

**117.69ac of Fertile Bottomland in Cooke  
County  
Gainesville, TX 76240**

**\$588,450**  
**117.690 +/- acres**  
**Cooke County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

# 117.69ac of Fertile Bottomland in Cooke County Gainesville, TX / Cooke County

## **SUMMARY**

### **City, State Zip**

Gainesville, TX 76240

### **County**

Cooke County

### **Type**

Farms, Riverfront, Hunting Land, Recreational Land, Ranches

### **Latitude / Longitude**

33.5839 / -97.1318

### **Taxes (Annually)**

387

### **Acreage**

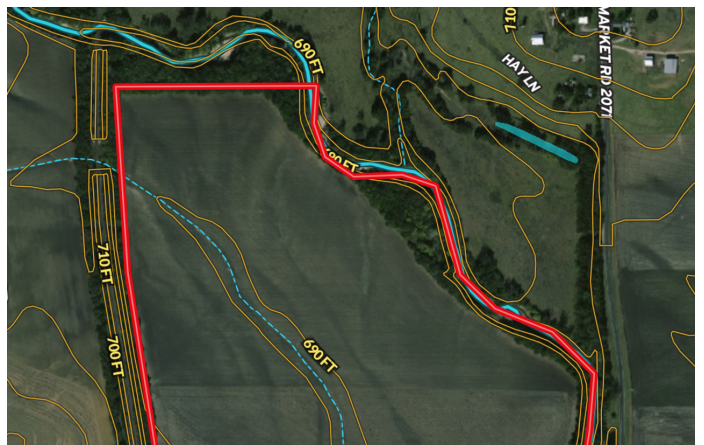
117.690

### **Price**

\$588,450

### **Property Website**

<https://moreoftexas.com/detail/117-69ac-of-fertile-bottomland-in-cooke-county-cooke-texas/20508/>



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### **PROPERTY DESCRIPTION**

Premium 117-acre bottomland property consisting of 115 acres of cultivation with extremely fertile soil. This bountiful property has been in the family since 1952 and boasts 3500 feet of river frontage on the Elm Fork Trinity River. 99% of the property is in the floodplain, although there is about 1.5 acres outside of it. Along with crop production, you can enjoy dove hunting in the fall, and a variety of wildlife year-round. Located only miles from Lake Ray Roberts, Gainesville, and close access to I-35, this productive farm land is a great investment. Priced at \$5,000/ac.

#### **LOCATION:**

- Cooke County, Texas
- 3 miles south of Gainesville, Texas.
- 35 minutes from Denton, Texas.
- 1 hour from DFW

**WATER:** 3,500' (.67 miles) frontage on the Elm Fork Trinity River

**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:** Hardwoods following the river, and roughly 115-acres of pastureland, previously planted in wheat.

**TERRAIN:** 20' in elevation change: from 680' to 700'

**SOILS:** Fertile bottomland with tinn clay soils.

**TAXES:** \$387.90

**CURRENT USE:** Farming



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POTENTIAL USE: Farming, recreational ranch, future permanent residence, weekend retreat

ACCESS: Access through an easement from Farm-to-Market Rd 2071.

LEASES: Currently leased for row crop production. Call 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

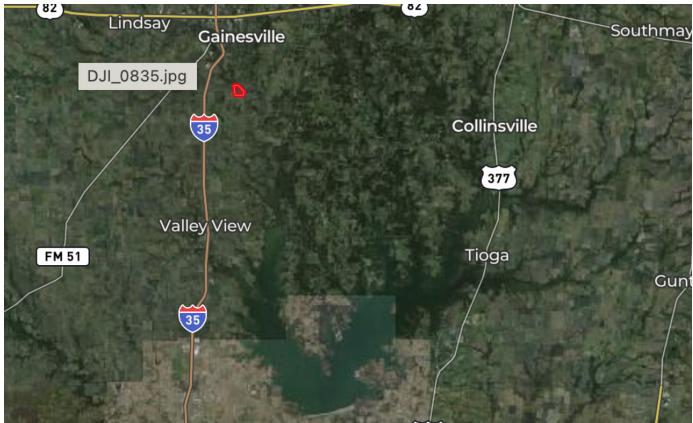


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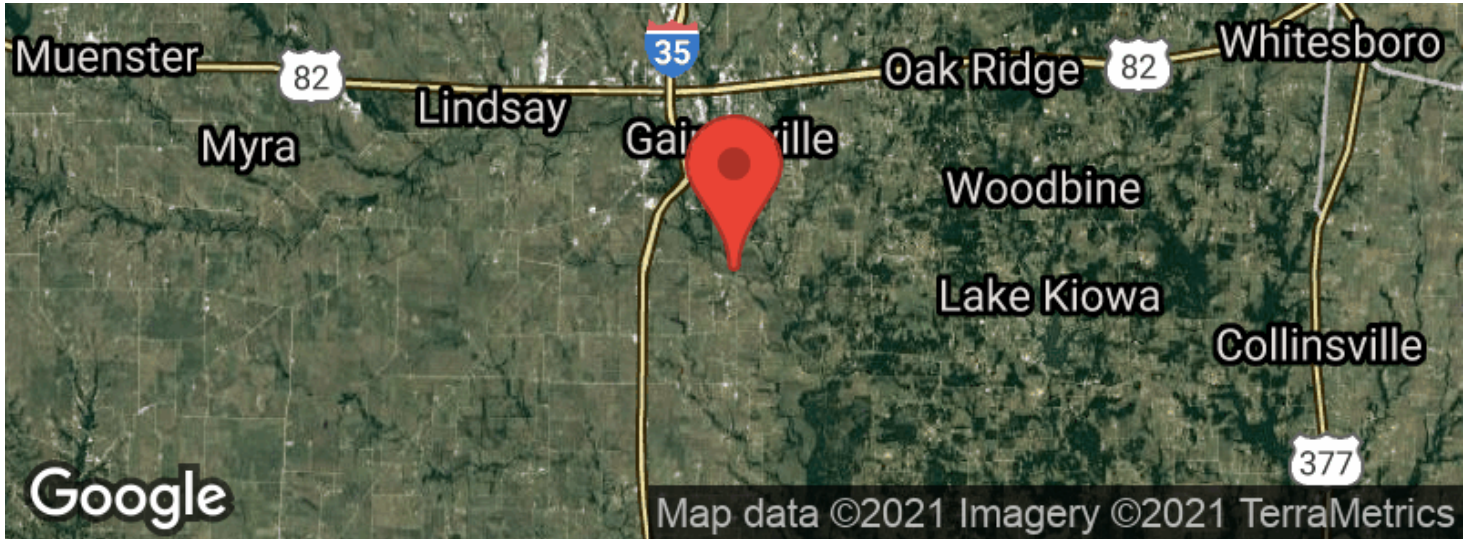


## Locator Maps



117.69ac of Fertile Bottomland in Cooke County  
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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

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**NOTES**

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**MoreofTexas.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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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