

0000 FM 3496
0000 FM 3496
Gainesville, TX 76240

\$2,869,000
114± Acres
Cooke County



0000 FM 3496
Gainesville, TX / Cooke County

SUMMARY

Address

0000 FM 3496 0000 FM 3496

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Undeveloped Land, Farms, Hunting Land, Ranches, Residential Property

Latitude / Longitude

33.549467 / -97.030892

Dwelling Square Feet

4998946

Bedrooms / Bathrooms

1 / 1

Acreage

114

Price

\$2,869,000

Property Website

<https://ranchmanproperties.com/detail/0000-fm-3496-cooke-texas/98766/>



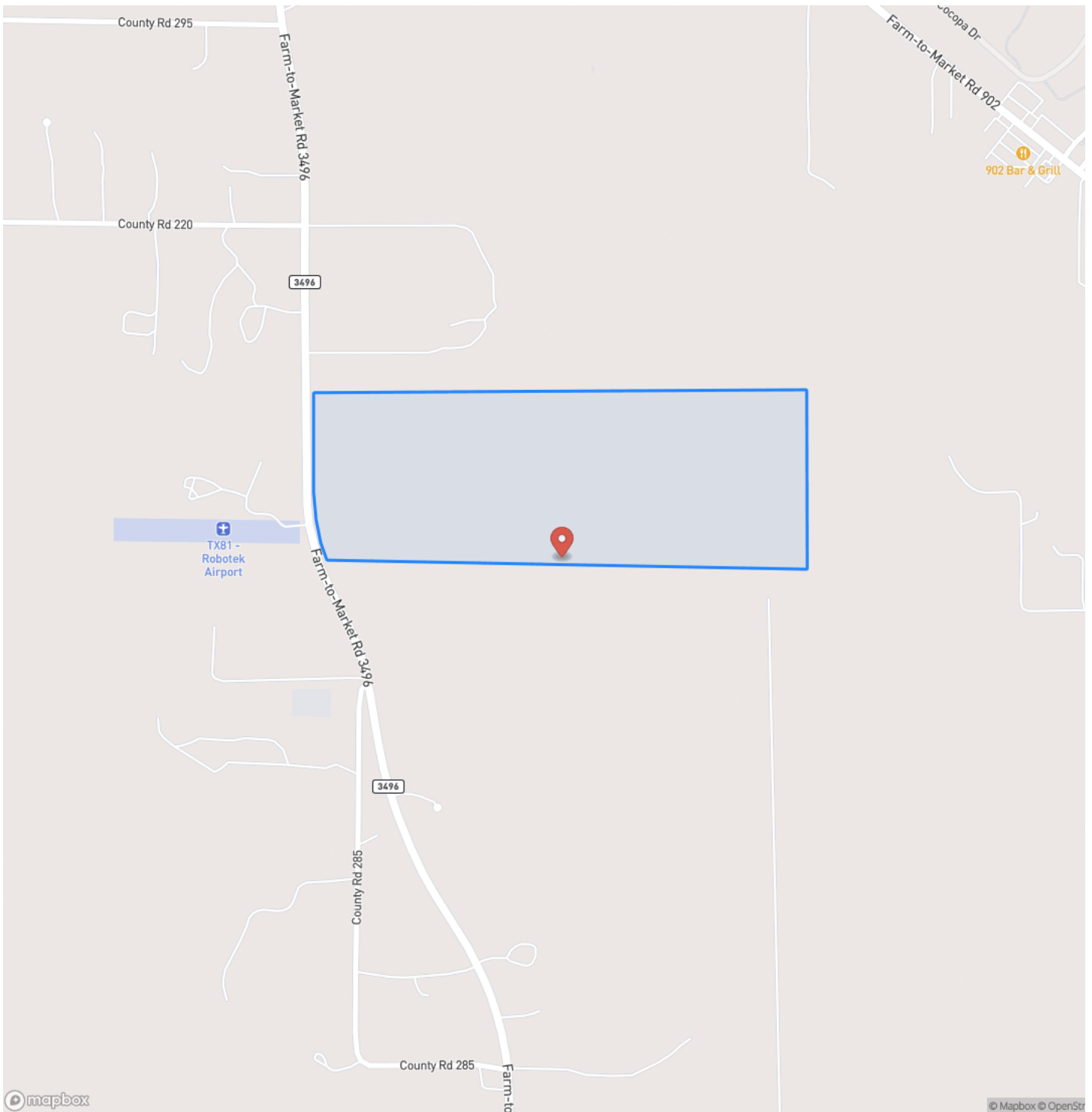
PROPERTY DESCRIPTION

This 114-acre ag-exempt tract offers the kind of land and road frontage that's getting harder to find in Cooke County. Located just outside Gainesville with approximately 1,600 feet of frontage on FM 3496, this property provides excellent access while still offering the privacy and elbow room buyers are looking for. The land is well-suited for a working ranch, single-family homestead, or a multi-generational family compound. With ample acreage and a strong layout, there's plenty of room for a main residence, barns, livestock facilities, shops, and additional homes if desired. The extensive frontage allows for multiple entry points and long-term flexibility. The property is currently ag exempt, helping keep carrying costs low while allowing for continued agricultural use. For the recreational buyer, this tract also offers solid hunting potential, with space to manage wildlife, cut lanes, and enjoy recreational use. Quality acreage with road frontage, ag exemption, and location like this doesn't come available often. This is a versatile piece of North Texas land suited for ranching, recreation, or long-term legacy ownership.

