

Gage Homestead
1448 County Road 123
Gainesville, TX 76240

\$640,000
14.150± Acres
Cooke County



Gage Homestead
Gainesville, TX / Cooke County

SUMMARY

Address

1448 County Road 123

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Farms, Ranches, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

33.641095 / -97.067252

Dwelling Square Feet

2480

Bedrooms / Bathrooms

4 / 2

Acreage

14.150

Price

\$640,000

Property Website

<https://ttranchgroup.com/property/gage-homestead-cooke-texas/84423/>



PROPERTY DESCRIPTION

Gage Homestead | Turnkey 14± Acre Country Retreat in Gainesville, TX

Welcome to Gage Homestead, a rare turnkey opportunity offering the perfect blend of rural feel, modern comfort, and self-sustaining living. Nestled on 14± fully fenced and cross-fenced acres just off US HWY 82 in Gainesville, Texas, this homestead is ideally located minutes from I-35 and within easy reach of Fort Worth, Dallas, Denton, and Sherman.

The Main Residence

Built in 1995, this charming farmhouse spans approximately 2,480 sqft and features 4 bedrooms and 2 bathrooms. Recent updates include luxury engineered hardwood flooring, a renovated kitchen and bathrooms, and a large soaking tub in the primary suite—making this home as functional as it is beautiful. Out front, an expansive porch invites slow mornings and restful evenings—perfect for taking in the sweeping views and unforgettable Texas sunsets.

Farmstead Features

The property is designed for true country living with:

- A fully fenced and cross-fenced layout – ideal for livestock
- Coastal hay field and pastures
- Greenhouse & raised garden beds for farm-to-table produce
- Chicken coop and duck pen
- Loafing Shed with 3 stalls
- RV cover with hookups
- Detached and attached garages for ample storage

Self-Sufficiency & Sustainability

- 45 grid-connected solar panels, producing 70–80 kW per day
 - High-speed AT&T Air internet
 - Ag exemption in place
 - Option to purchase fully furnished, including farm animals (donkey, Great Pyrenees, chickens, ducks, barn cats) and farm equipment
- Nature & Gardens Enjoy a flourishing homestead garden with peppers, squash, tomatoes, onions, sage, and oregano, surrounded by vibrant oak, pine, crepe myrtles, lantana, Texas sage, 4 o'clocks, and fountain grasses.

Location

- 70 miles NE of Fort Worth

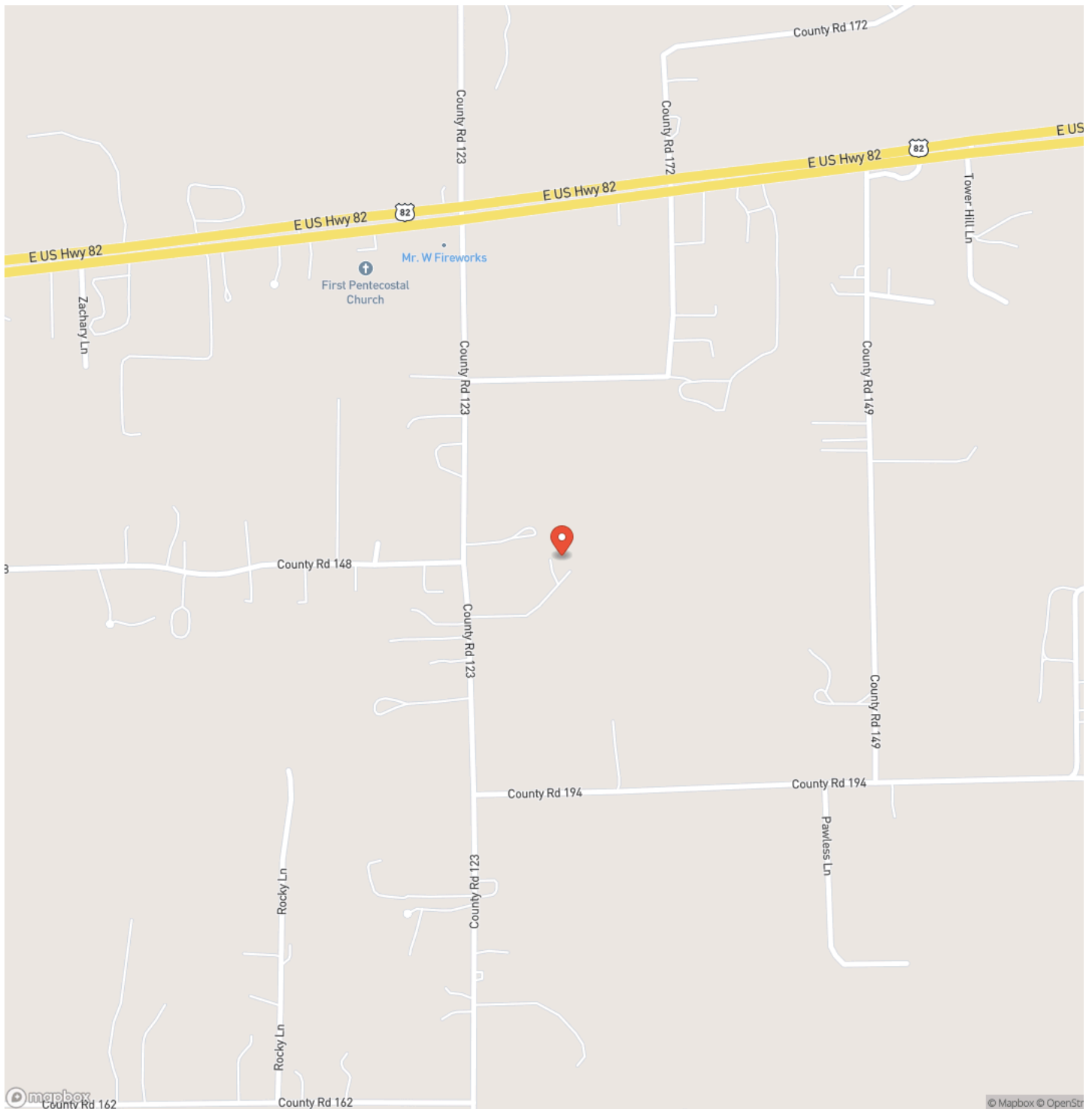
- 77 miles NW of Dallas
- 37 miles N of Denton
- 30 miles W of Sherman

