

596 County Road 339, Gainesville, Tx 76240
596 County Road 339
Gainesville, TX 76240

\$190,190
10.010± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

596 County Road 339, Gainesville, Tx 76240
Gainesville, TX / Cooke County

SUMMARY

Address

596 County Road 339

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Recreational Land, Single Family

Latitude / Longitude

33.518375 / -97.366646

Taxes (Annually)

3984

Dwelling Square Feet

2128

Bedrooms / Bathrooms

3 / 2

Acreage

10.010

Price

\$190,190

Property Website

<https://www.mossoakproperties.com/property/596-county-road-339-gainesville-tx-76240-cooke-texas/66649/>



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PROPERTY DESCRIPTION

LOCATION: 596 County Road 339, Gainesville, Cooke County, Texas.

WATER: Well in place. Has not been used for approximately one year.

UTILITIES: Septic in place. Has not been used in approximately one year. Electric on property.

TERRAIN: Elevations from 950' to 980'.

SOILS: Bolar-Aledocomplex. Maloterre-Aledo gravelly clay loams.

LEASES: None.

EASEMENTS: Utilities.

MINERALS: No minerals convey. No production on property.

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

Escape the hustle and bustle on this scenic 10-acre property just outside of Gainesville in Cooke County, Texas. With open spaces and mature trees, this land offers endless possibilities for building your dream home, a weekend retreat, or a small ranch. Enjoy peaceful country living with easy access to nearby amenities and highways. Ideal for anyone looking for space and privacy, while still being close to town. A true gem in North Texas! No value given to double wide mobile home on property. Contact Listing Agent Mike Morris at [940-231-7387](tel:940-231-7387) or mmorris@mossyoakproperties.com for showing information.



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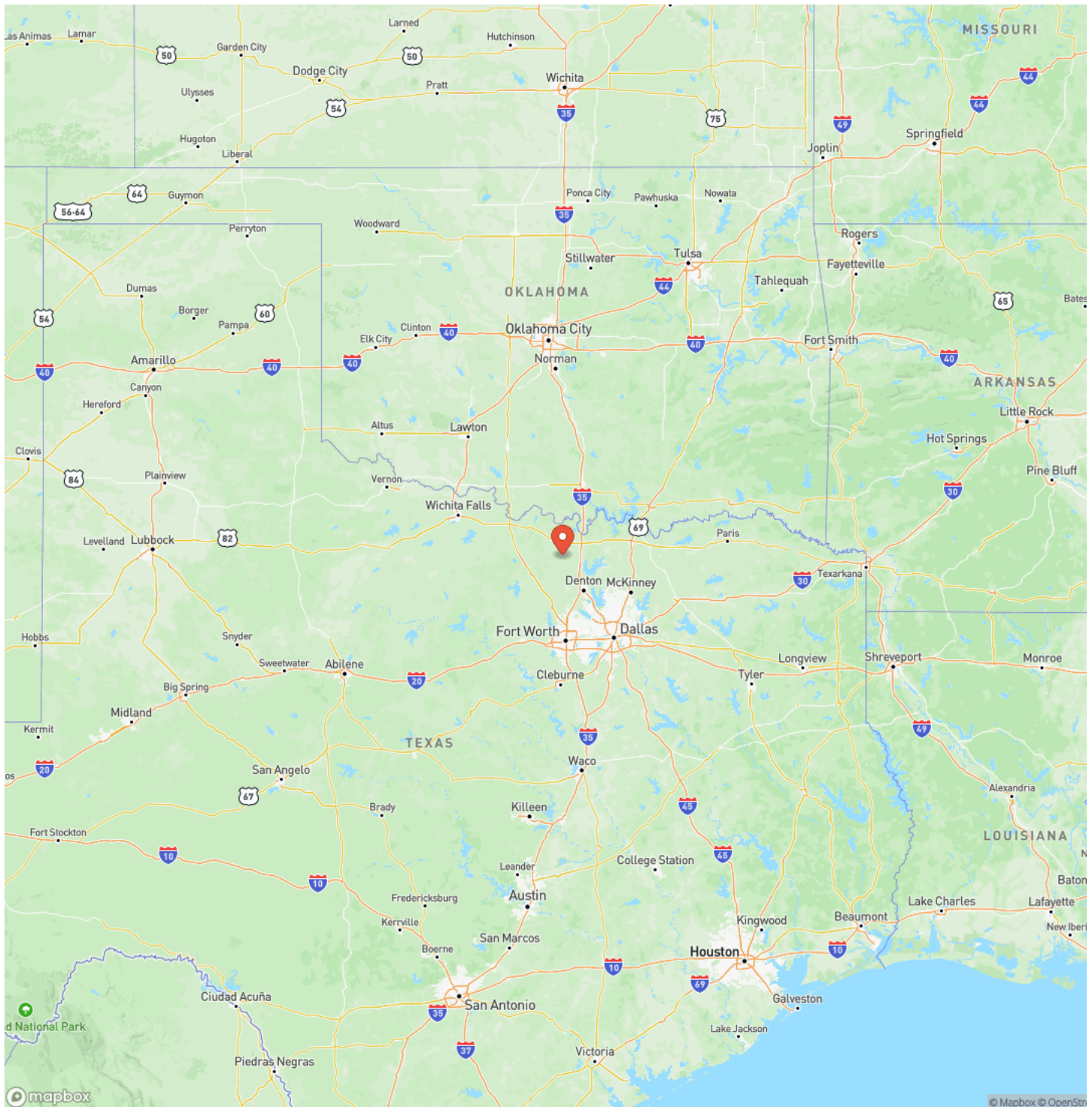


