

TBD Lot 32 Jrc Rd, Gainesville, TX 76240
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Gainesville, TX 76240

\$329,000
11.920± Acres
Cooke County



TBD Lot 32 Jrc Rd, Gainesville, TX 76240
Gainesville, TX / Cooke County

SUMMARY

Address

TBD Lot 32 Jrc Road

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Undeveloped Land, Lot, Horse Property, Farms, Ranches

Latitude / Longitude

33.61187 / -97.075697

Acreage

11.920

Price

\$329,000

Property Website

<https://ranchmanproperties.com/detail/tbd-lot-32-jrc-rd-gainesville-tx-76240-cooke-texas/79740/>



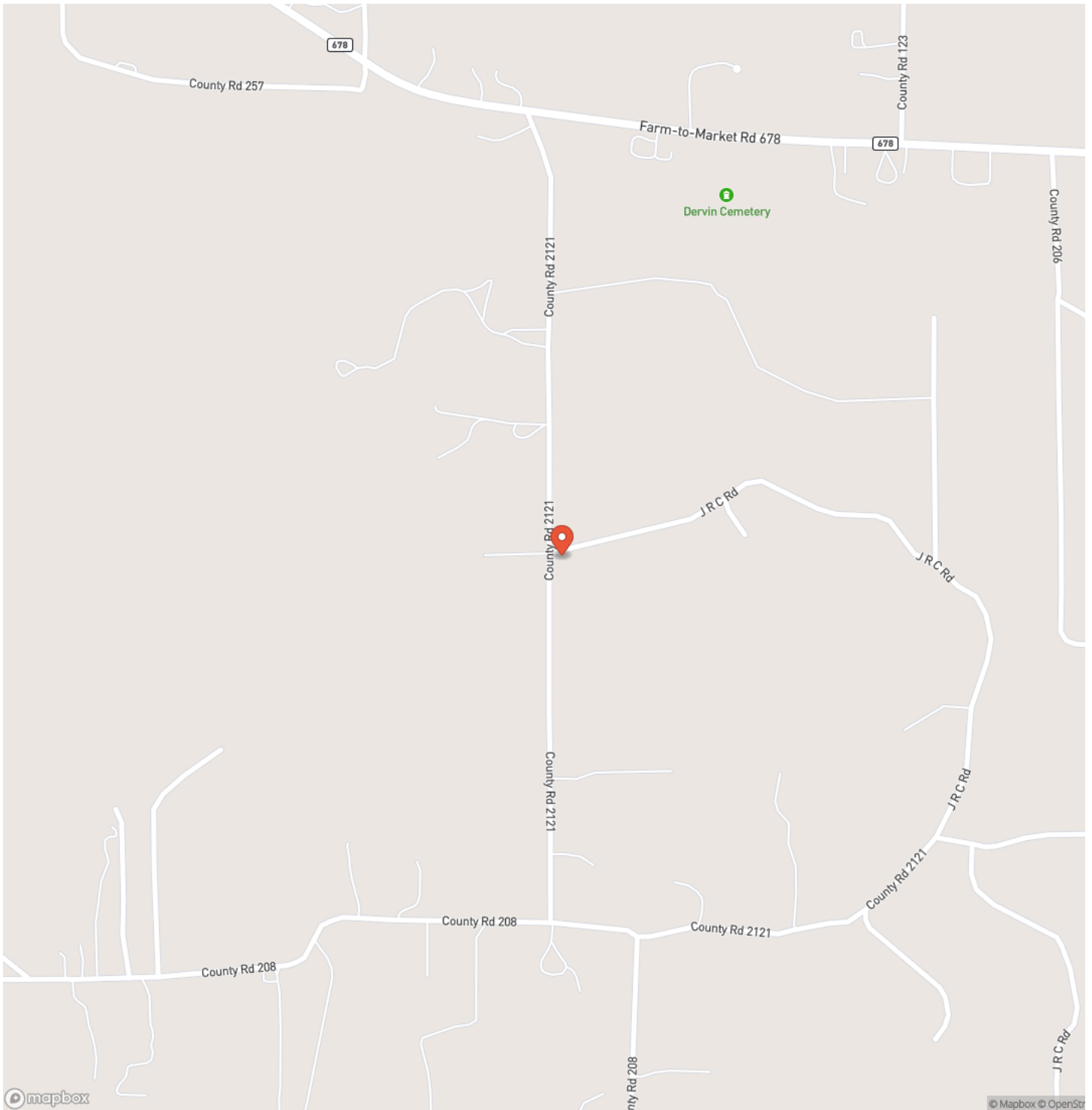
PROPERTY DESCRIPTION

Discover the perfect canvas for your future in the beautiful Oak Creek Estates. This gorgeous 12-acre parcel offers the ideal