

1801 County Road 312, Gainesville, Texas 76240
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Gainesville, TX 76240

\$1,350,000
75± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

1801 County Road 312, Gainesville, Texas 76240
Gainesville, TX / Cooke County

SUMMARY

Address

1801 County Road 312

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

33.568304 / -97.225388

Taxes (Annually)

84

Dwelling Square Feet

0

Acreage

75

Price

\$1,350,000

Property Website

<https://www.mossyoakproperties.com/property/1801-county-road-312-gainesville-texas-76240-cooke-texas/65533/>



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PROPERTY DESCRIPTION

LOCATION: 1801 County Road 312, Gainesville, Texas 76240. From I-35 and FM 51 in Gainesville, Texas, go west on FM 51 approximately 6.3 miles. Turn right onto County Road 312. Travel approximately 0.5 miles. Property on the right.

WATER: Well will be needed.

UTILITIES: Electric at road. Septic would be needed for residential.

WILDLIFE: Small game.

MINERALS: No minerals convey.

VEGETATION: Native grasses and trees.

TERRAIN: Elevations from 840' to 800'.

SOILS: Clay loam, Frio soils, Slidell-san saba complex.

TAXES: \$84 IN 2023

IMPROVEMENTS: Barbed wire fencing. Pond planned.

EASEMENTS: Utilities.

LEASES: None.

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

Discover your dream property on this sprawling 75-acre tract just outside Gainesville in the sought-after Era School District of Cooke County, Texas. Perfectly suited for agricultural use, cattle, or equine operations, this versatile land offers endless possibilities. Whether you envision cultivating crops, raising livestock, or creating a serene country retreat, this property is ready to accommodate your vision. With ample space to build your custom home, enjoy the peace and privacy of rural living while still being conveniently close to town. Don't miss this rare opportunity to own a prime piece of Texas countryside!



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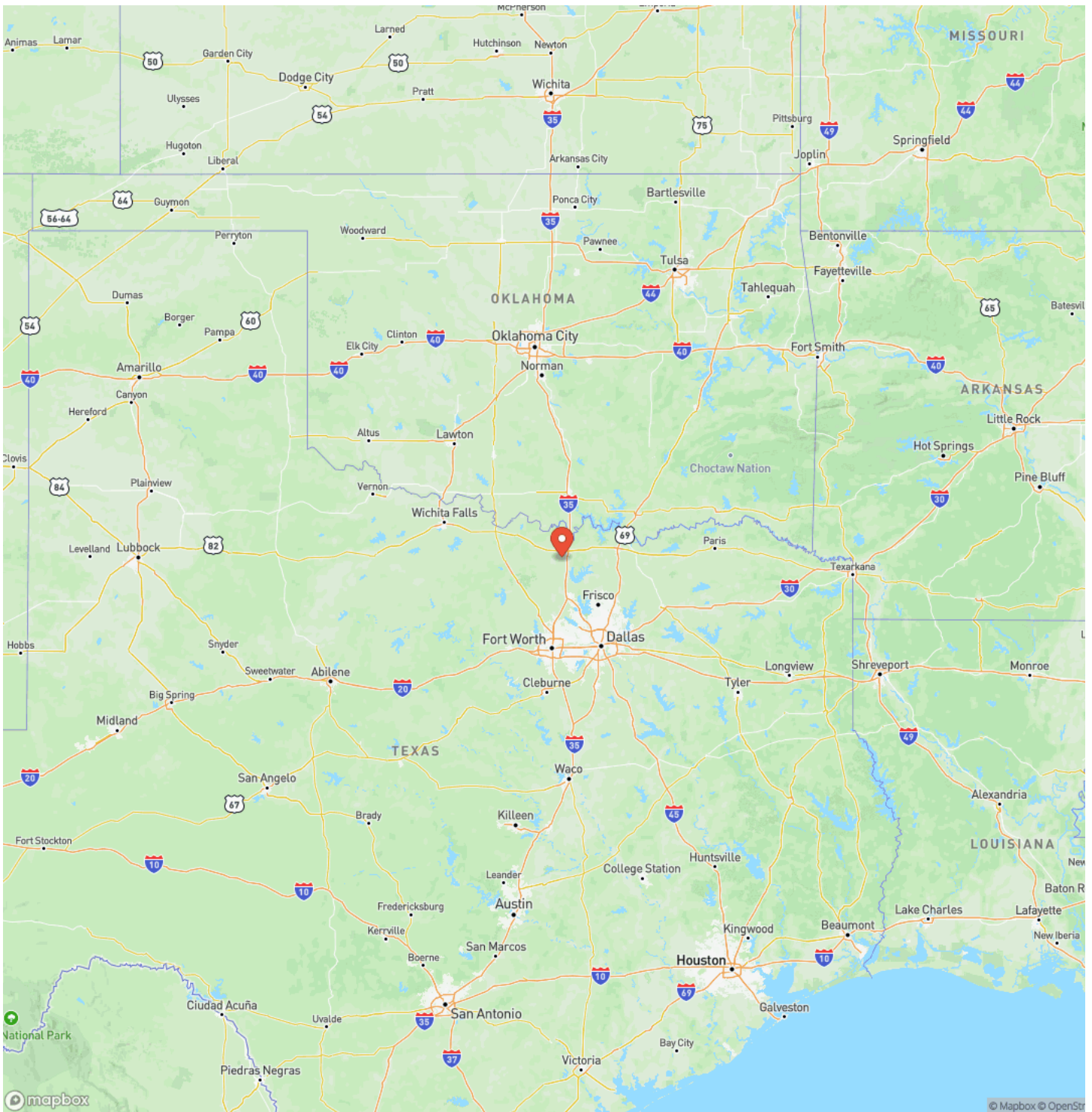


