



**For Sale** on Market

**\$295,000**

Call 940-727-9161 Today!

## TBD COUNTY ROAD 131, GAINESVILLE, TX 76240

Rare opportunity for peaceful rural living just minutes from city conveniences! This beautiful approx. 11.8-acre tract is nestled among established small homesteads and horse ranches in a highly desirable area. Perfect for your dream home, garden, livestock and or equestrian setup. Key features that make this the perfect property are paved road frontage, electric already in place, Southwest water available and open pasture that is ready for your dream. Don't miss this versatile, ready to build affordable property. There are approx. 28 additional acres that are contiguous to this property that is also available for purchase if you would like to have additional property. Lines are approx. buyer and or buyer's agent must verify all information.

### GENERAL DESCRIPTION

**Subdivision:** Hutchinson R

**Lotsize:** 514,008 / EST

**MLS# / Area:** NTREIS-21190146



Get in touch  
**Prudy Bayer**

940-727-9161

**Mossy Oak Properties- Cross  
Timbers Land & Home, LLC**

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TBD County Road 131, Gainesville, TX 76240

Visit <https://www.har.com/NTREIS-21190146> for more information