blend of country tranquility and city convenience, located just minutes from downtown Gainesville and all its amenities. Recently cleared to provide a prime homesite, this property is ready for your vision. Whether you dream of building a private estate, a horse ranchette, or a peaceful weekend escape, the groundwork is already laid. You'll find rich sandy loam soil, towering mature oak trees, and open space to bring your ideas to life. With plenty of room to roam, privacy, and natural beauty all around, this is your chance to create something truly special in a serene, tree-lined setting. Embrace the opportunity to craft your future on this exceptional property!

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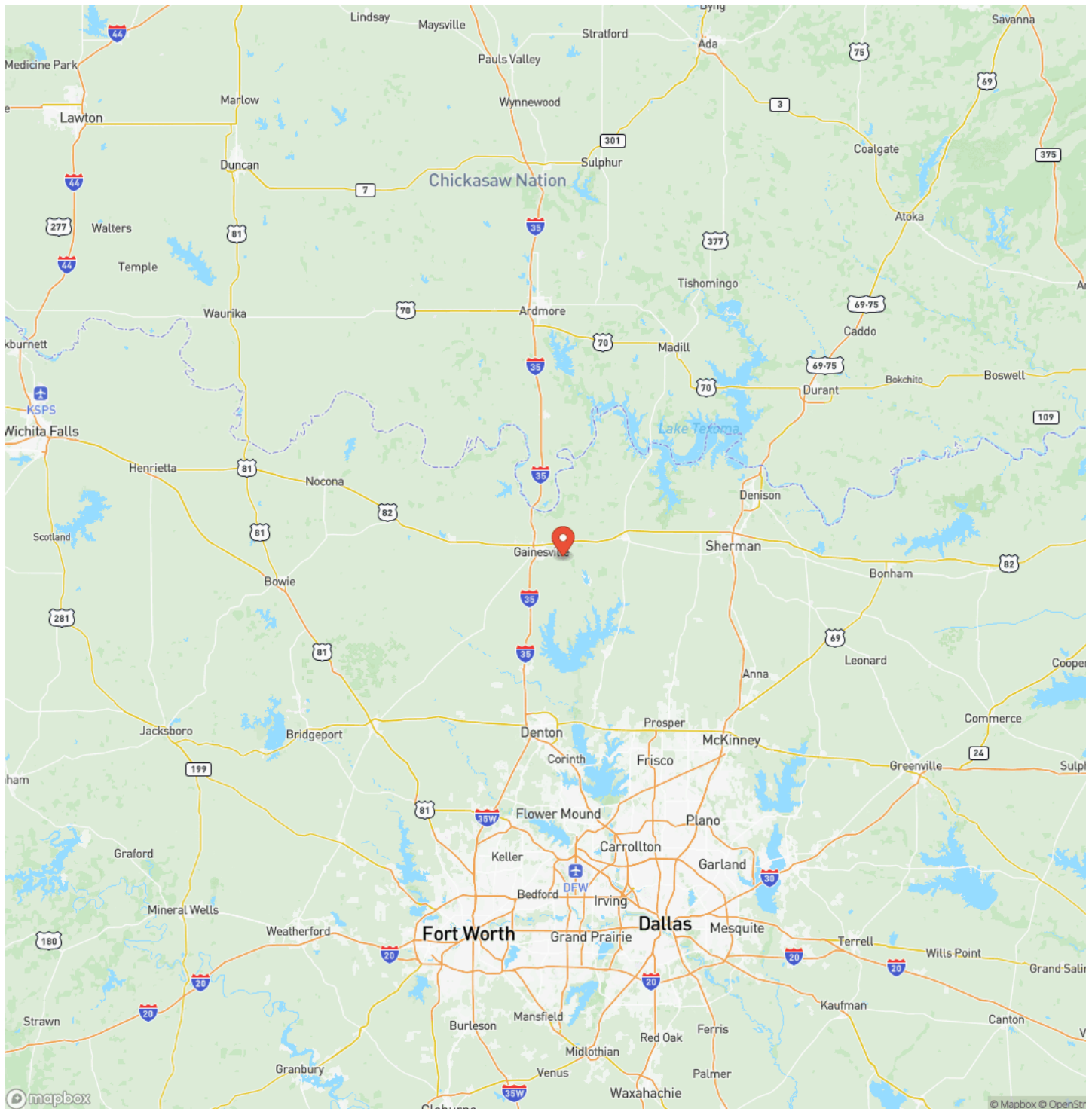


