

\$4,717,401 - 1816 County Road 267, Gatesville

MLS® #3098262

\$4,717,401

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 486.33 Acres

none, Gatesville, TX

Approximately 15 minutes east of Gatesville, less than 2 hours from Dallas or Austin, and 30 minutes from Waco. The ranch is easily accessible, with over 1.3 miles of paved CR 267 frontage. Drop dead gorgeous ranch in a beautiful neighborhood of quality ranches. Pride of ownership is evident from the time you drive through the gate. The owners have taken great care of improving and maintaining the land. Much of the cedar has been cleared, leaving a park of Live oaks, Chinkapin, Burr, Black Jack oaks, Elm, Black Walnut, and Pecan trees. There is approximately 100 acres of improved pasture. The land has varied terrain with over 150 foot elevation change. There are big, picturesque views from the upper elevations. There are no ingress/egress easements through the ranch. Absolutely incredible live water. Over 1.3 miles, both sides, of clear flowing Coryell Creek winds through the ranch and 3 concrete dams create tremendous fishing and swimming areas. The creek did not go dry in the recent drought. It is rare to find a property offering easy and unrestricted access to both sides of beautiful and continual flowing water. Much of the brush has been cleared on the creek, allowing hiking and fishing along the banks. In addition to the creek there is a pond on the hill. A very nice 2-1 home has been remodeled and makes a great weekend residence. Sit out on the covered front porch and enjoyed the view of the hill country. Water to the house is supplied by Mountain Water Supply. In addition to the



house is an implement barn, with concrete floor. The ranch has not been hunted in years and there is an abundance of game, including deer, turkey, dove, and ducks. Recreational opportunities are endless and the productive land is geared for cattle or horses. The ranch is currently under an Agricultural Wildlife Exemption. If you are looking for a ranch that has loads of character, fantastic water, and is ready to go, then the Creekside Ranch is worth a look.

Essential Information

ListingFeed	abor_vow
MLS® #	3098262
List Price	\$4,717,401
Sale Price	\$4,530,000
Sale Date	July 25th, 2023
Bathrooms	0.00
Acres	486.33
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1816 County Road 267
Subdivision	none
City	Gatesville
County	Coryell
State	TX
Zip Code	76528

Amenities

Utilities	Electricity Connected, Water Connected
View	Creek/Stream, Lake, Panoramic, Pasture, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Lake Front, Pond, See Remarks

Interior

Heating	Central, Fireplace(s), Wood
Cooling	Central Air, Ceiling Fan(s), Electric

Exterior

Lot Description	Many Trees, Trees Large Size, Agricultural, See Remarks, Views, Waterfall, Wetlands
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School Information

District	Gatesville ISD
Elementary	Gatesville
Middle	Gatesville
High	Gatesville