Situated just minutes from major highways, Gage Homestead offers a peaceful country lifestyle with urban access—a true hidden gem with endless possibilities.

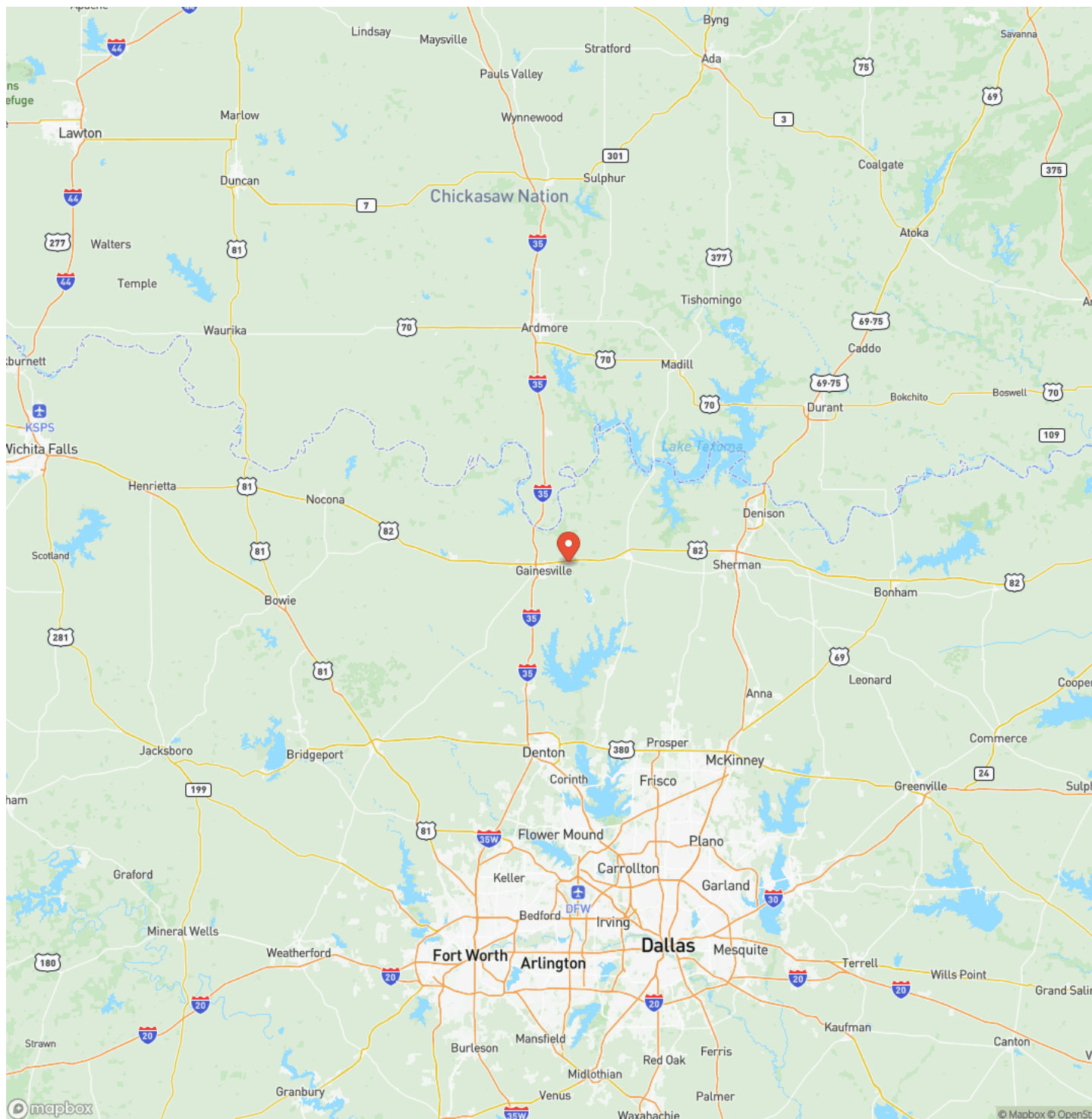
Gage Homestead
Gainesville, TX / Cooke County



