

**269 Morrow Bend Lane, Gainesville, Tx.
76240**
269 Morrow Bend Lane
Gainesville, TX 76240

\$190,000
2.780 +/- acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

269 Morrow Bend Lane, Gainesville, Tx. 76240
Gainesville, TX / Cooke County

SUMMARY

Address

269 Morrow Bend Lane

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Residential Property

Latitude / Longitude

33.6913478 / -97.0864246

Taxes (Annually)

1899

Dwelling Square Feet

1536

Bedrooms / Bathrooms

3 / 2

Acreage

2.780

Price

\$190,000

Property Website

<https://moreoftexas.com/detail/269-morrow-bend-lane-gainesville-tx-76240-cooke-texas/19909/>



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PROPERTY DESCRIPTION

3 bedroom, 2 bath double wide mobile home on approximately 2.78 acres in Gainesville, Cooke County, Texas. This home is located in the Callisburg School District. Enjoy country living in this secluded property with plenty of trees for privacy. Large covered storage in back. 2.78 acre property small enough for easy maintenance, and large enough to enjoy country living. Plenty of room for animals or grow fresh vegetables in your garden!! From Highway 82 at FM 371 east of Gainesville, go north on FM 371. Turn left onto County Road 131. Turn right onto County Road 134. Take first right on Morrow Bend Lane, which is a private road. Property will be on your left. Sign on property. Contact Realtor Mike Morris-Mossy Oak Properties of Texas-Cross Timbers Land & Home-at mmorris@mossyoakproperties.com or 940-231-7387 for showings.



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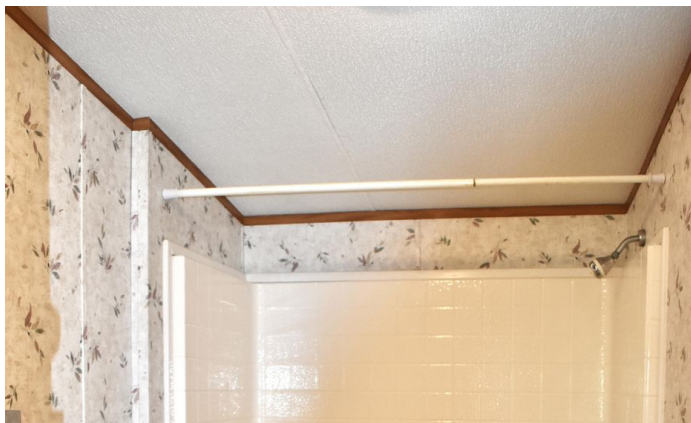
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Locator Maps



