

Pace Ranch - 205 acres
13001 FM 1201
Gainesville, TX 76240

\$3,190,000
205± Acres
Cooke County



Pace Ranch - 205 acres
Gainesville, TX / Cooke County

SUMMARY

Address

13001 FM 1201

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Ranches

Latitude / Longitude

33.809499 / -97.235689

Acreage

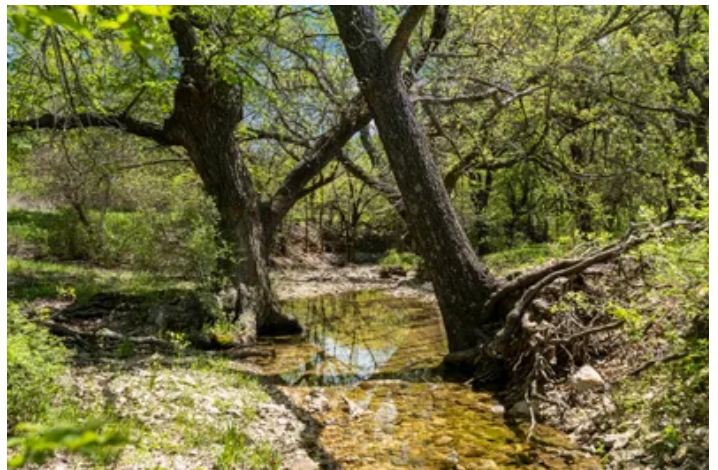
205

Price

\$3,190,000

Property Website

<https://ranchrealestate.com/property/pace-ranch-205-acres-cooke-texas/80480/>



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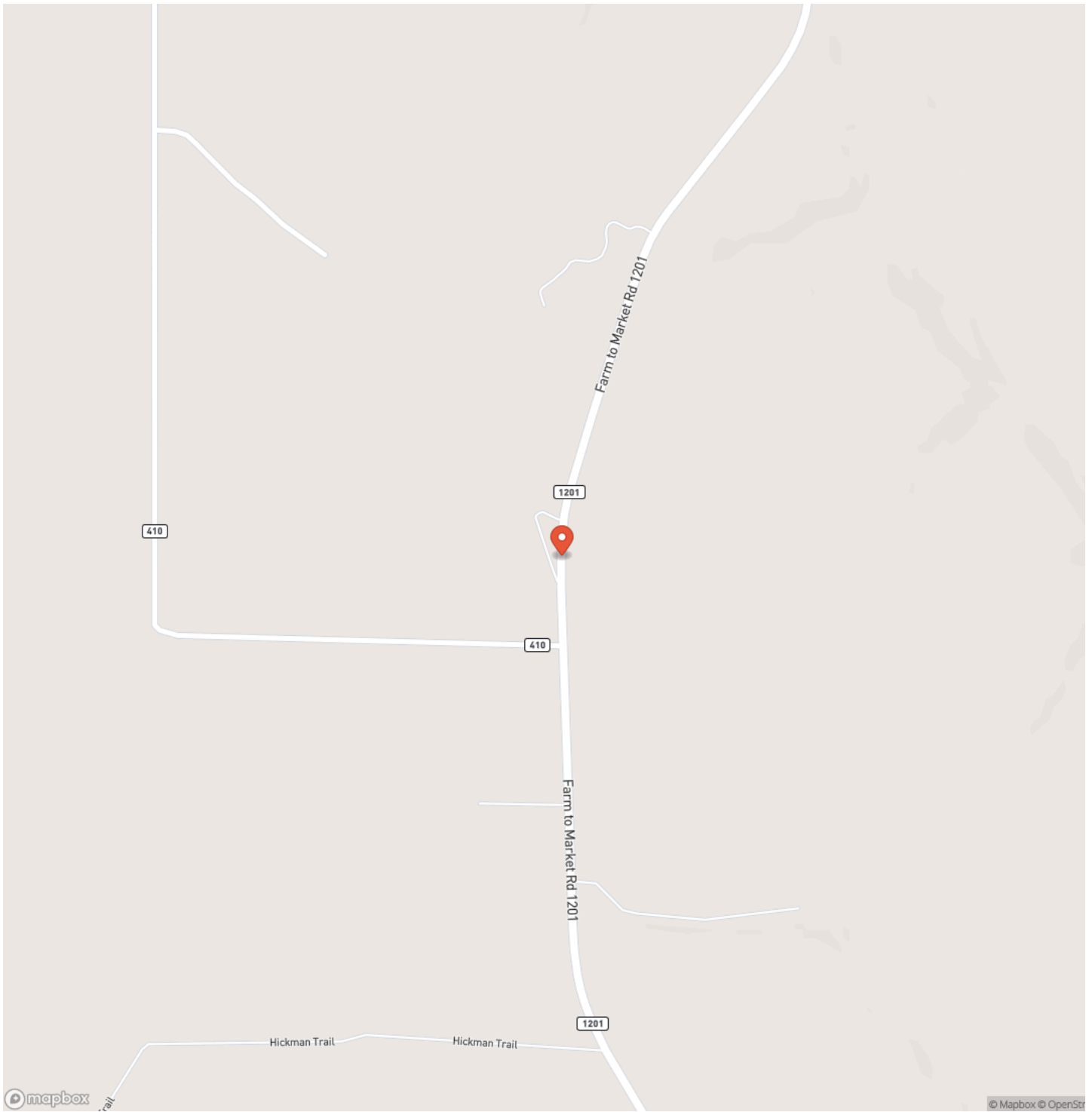
PROPERTY DESCRIPTION