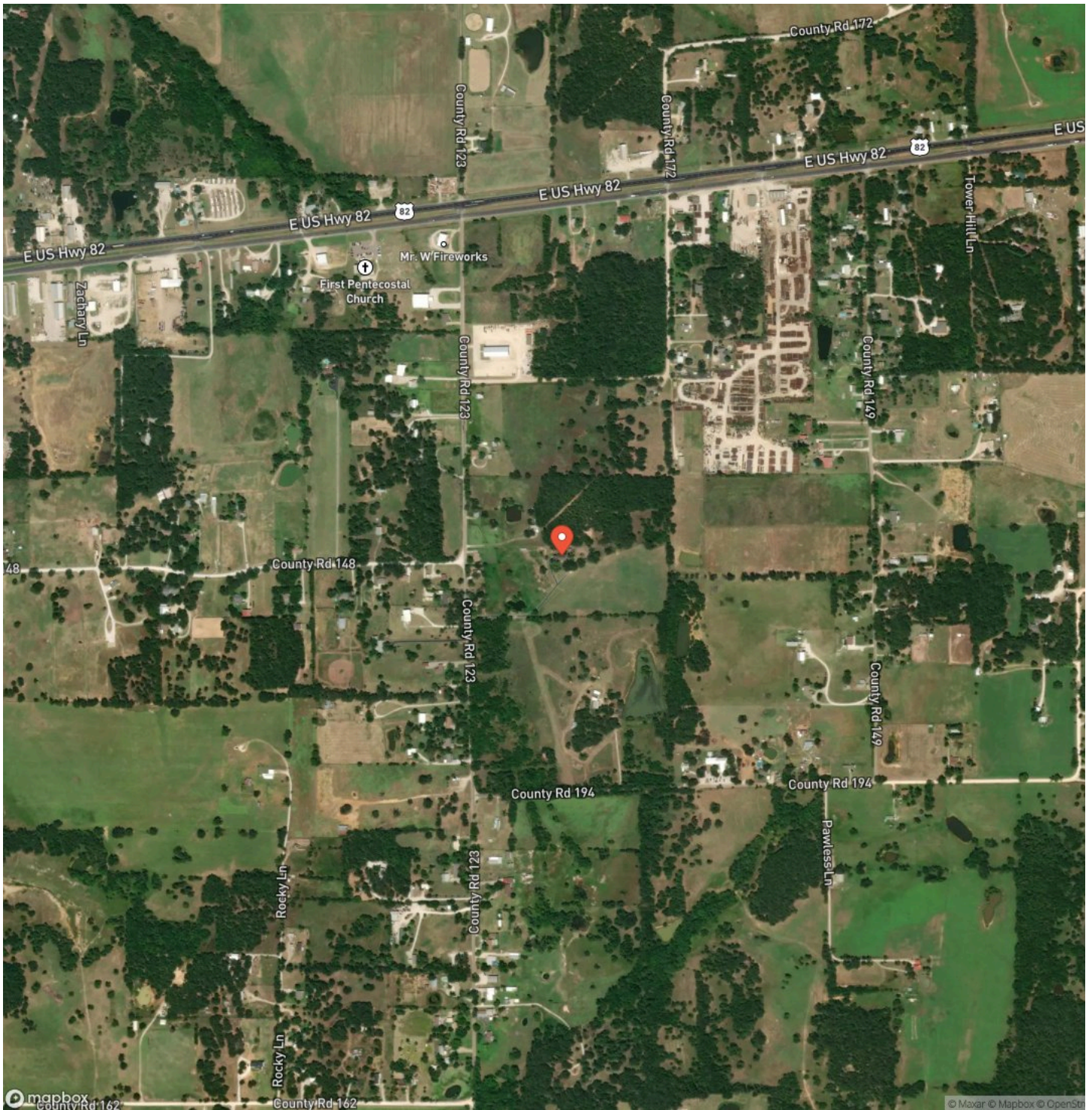
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

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.

[illegible]

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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