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Locator Map

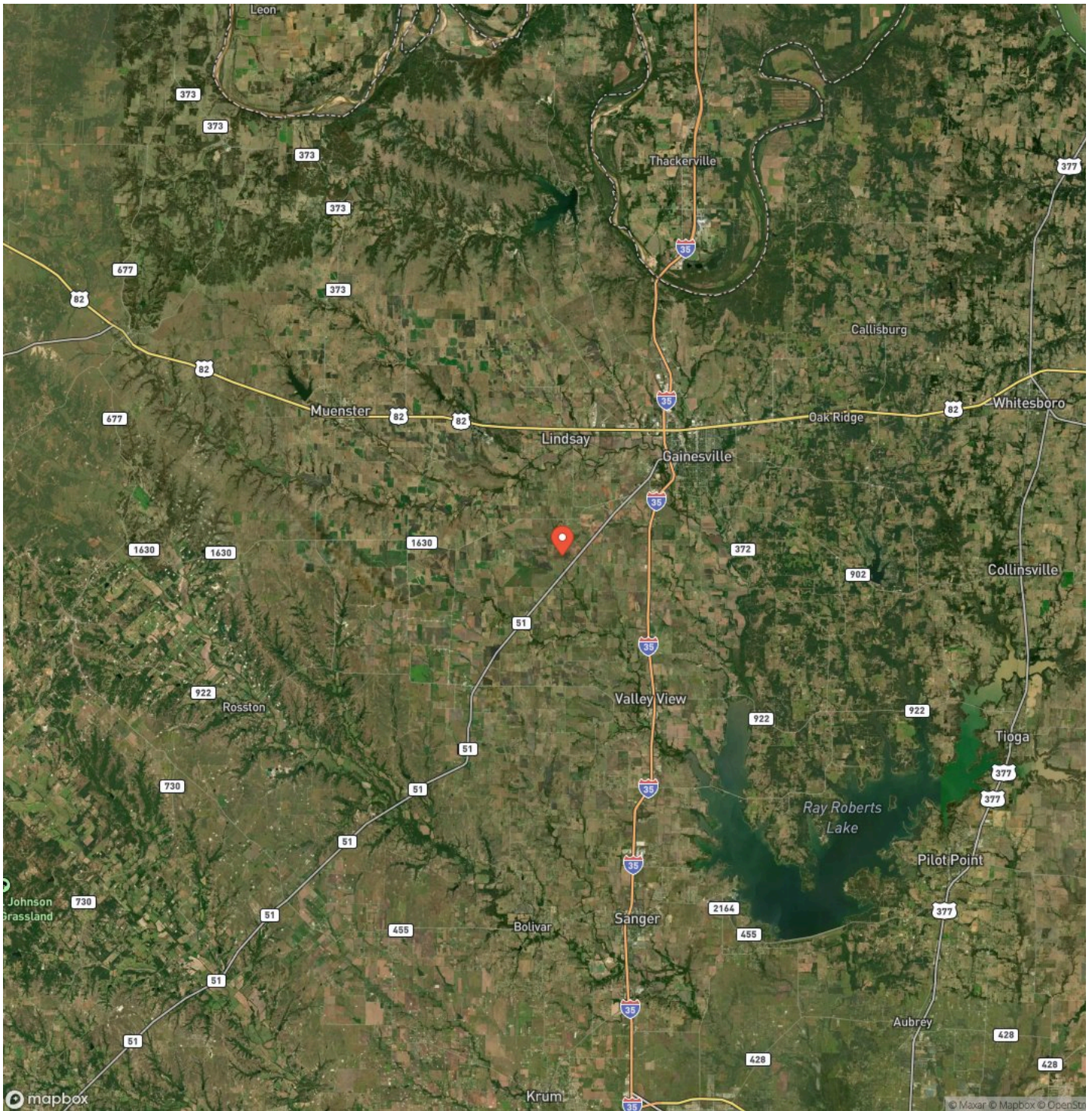


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Satellite Map



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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

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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