Locator Map

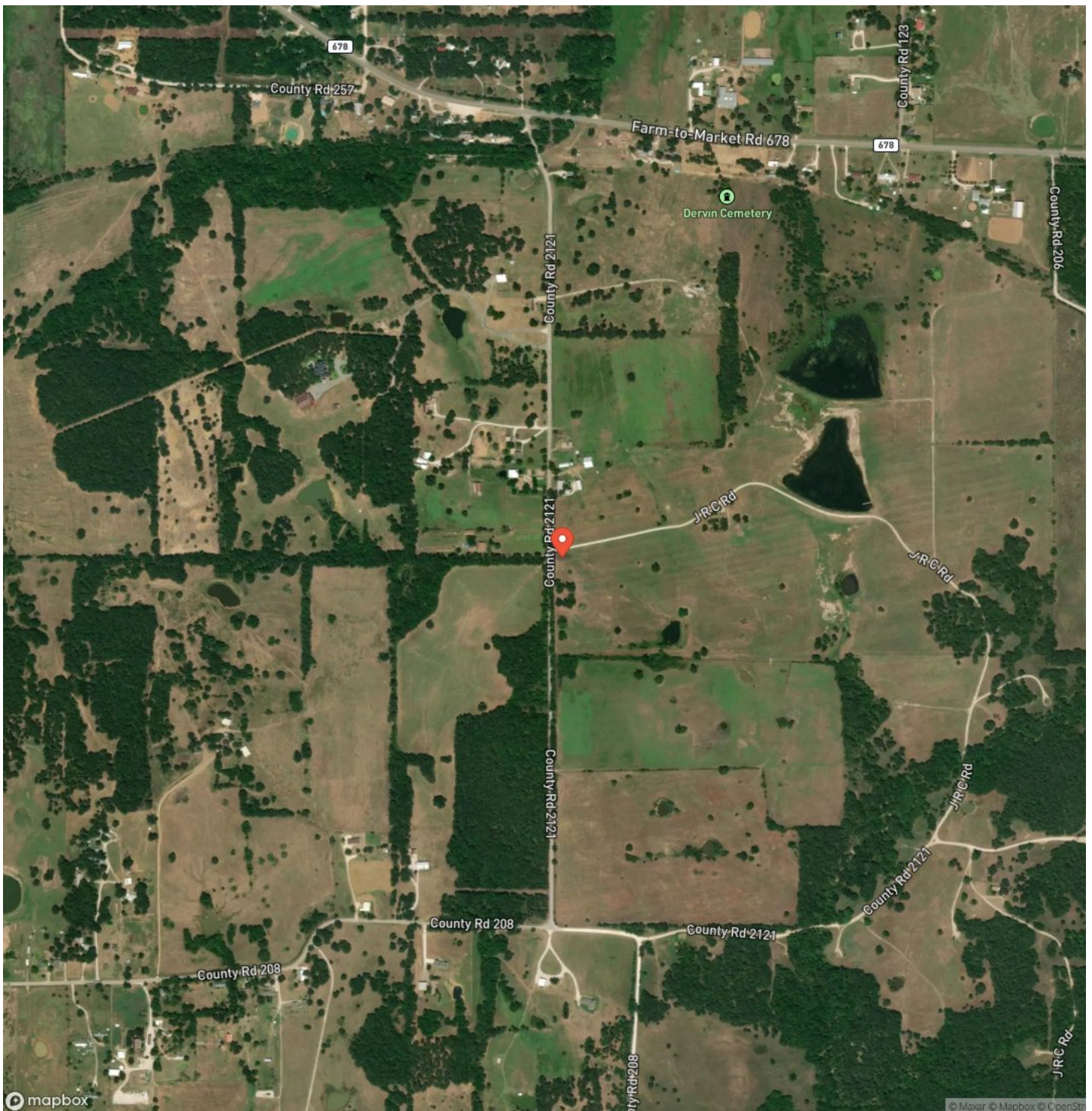


Gainesville, TX / Cooke County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Glen Brivity VA

Mobile

(940) 320-9181

Email

glen+bc@brivityva.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:
RanchmanProperties.com

[illegible]

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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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