville, Texas 76240**  
**Gainesville, TX / Cooke County**

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## **SUMMARY**

**Address**

4970 County Road 123

**City, State Zip**

Gainesville, TX 76240

**County**

Cooke County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.6660998 / -97.0511631

**Taxes (Annually)**

84

**Acreage**

37.860

**Price**

\$473,250

**Property Website**

<https://moreoftexas.com/detail/4970-county-road-123-gainesville-texas-76240-cooke-texas/19895/>



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**PROPERTY DESCRIPTION**

LOCATION: 4970 County Road 123, Gainesville, Texas 76240. Approximately 3 miles north of Highway 82 east of Gainesville, Texas.

UTILITIES: Woodbine water at road, Pentex Energy.

WILDLIFE: Small game, turkey, deer.

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

VEGETATION: Native grasses.

TERRAIN: 860' to 880' elevation.

SOILS: Fine Sandy Loam soils are prevalent on the property.

TAXES: 2020 taxes were \$84.00.

IMPROVEMENTS: Barbed wire fencing with No climb fence on the from of the property.

CURRENT USE: Cattle

POTENTIAL USE: build your home and enjoy the rural life. Agriculture. Both.

DEED RESTRICTIONS: There are no known deed restrictions at this time.

NEIGHBORS: Residential and similar use surrounding property.

EASEMENTS: Utilities.

LEASES: None.

SHOWINGS: Contact Realtor Mike Morris-Mossy Oak Properties of Texas-Cross Timbers Land & Home-at [mmorris@mossyOakproperties.com](mailto:mmorris@mossyOakproperties.com) or 940-231-7387 for showing.



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## Locator Maps



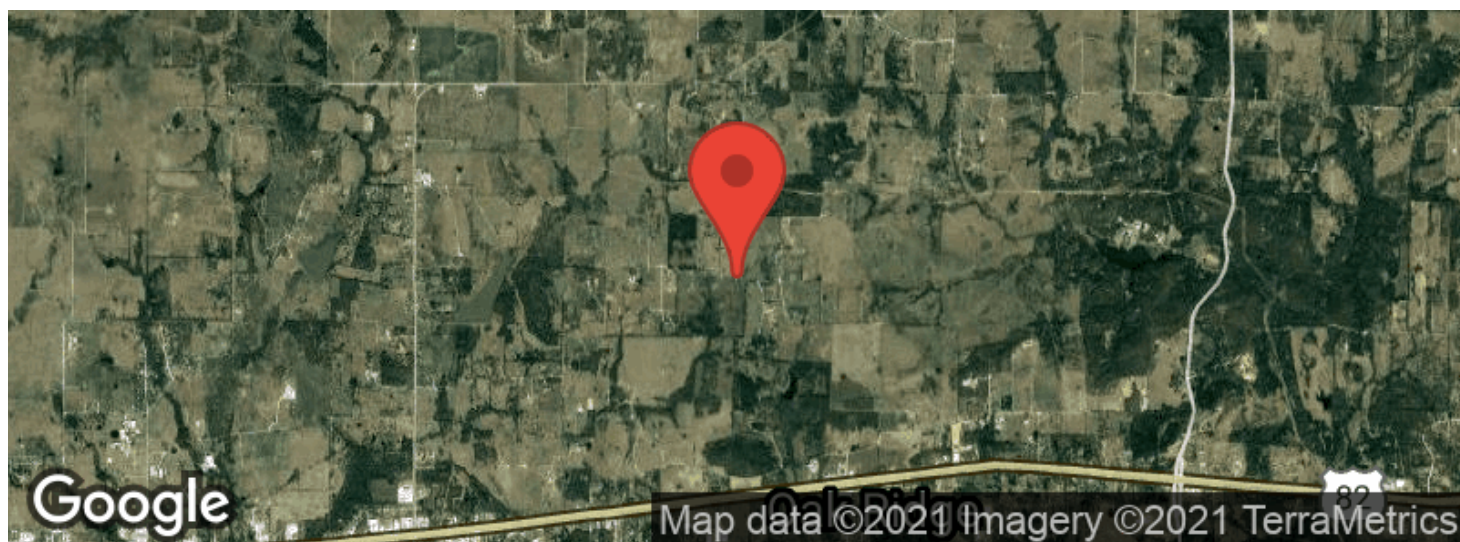
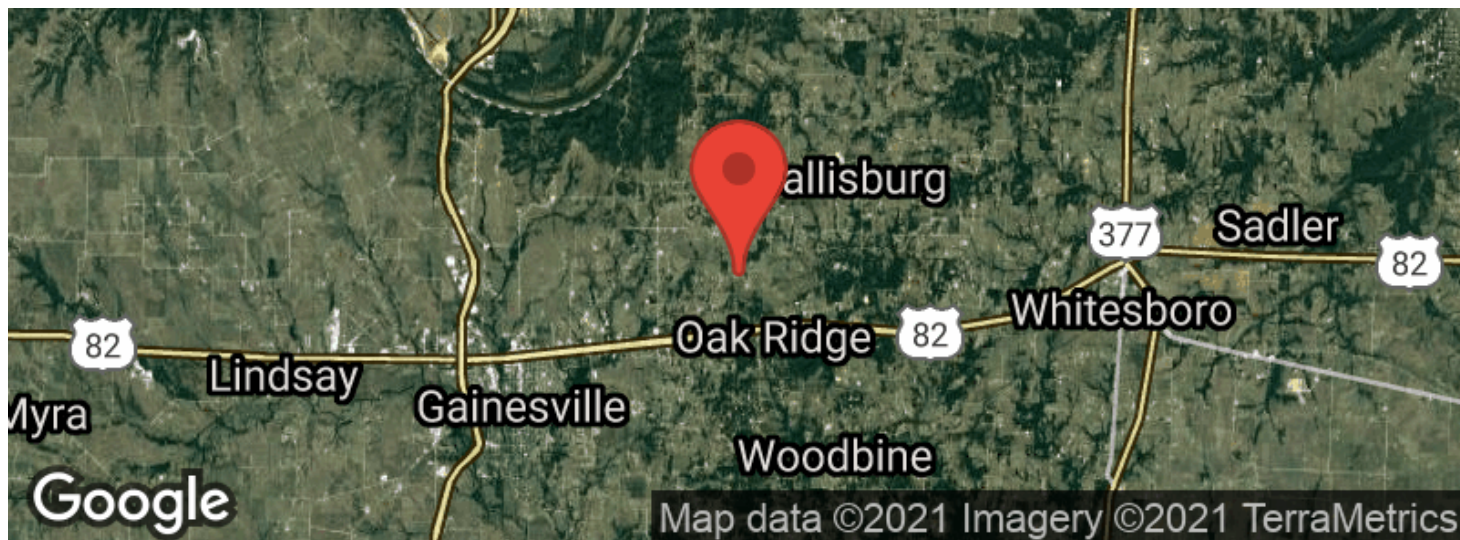
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## Aerial Maps



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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

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**NOTES**

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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**  
4000 W University Dr  
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