

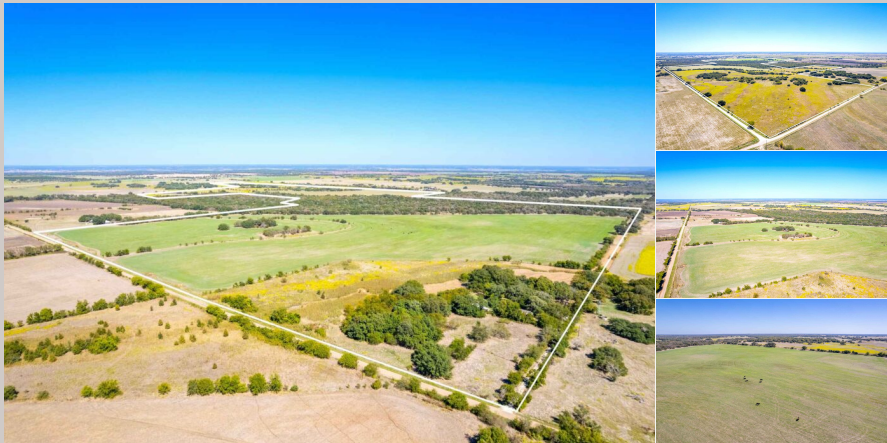


CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
[\(844\) 725-6247](tel:8447256247)

1630 CR 226

\$3,586,415



410.00 Acres
Coryell County
1630 County Road 226 Gatesville,
Texas

Contact the Agent

Tim McGinty
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PROPERTY HIGHLIGHTS

Combination ranch currently used for cattle and farming with 100+ acres cultivated, native grass pastures, and great wildlife habitat with dense tree cover and creek frontage. 1,264 SQFT ranch house built in 1950 with detached carport and storage building, currently used as a weekend house but with work could be used as primary residence. Surface water includes 1 pond, 2,450 ft of frontage along Hog Creek, and 1,750 ft of frontage along South Fork Hog Creek. Approximately 20+ acres in floodplain. Rolling terrain with 40 ft elevation change, fenced and cross-fenced for cattle. Excellent hunting for all native species. 3,500 ft strip of level, open land running north-south, perfect for use as an airstrip. Location has 2,570 ft paved frontage along CR 226; 1,485 ft of frontage along Prairie View Road, and 3,500 ft frontage along Gilmore Road. 2 water meters present. Jonesboro ISD.

