

PENDING!!! Rolling Hills Ranch
TBD CR 218
Gainesville, TX 76240

\$1,862,000
196 +/- acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

PENDING!!! Rolling Hills Ranch
Gainesville, TX / Cooke County

SUMMARY

Address

TBD CR 218

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Farms, Recreational Land, Horse Property,
Ranches, Hunting Land

Latitude / Longitude

33.5871 / -97.1478

Taxes (Annually)

362

Acreage

196

Price

\$1,862,000

Property Website

<https://moreoftexas.com/detail/pending-rolling-hills-ranch-cooke-texas/20532/>



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PROPERTY DESCRIPTION

Rare Opportunity to purchase a highly desirable Texas ranch. Rolling Hills Ranch has been in the same family since 1952. With 3 stocked ponds, native and improved pastures, and fertile cropland, Rolling Hills Ranch showcases impressive elevation with phenomenal views, 58+ acres of cultivation, ponds, and improved pastures. The entire property is fenced and cross fenced with 5 strand barbed wire, and well managed with a current tenant for grazing and cropland. Road frontage on CR 218 and close proximity to Gainesville and I-35. Perfect for a legacy ranch to be kept in tact for generations to enjoy or developed into smaller tracts where even more families can create lasting memories! Don't miss out on this opportunity to own a beautiful ranch in Cooke County!

LOCATION:

- Cooke County, Texas
- 3 miles to Gainesville, Texas.
- 33 miles to Denton, Texas.
- 71 miles to Dallas
- 8/10 mile off I-35

WATER: 3 stocked ponds for livestock & wildlife, ranging from .45 to 3.2 acres.

CLIMATE: Gainesville gets an average of 40.1 inches of rain, 233 sunny days, and roughly 3.2 inches of snow per year.

WILDLIFE: Whitetail deer, Rio Grande turkey, feral hogs, predators, waterfowl, dove, small game

MINERALS: None available

VEGETATION: Coastal Bermuda with pockets of trees for cover.

TERRAIN: Outstanding rolling terrain with great views. 60' in elevation change: from 700' to 760'

SOILS: Clay loams are prevalent across the property.

TAXES: Taxes due in 2020 were \$361.57



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IMPROVEMENTS: Cattle pens and cross fencing

CURRENT USE: Farming & recreational

POTENTIAL USE: Great area for a homesite, weekend getaway, fishing, hunting, running cattle, or row crop farming.

FENCING: Fences are in good condition.

ACCESS: Access from CR 218 and CR 237

EASEMENTS: None

LEASES: Currently leased for grazing and cultivation. Contact agent for details.

SHOWINGS: Buyers agent, if applicable, must accompany buyer on all showings. Please allow 24-hour notice, when possible, as listing agent will meet and provide the tour.

Call listing agent George Wiley for more information: 940-784-3646

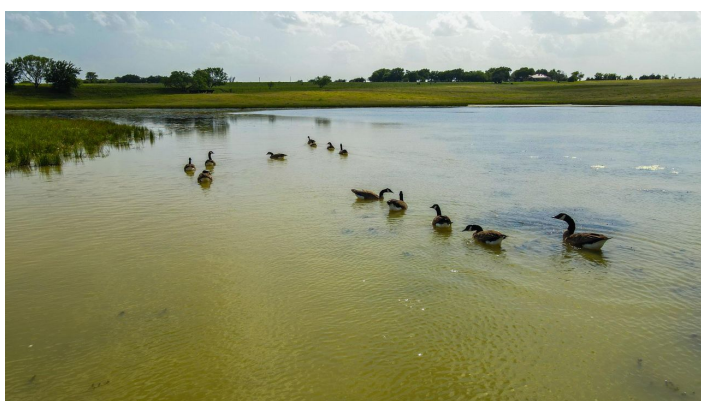


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Locator Maps



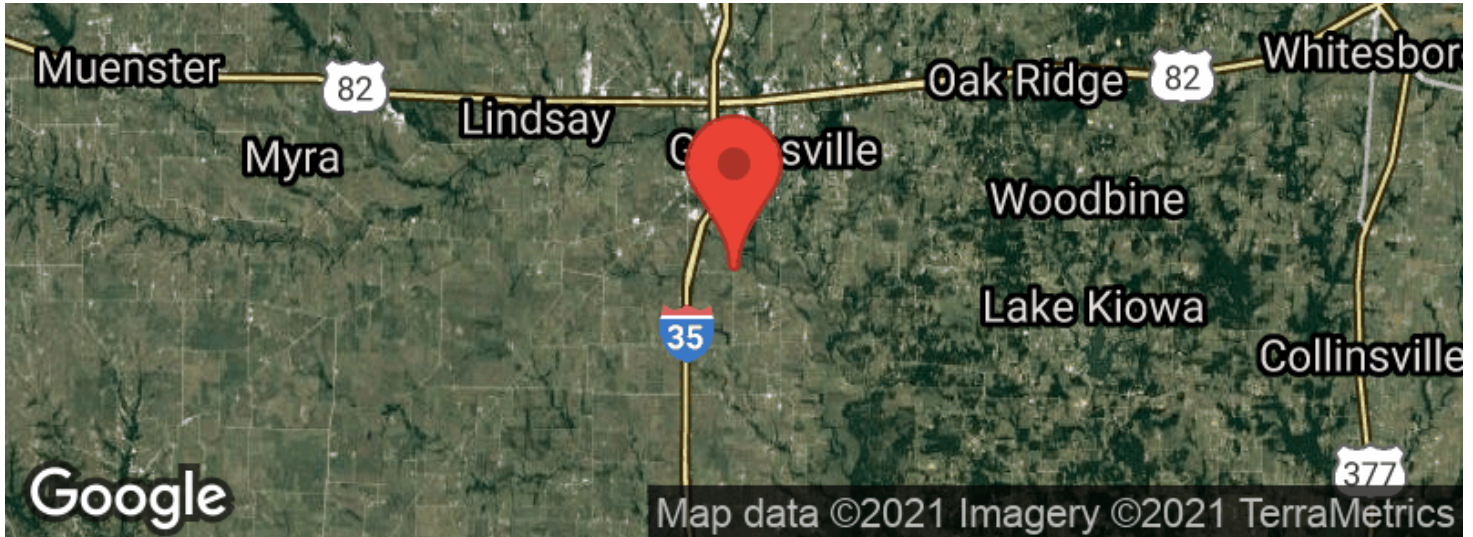
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

George Wiley

Mobile

(940) 784-3646

Email

gwiley@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

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.



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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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