

131+ Acres Gainesville, Texas
110 County Road 208
Gainesville, TX 76240

\$1,645,575
131.646 +/- acres
Cooke County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

131+ Acres Gainesville, Texas
Gainesville, TX / Cooke County

SUMMARY

Address

110 County Road 208

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

33.5908253 / -97.0745268

Taxes (Annually)

737

Dwelling Square Feet

300

Bedrooms / Bathrooms

-- / 1

Acreage

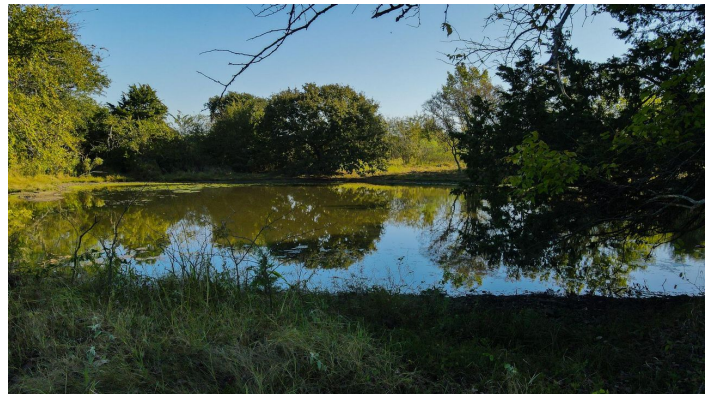
131.646

Price

\$1,645,575

Property Website

<https://moreoftexas.com/detail/131-acres-gainesville-texas-cooke-texas/22807/>



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PROPERTY DESCRIPTION

Exceptional rolling property with long range views, and substantial road frontage near Lake Kiowa. Numerous potential home sites, sandy loam soils, great road access and minerals will convey.! This unique property has a large creek running north to south, giant mature oak and native pecan trees, hay meadows, tons of wildlife, and no floodplain. Coop water, electric, septic, and amazing views for miles are all here on this unique offering. The entire property is fenced and cross fenced with 5 strand barbed wire. There is an adorable tiny home featuring reclaimed wood throughout and tons of upgrades. Residential, recreational, or investment- this unique property is a must see!

LOCATION:

- Cooke County, Texas
- 5 miles to Gainesville, Texas.
- 35 miles to Denton, Texas.
- 75 miles to Dallas
- 4 miles to Lake Kiowa

WATER: 2 ponds for livestock & wildlife; 2 seasonal creeks

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: Will Convey

VEGETATION: Coastal Bermuda Hay Meadows with Oaks, Elms, Native Pecan, Mesquites, Native and Improved Pastures

TERRAIN: Outstanding rolling terrain with great views. 60' in elevation change: from 730' to 790'

SOILS: Sandy loams are prevalent across the property.

TAXES: Taxes due in 2020 were \$736.94



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IMPROVEMENTS: Cattle pens and cross fencing

CURRENT USE: Hay, cattle, & recreational

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

FENCING: Fences are in good condition.

ACCESS: Access from FM 902 and CR 208

EASEMENTS: Pipeline in northwest corner

LEASES: Not currently leased

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

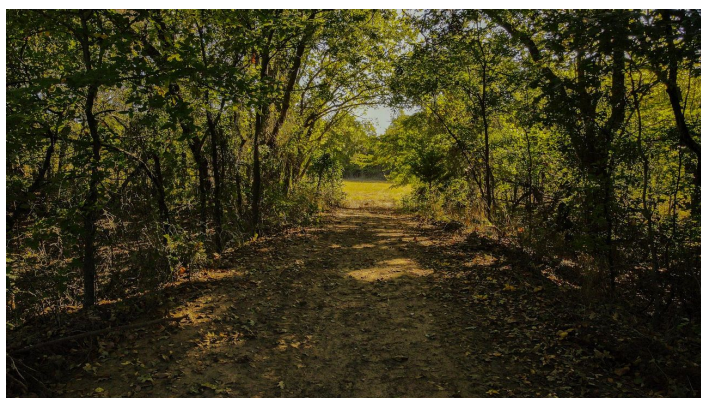
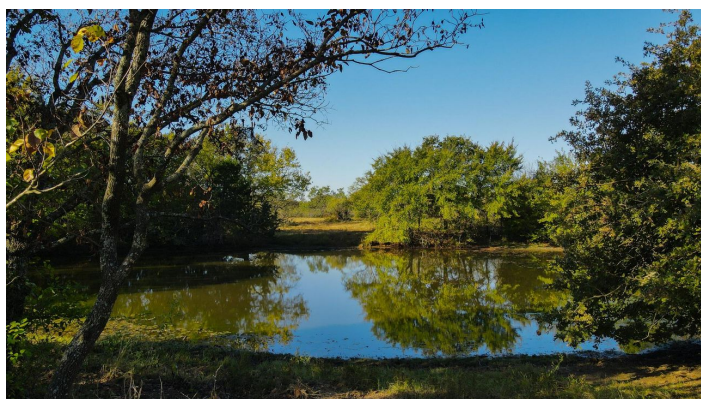


