

4B Ranch
1710 Old Fort Gates Rd
Gatesville, TX 76528

\$2,400,000
157± Acres
Coryell County



4B Ranch
Gatesville, TX / Coryell County

SUMMARY

Address

1710 Old Fort Gates Rd

City, State Zip

Gatesville, TX 76528

County

Coryell County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.435164 / -97.743911

Acreage

157

Price

\$2,400,000

Property Website

<https://ttranchgroup.com/property/4b-ranch-coryell-texas/68701/>



PROPERTY DESCRIPTION

Nestled on approximately 157 +/- acres, the 4B Ranch is a highly sought-after high-fenced property that perfectly combines recreation, hunting, agriculture, and relaxation. This exceptional ranch is a haven for hunting enthusiasts, a dream for ranchers, and a serene escape for those yearning for the tranquility of rural life. Well-maintained and thoughtfully designed, the 4B Ranch offers boundless opportunities to fulfill any vision.

Location:

Located just five miles south of Gatesville, Texas, this picturesque Coryell County property strikes the perfect balance between peaceful seclusion and convenient accessibility. Ideally located off the paved Old Fort Gates Road, you are 5 minutes from the Walmart in Gatesville, 40 Minutes to Waco and Baylor University and just under two hours from Austin and the Dallas-Fort Worth metroplex.

Improvements:

The stunning home boasts an exceptional view of the front pasture and offers a magnificent landscape from the back porch. Originally built in 1994, the home has been expanded with an additional wing. This spacious residence features 6 bedrooms and 4 bathrooms, with 3 bedrooms located upstairs and 3 downstairs. The ranch also offers a swimming pool that can be used in the hot summer months. The layout of the home ensures both functionality and privacy for families or guests.

Beyond the stunning home, this property is equipped with an array of impressive storage and utility features. The expansive two-car garage, fully covered barn, and versatile pole barn provide exceptional space for storing ATVs, tractors, equipment, and much more. Whether for work or recreation, these well-designed structures offer the perfect solution for all your storage needs.

Land:

The 4B Ranch is a truly extraordinary property, showcasing a stunning array of land features that cater to outdoor enthusiasts. With half a mile of Leon River frontage, this property offers endless recreational opportunities, including fishing, kayaking, and swimming.

The land strikes a perfect balance between mature wooded areas and productive open pastures. The house pasture yields an impressive hay harvest each year, while the river pasture is currently cultivated with sorghum, underscoring the ranch's agricultural potential.

Spanning 157 +/- acres, the ranch features 127 +/- acres enclosed within a high fence, providing an ideal environment for wildlife and game management. The remaining 30 acres, under a low fence, offer access to the scenic Leon River Bottom, further enhancing the property's appeal.

Scattered throughout the ranch, ancient oak trees add natural beauty, provide shade, and create a thriving habitat for wildlife.

Hunting:

The Ranch is renowned for its abundant deer population, nurtured by a dedicated feed program and minimal hunting pressure. Early mornings and evenings often showcase whitetail deer grazing near the back porch. The ranch is home to numerous quality bucks, making it a prime destination for hunters. This property offers exceptional potential for wildlife management, whether you wish to enhance the existing native whitetail herd, introduce superior genetics, or bring in exotic species. Equipped with multiple blinds and feeders strategically placed throughout the land, the ranch is ready for immediate use, providing hunters with an outstanding setup for their next adventure.

Adding to its practicality, the 4B Ranch includes a walk-in cooler and skinning rack, ensuring an efficient and convenient process when cleaning your harvest. This well-equipped property offers everything needed for an enjoyable and successful hunting experience.

Minerals:

