

\$2,995,000 - 1330 River Road, Gatesville

MLS® #6527478

\$2,995,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 300.00 Acres

None, Gatesville, TX

Nestled at the end of scenic River Road, this unique property offers a captivating blend of tranquility, privacy, and convenience. Meandering through a picturesque golf course, the road leads to a haven of hilltop seclusion with easy access to the quaint town of Gatesville nearby. Stretching across an impressive 2.2 miles and approximately 12,000 linear feet, the ranch boasts tons of coveted Leon River frontage offering both deep fishing and swimming holes as well as rock and gravel rapids and accessible wading areas for your family's enjoyment. Immerse yourself in nature as you take in the breathtaking hilltop vistas and sweeping views of the fertile river bottom fields below. Majestic Pecan, Cottonwood, Elm, and Oak trees grace the landscape, adding a touch of grandeur to the surroundings. Embracing its rolling terrain, the property becomes a sanctuary for diverse wildlife, including large numbers of graceful whitetail deer, vibrant turkeys, wild pigs, songbirds and waterbirds, and a multitude of other fascinating creatures. The flora is very diverse with both improved and native pastures, dense woods, and wildflowers. Honeybees and butterflies abound on the place. This haven is not only a sanctuary for wildlife but also an oasis for you. Multiple hilltop homesites await with a reliable water well and electricity present on-site. A farm implement shed and well-designed corral and working pens provide functional spaces for your needs. With river bottom ground



specifically tailored for grazing and hay production, this property offers a unique opportunity to fulfill your agricultural ambitions. Let your dreams flourish as you make the most of some of the most fertile land in Central Texas and an abundance of resources. Beyond the natural beauty and practical amenities, the location itself is truly exceptional. Situated just outside the city limits, you can relish in the tranquility of rural living while remaining within easy reach of urban conveniences and amenities.

Essential Information

ListingFeed	abor_vow
MLS® #	6527478
List Price	\$2,995,000
Sale Price	\$2,700,000
Sale Date	September 8th, 2023
Bathrooms	0.00
Acres	300.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	1330 River Road
Subdivision	None
City	Gatesville
County	Coryell
State	TX
Zip Code	76528

Amenities

Utilities	Electricity Connected, Water Available
View	Panoramic, Pond, Pasture, River, Trees/Woods
Is Waterfront	Yes
Waterfront	Pond, River Front

Interior

Heating None

Exterior

Lot Description Agricultural, Native Plants, See Remarks, Few Trees, Views, Rolling Slope

School Information

District Gatesville ISD

Elementary Gatesville

Middle Gatesville

High Gatesville