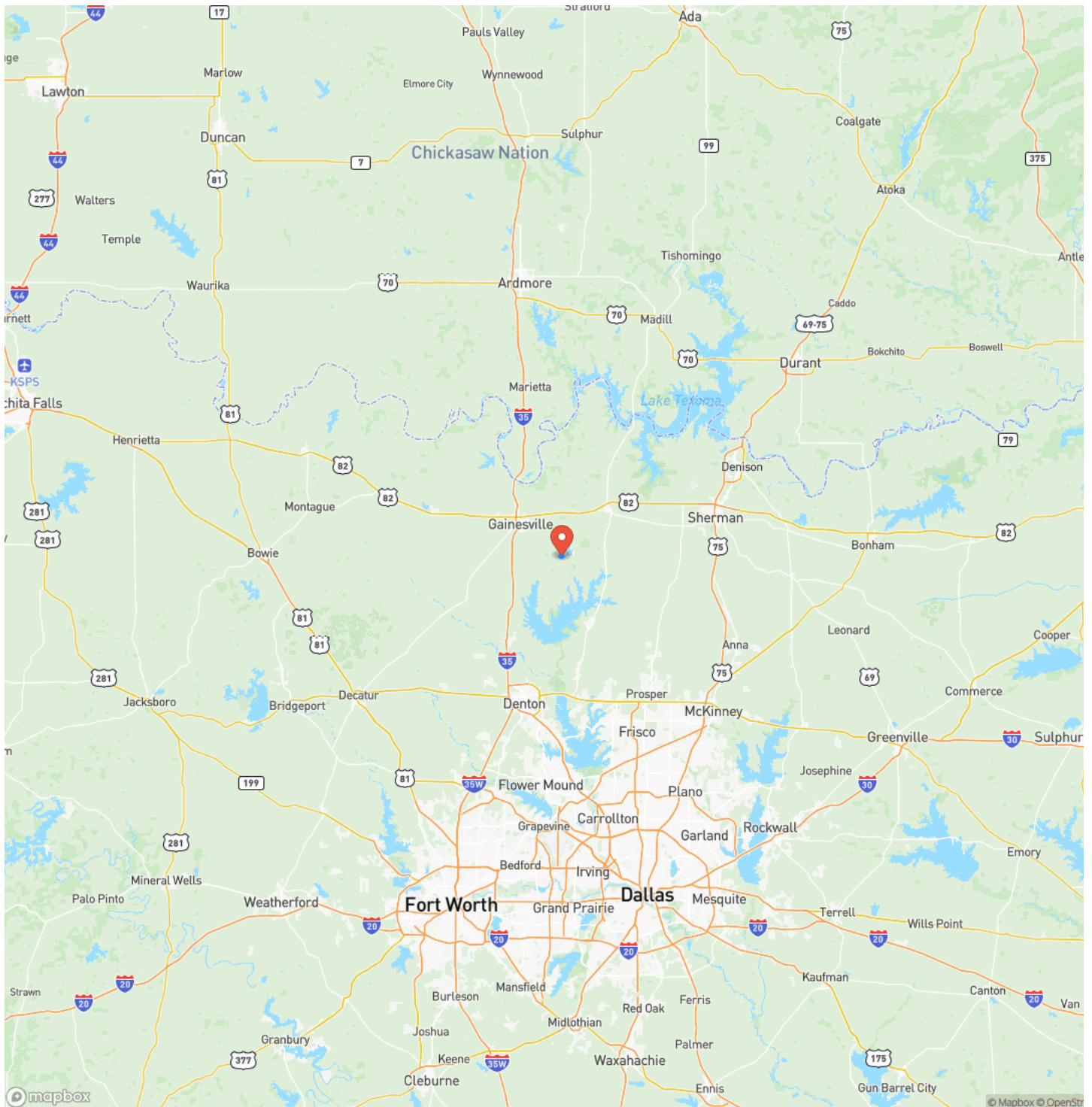




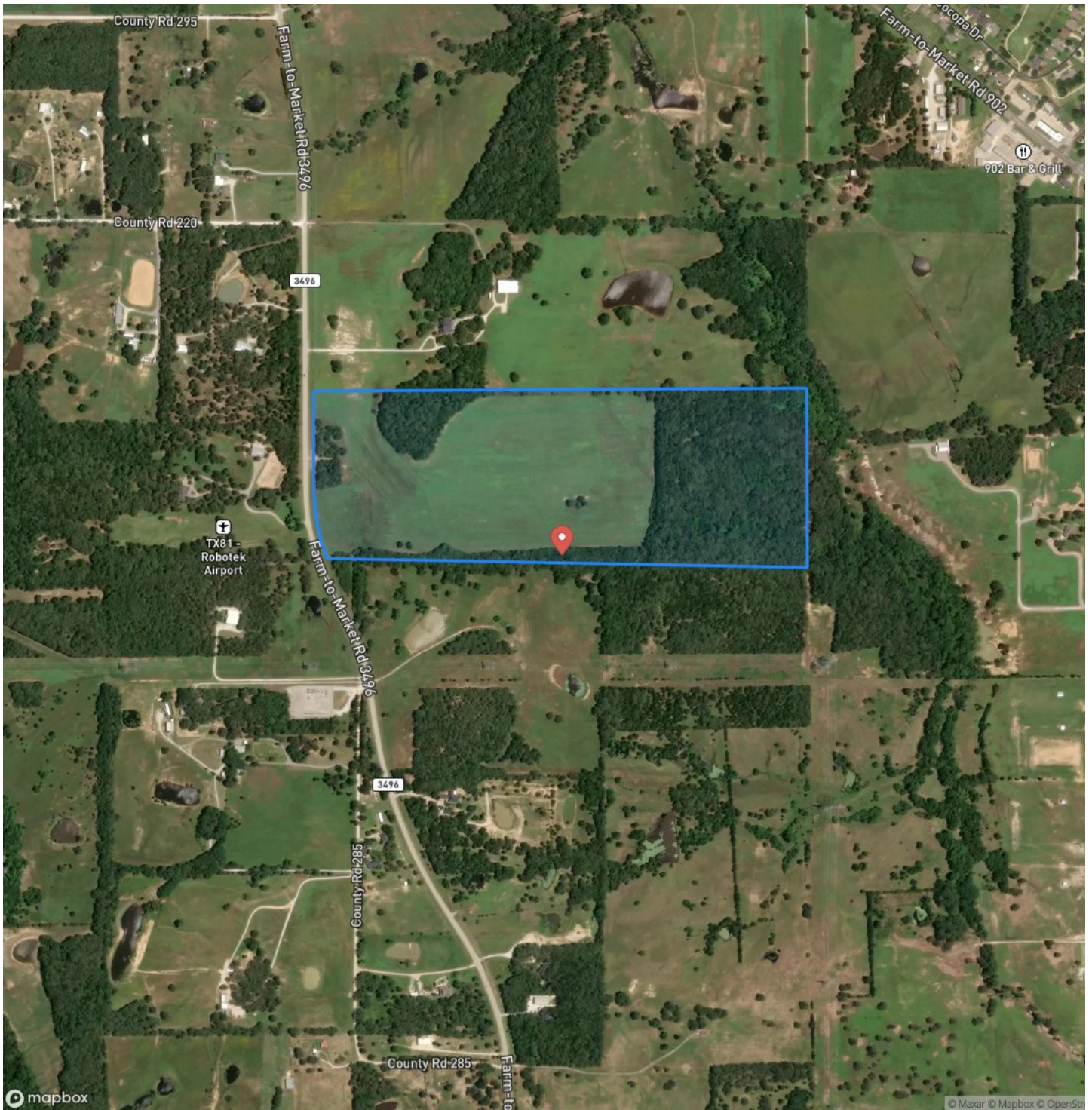
Locator Map



Locator Map



Satellite Map



0000 FM 3496
Gainesville, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Johnson

Mobile

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Email

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Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://ranchmanproperties.com/>

This image shows a single 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.



<https://ranchmanproperties.com/>

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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