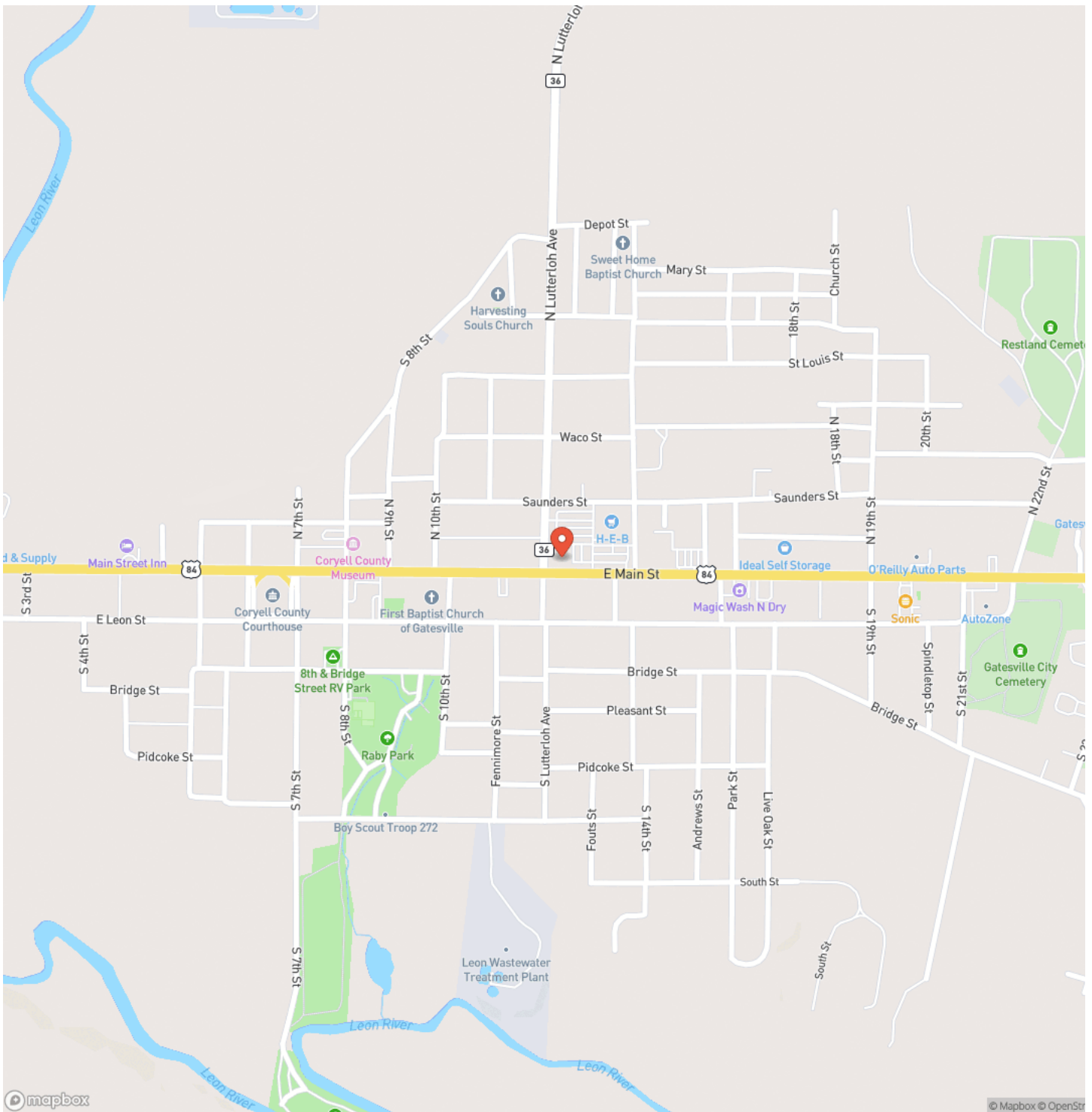
Contact Broker for details.



