



FARM & RANCH

RURAL TEXAS LIVING WITH THIS EXPANSIVE 147-ACRE TRACT

TBD FM 1630 (#1 North Tract) Gainesville, TX



Williamstrew[★]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Experience the epitome of rural Texas living with this expansive 147-acre tract nestled on the north side of FM 1630 near Gainesville. This property presents a perfect blend of grazing pasture and fertile farmland. Conveniently located only 10 mi from Gainesville and 35 miles from Decatur. This tract stands as a testament to natural beauty, with breathtaking vistas, providing a picturesque backdrop for a dream home, ranch, or agricultural pursuits. This property will charm with its water features, including a serene creek meandering through the rear portion. There are two sides of road frontage, ensuring easy access and potential for various development opportunities. Fenced and cross-fenced. Property will be deed restricted for no mobile home or RV parks. They will allow a Buyer to occupy a single mobile home or RV.

LOCATION

CITY Gainesville
County Cooke
Schools Era ISD

Driving Directions From I-35, exit FM 1306. Go east on CR 218 then left onto FM 1306. Left on FM 51. Slight right onto FM 1630. GPS friendly.

OFFER SUMMARY

List Price \$1,911,000
Lot Size 147 acres
Utilities Co-op Electric

HIGHLIGHTS

AG EXEMPT GRAZING PASTURE & FARMLAND

BREATHTAKING VISTAS

SERENE CREEK

FENCED & CROSS FENCED

TWO SIDES OF ROAD FRONTAGE

CONVENIENTLY LOCATED

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com



TAMMY ROKUS
817-694-8019
tammy.rokus@williamstrew.com



PROPERTY WEBSITE LINK:
stephenreichgroup.com/20799844



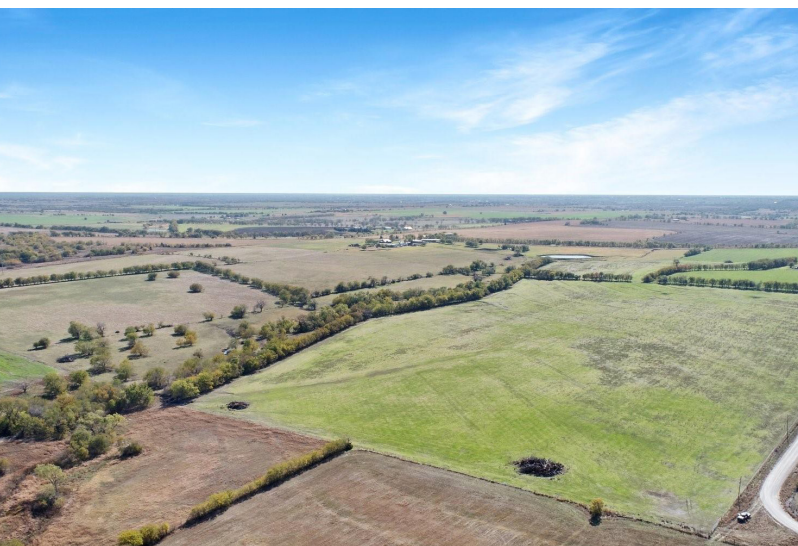
PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



AERIAL MAP



147 +/- ACRES

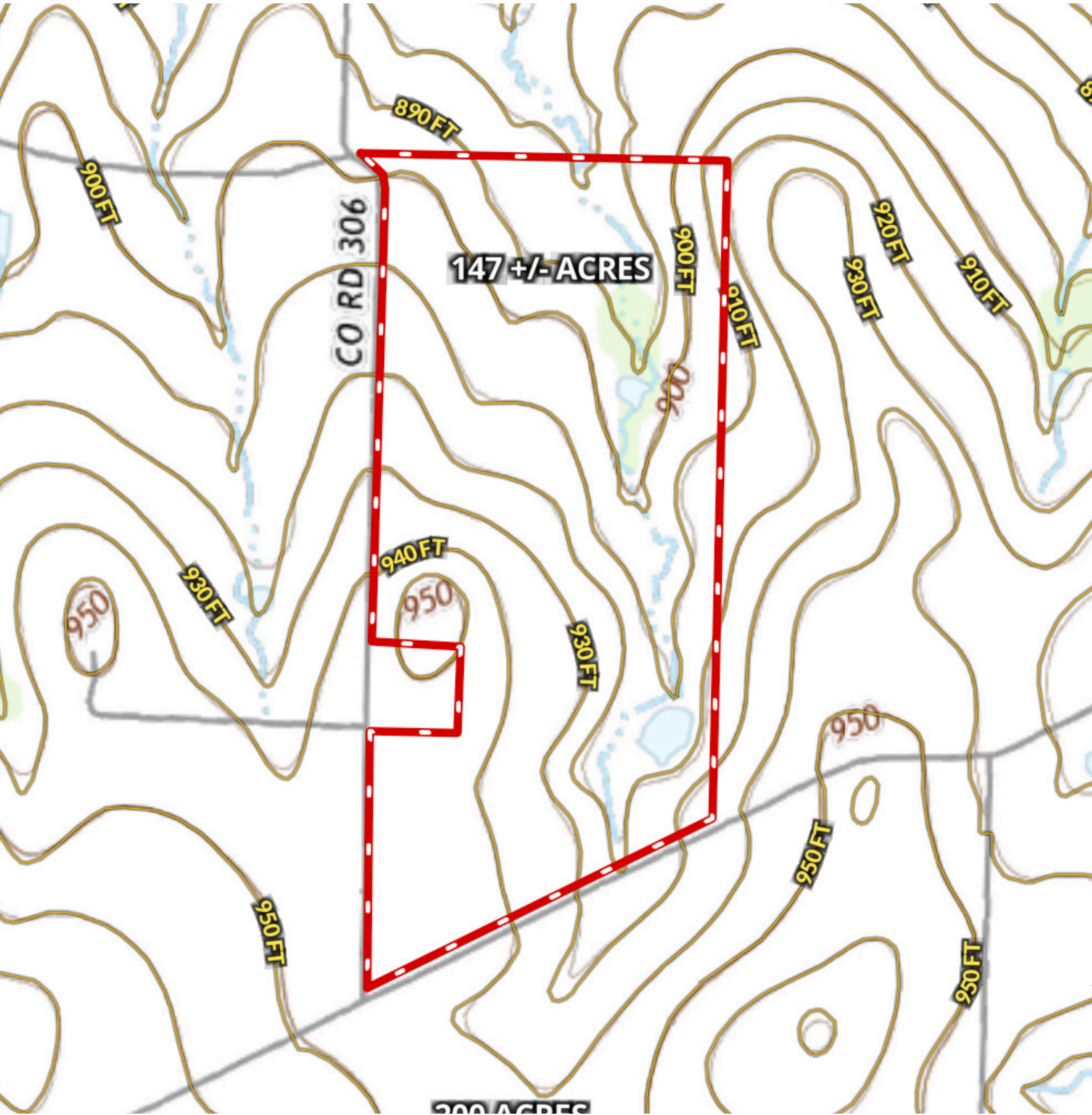
FARM-TO-MARKET RD 1630

200 ACRES

STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



CONTOUR LINES & FLOODPLAIN



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019