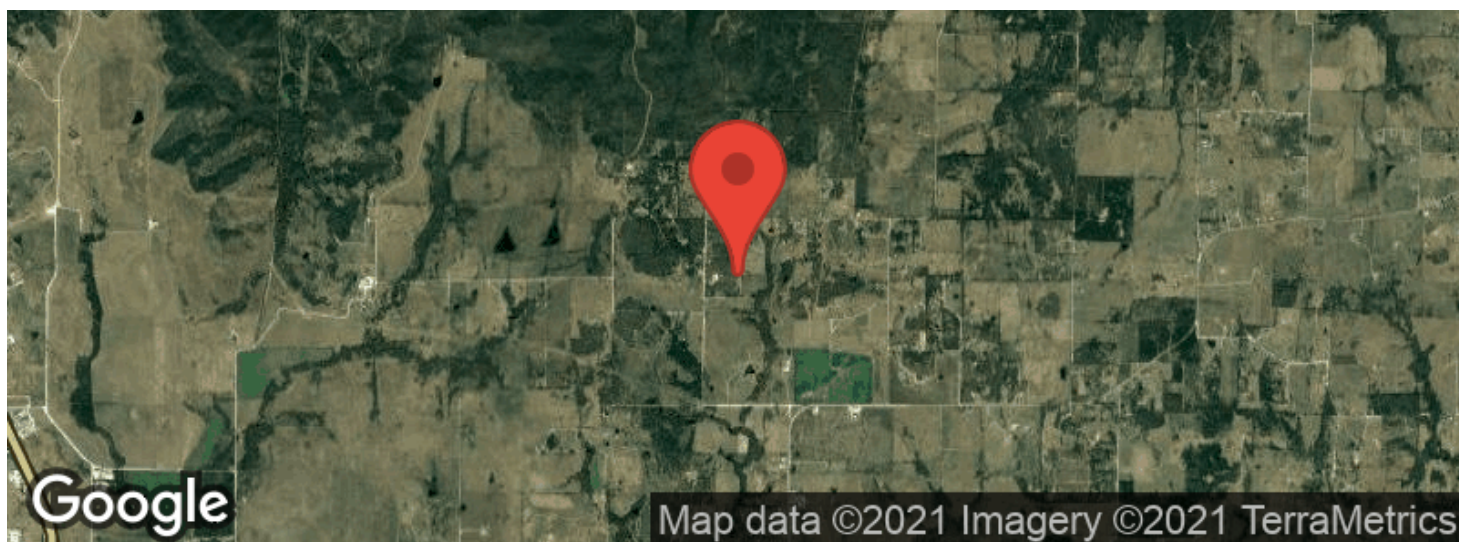
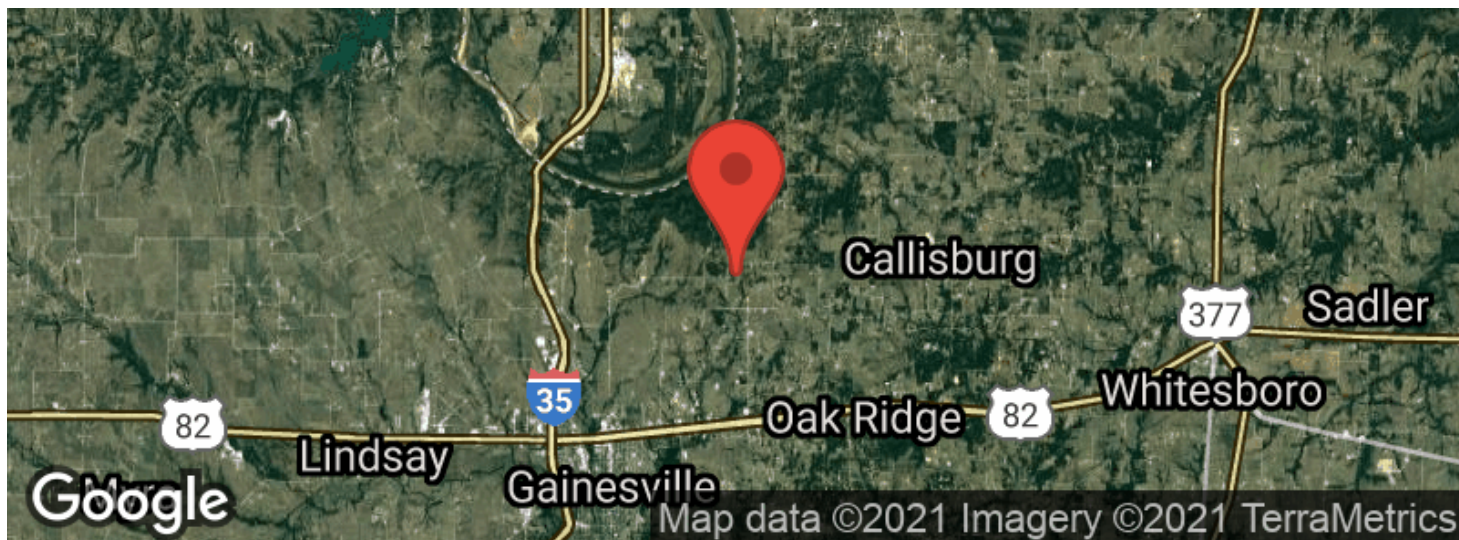
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Aerial Maps



269 Morrow Bend Lane, 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.



MoreofTexas.com

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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(833) 466-7389

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