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Locator Map

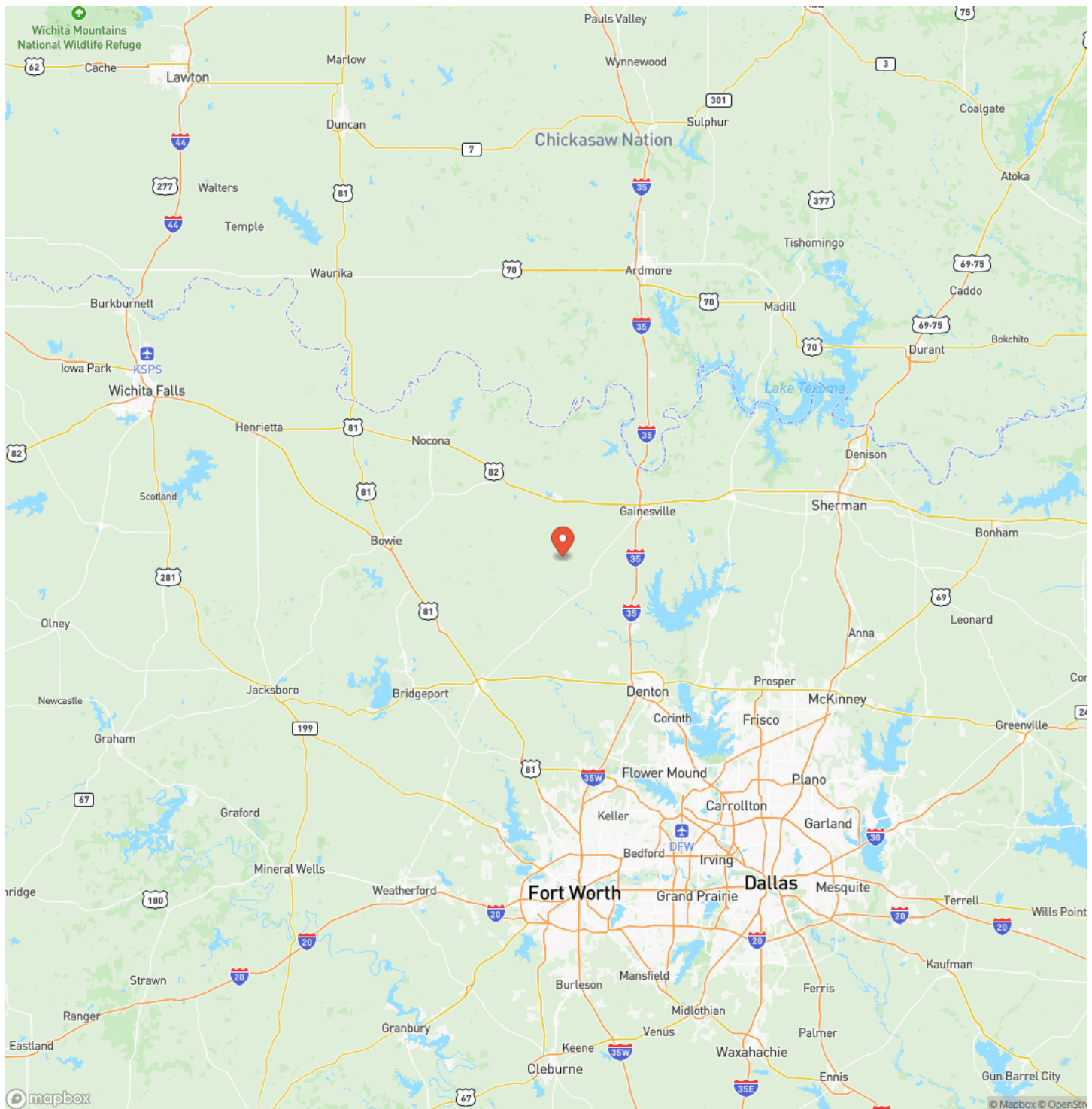


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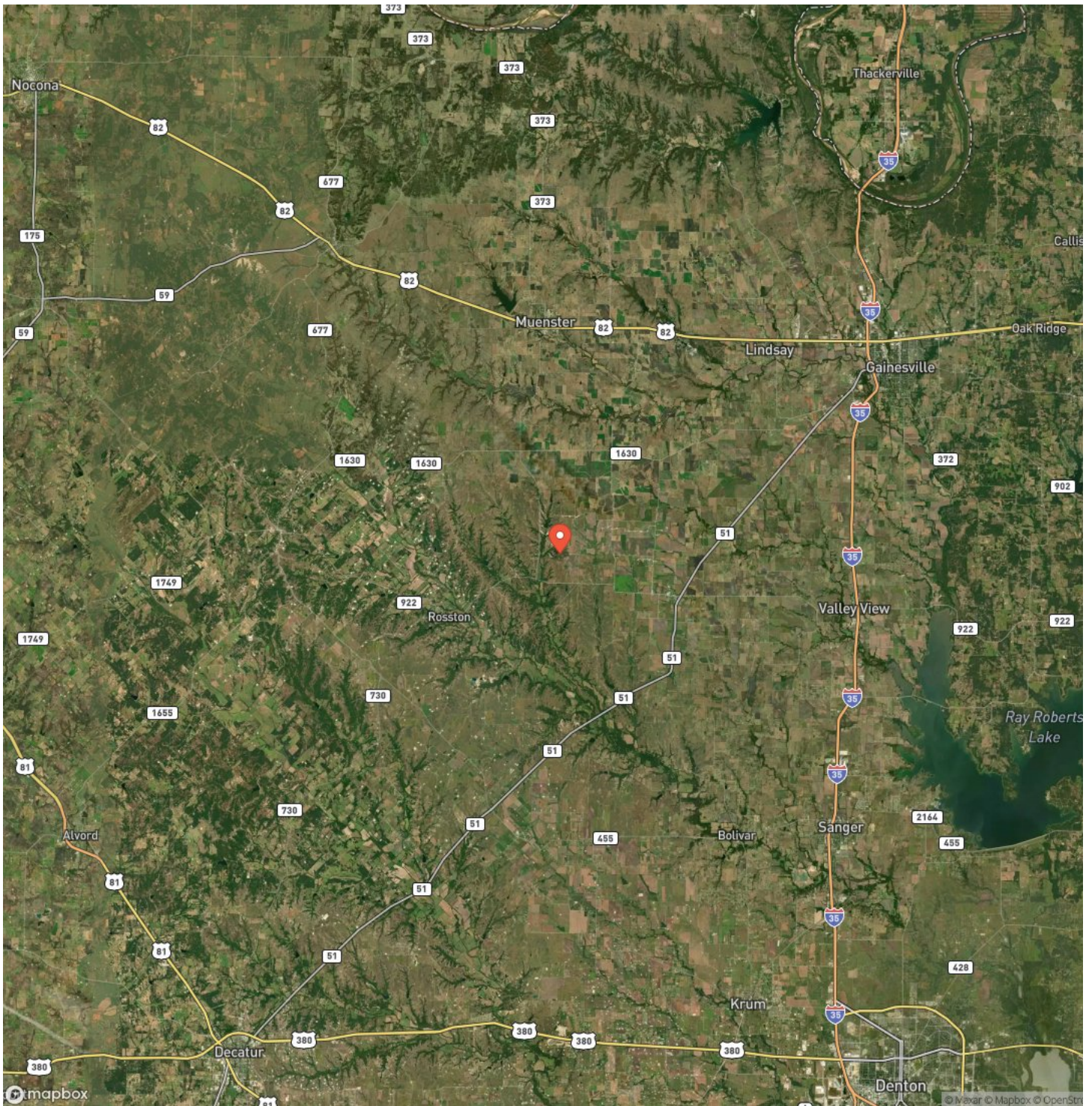


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Satellite Map



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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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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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