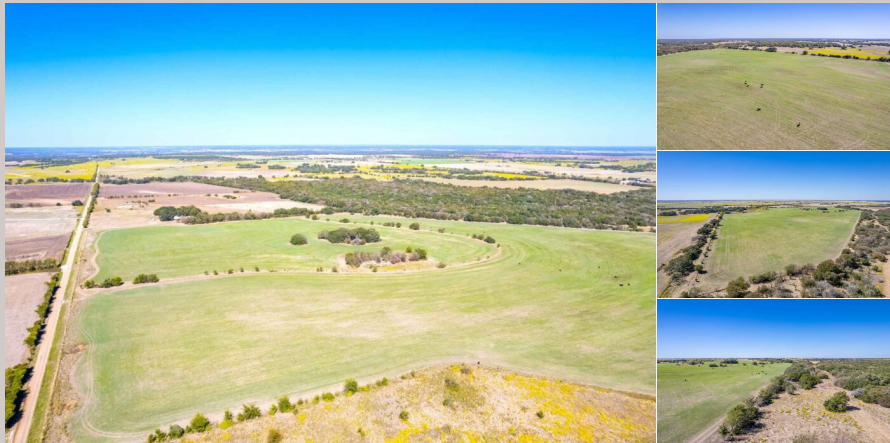




## 187 Acres, 1630 CR 226

## \$1,720,400



187.00 Acres  
Coryell County  
1630 County Road 226 Gatesville, Texas

### Contact the Agent

**Tim McGinty**  
469-441-9052  
[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### 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 2,450 ft of frontage along Hog Creek, and 1,750 ft of frontage along South Fork Hog Creek. Approximately 10+ acres in floodplain. Rolling terrain with 40 ft elevation change, partially fenced for cattle. Excellent hunting for all native species. Location has 2,570 ft paved frontage along CR 226. Water meter present. Jonesboro ISD.