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Locator Maps

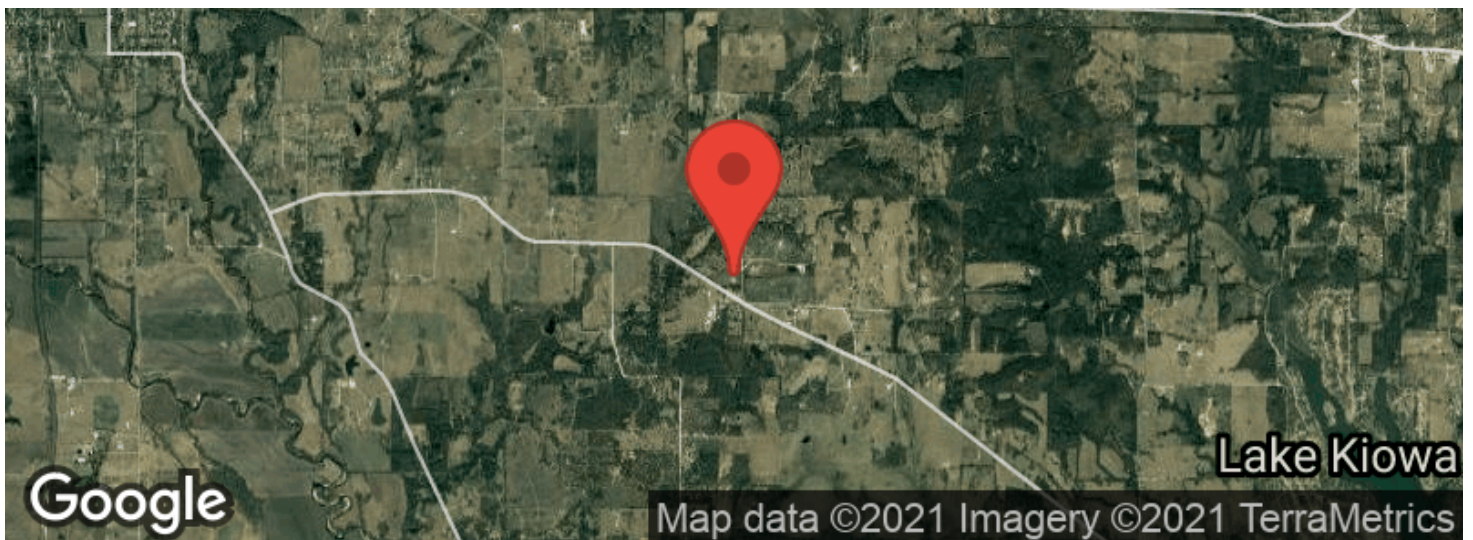
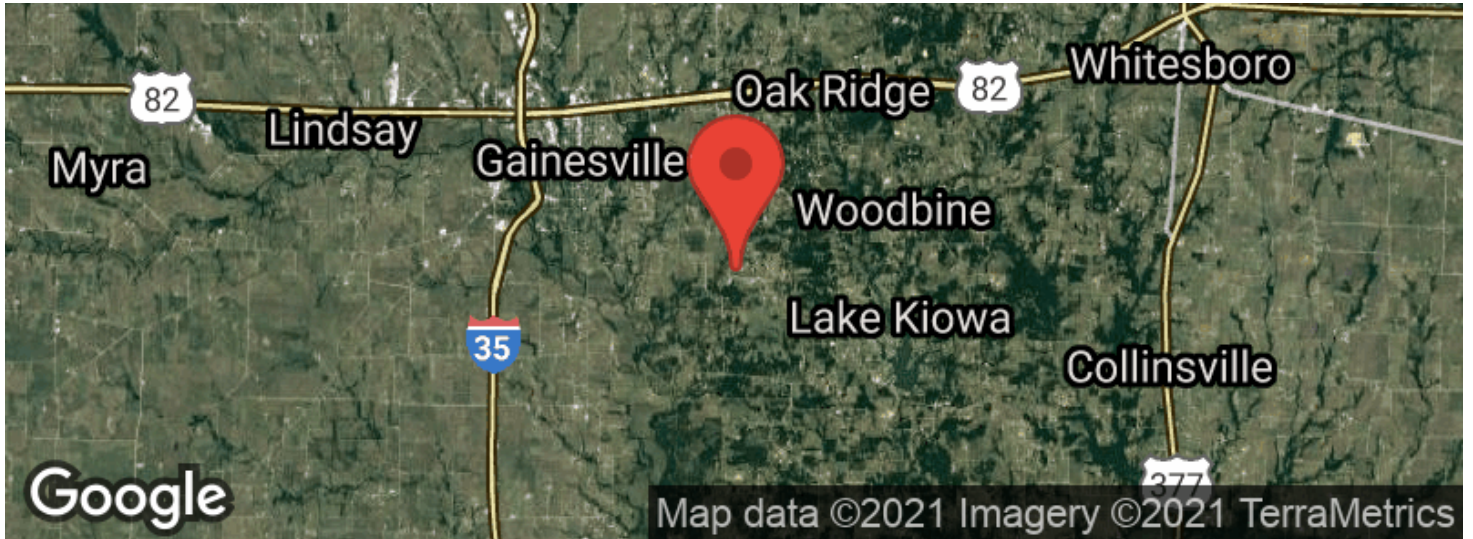


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Aerial Maps



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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



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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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