Dreaming of a rural escape? This stunning pasture property offers the best of both worlds: easy access with paved road frontage and breathtaking panoramic views. Imagine waking up to the sun rising over rolling hills, perfect for horses, cattle, or simply enjoying the tranquility of country life. This acreage presents an excellent opportunity for a family or business seeking a unique location. Located a mile past the Moss Lake northern boat ramp with more than 1200' of paved road frontage, 18 acres of cultivation, native pasture for grazing, shaded alcoves for recreating, and 10 mile vistas for endless sunset views!

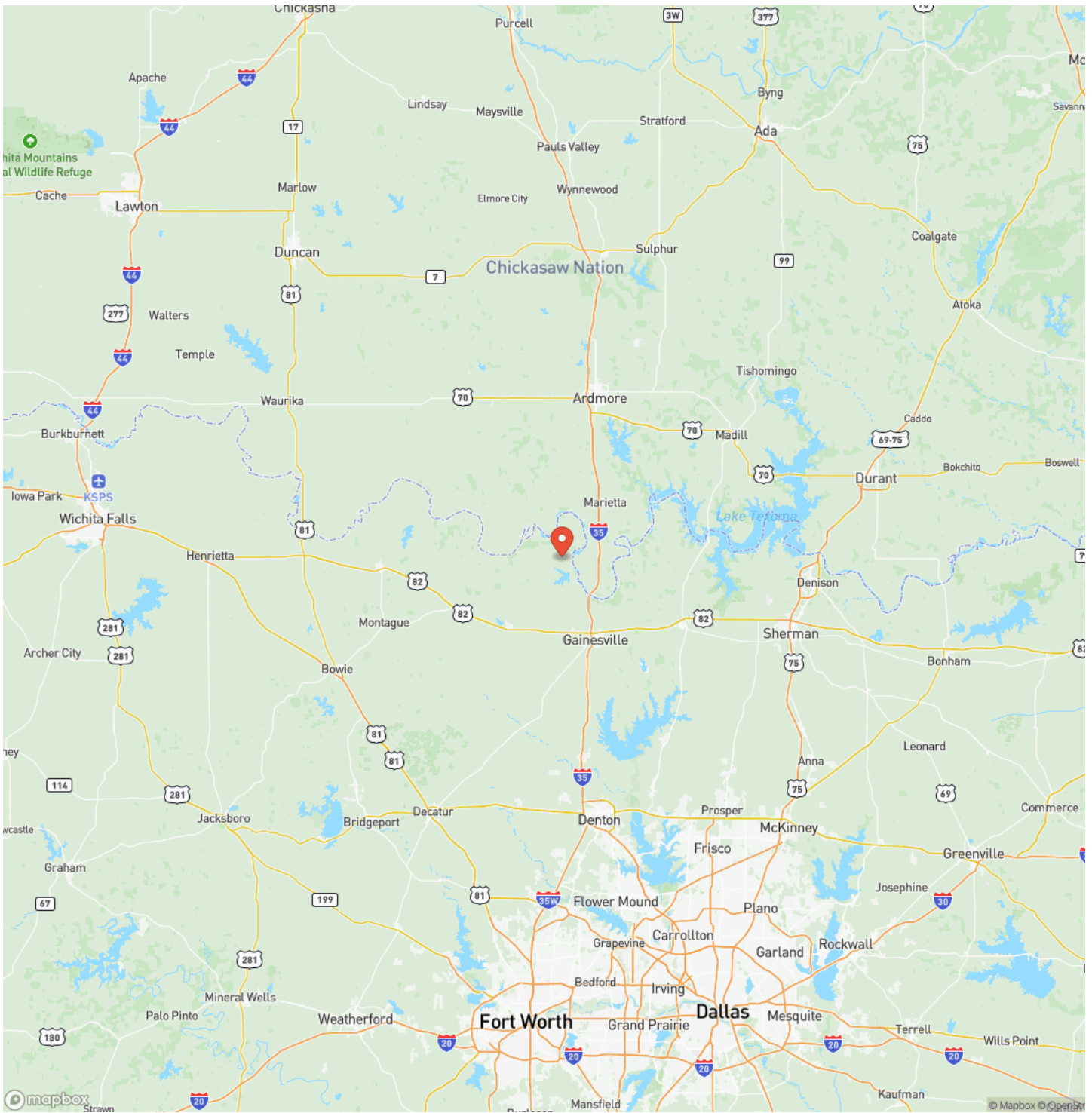
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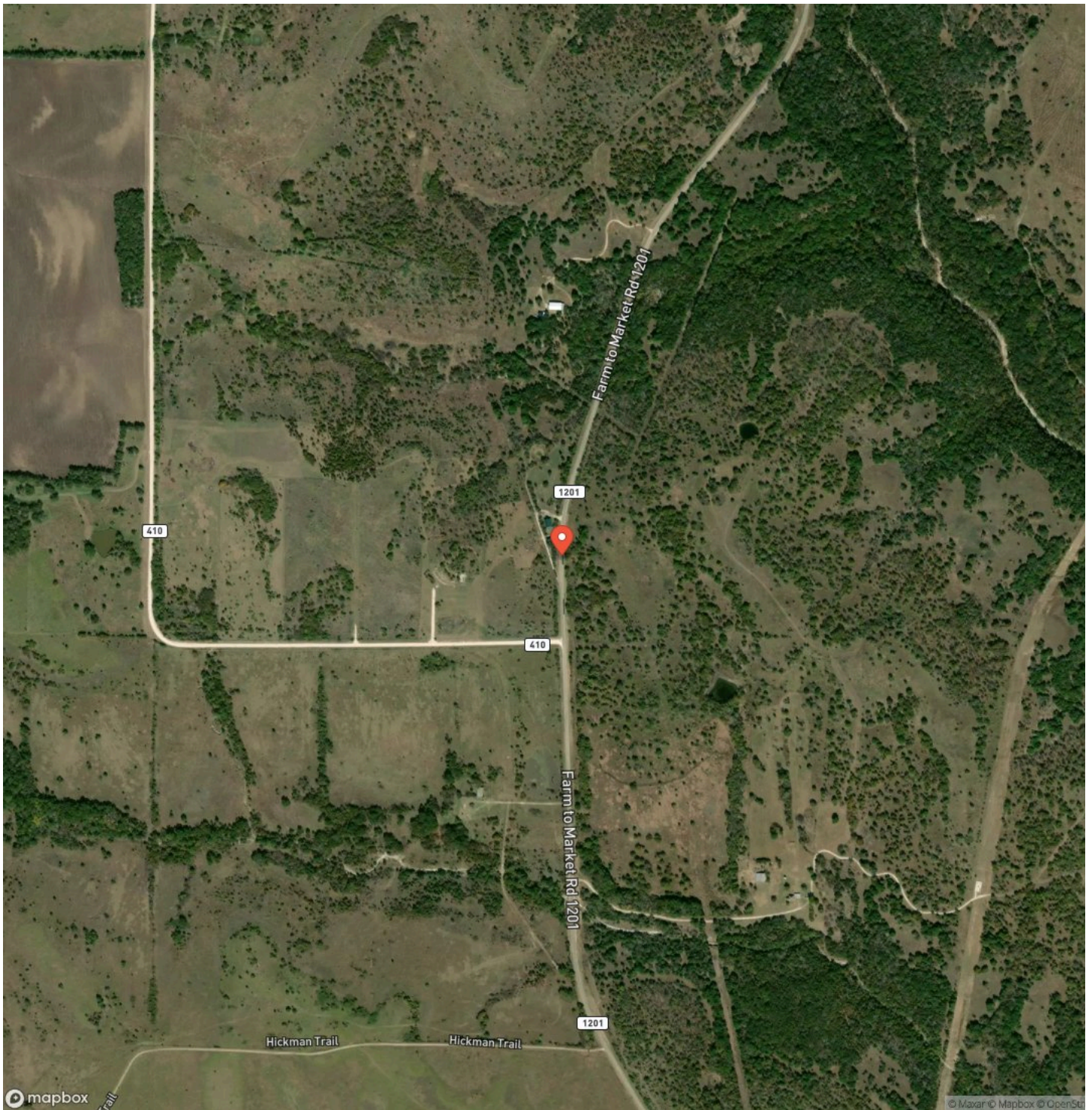
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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