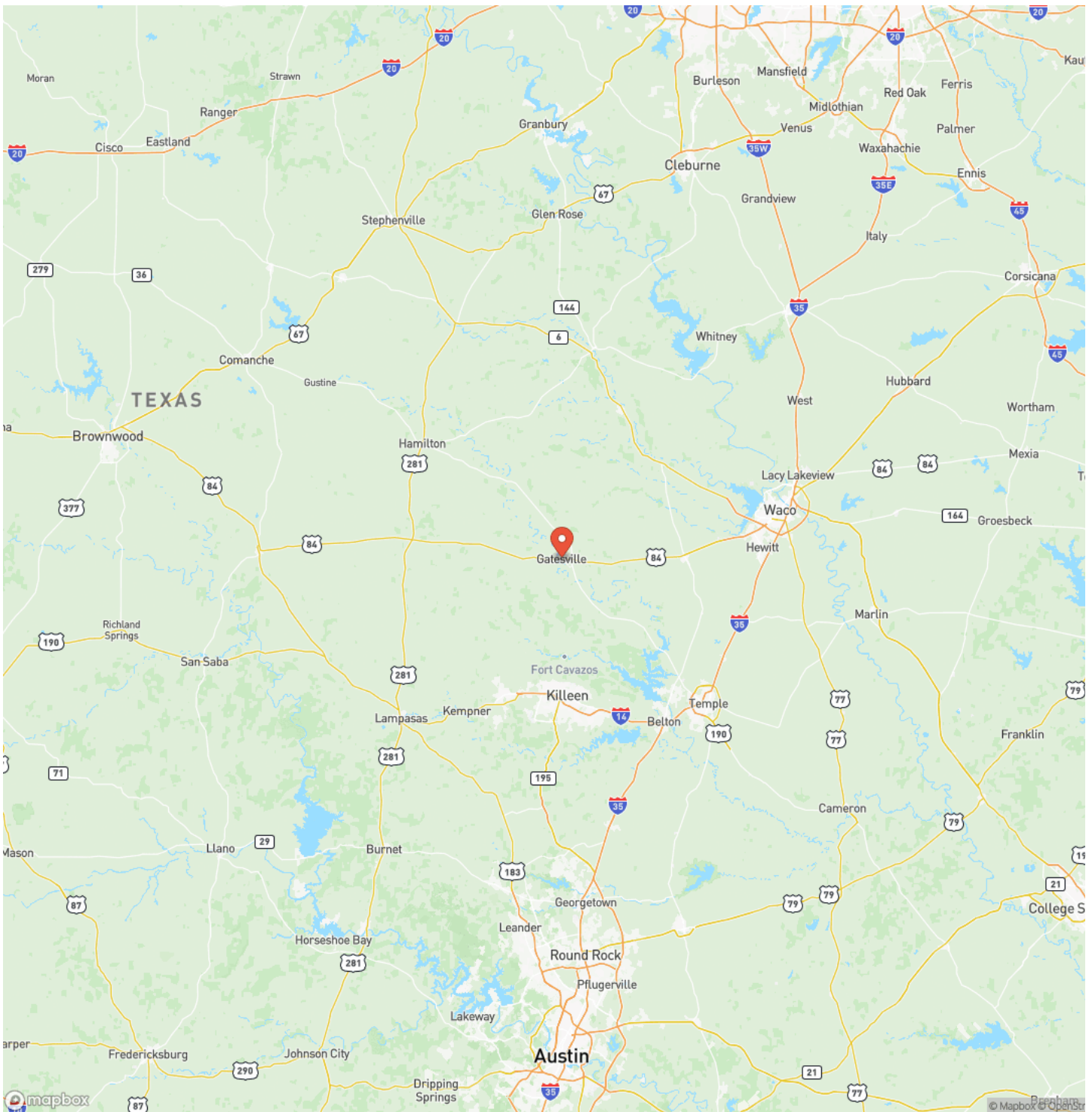
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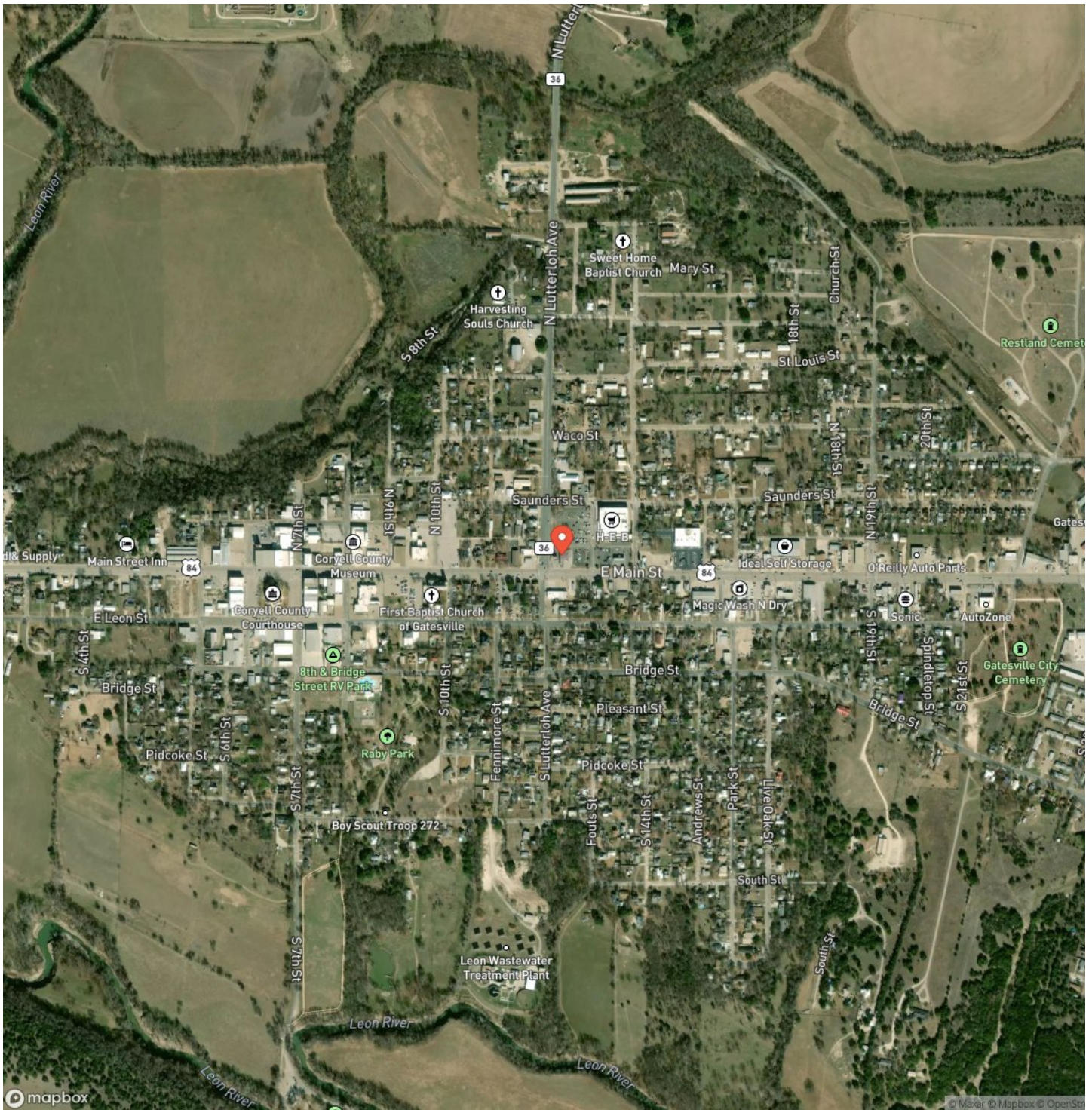
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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