

Vista Creek Ranch
4525 FM 182
Gatesville, TX 76528

\$2,150,000
305± Acres
Coryell County



Vista Creek Ranch
Gatesville, TX / Coryell County

SUMMARY

Address

4525 FM 182

City, State Zip

Gatesville, TX 76528

County

Coryell County

Type

Ranches, Recreational Land, Riverfront

Latitude / Longitude

31.566665 / -97.749723

Dwelling Square Feet

1440

Bedrooms / Bathrooms

3 / 2

Acreage

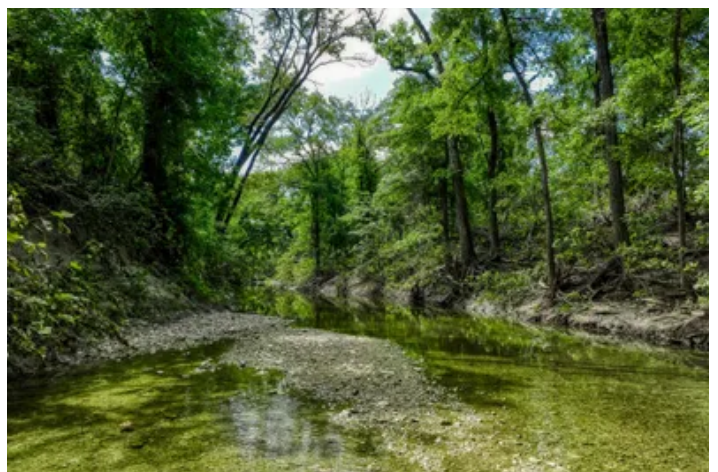
305

Price

\$2,150,000

Property Website

<https://ranchrealestate.com/property/vista-creek-ranch-coryell-texas/87305/>



PROPERTY DESCRIPTION

Vista Creek Ranch is 305 acres of dramatic elevation changes, over a half a mile of dependable Coryell Creek, huge Pecan and Oak trees, rock bluffs and overhangs, and even a ranch house to stay in! This property has been in the same family for generations where it has been used for cattle production and hunting/recreation. There are two ponds, three fenced pastures, an older metal barn with pipe working pens, and a three bed, two bath brick house with garage. The water is a co-op water meter. The access is ideal being on scenic Farm to Market Road 182 just minutes to restaurants, HEB, etc. in Gatesville.

This ranch is a true gem in the rough. This property has it all and could be a true showplace with some brush clearing. Call today for a private showing.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

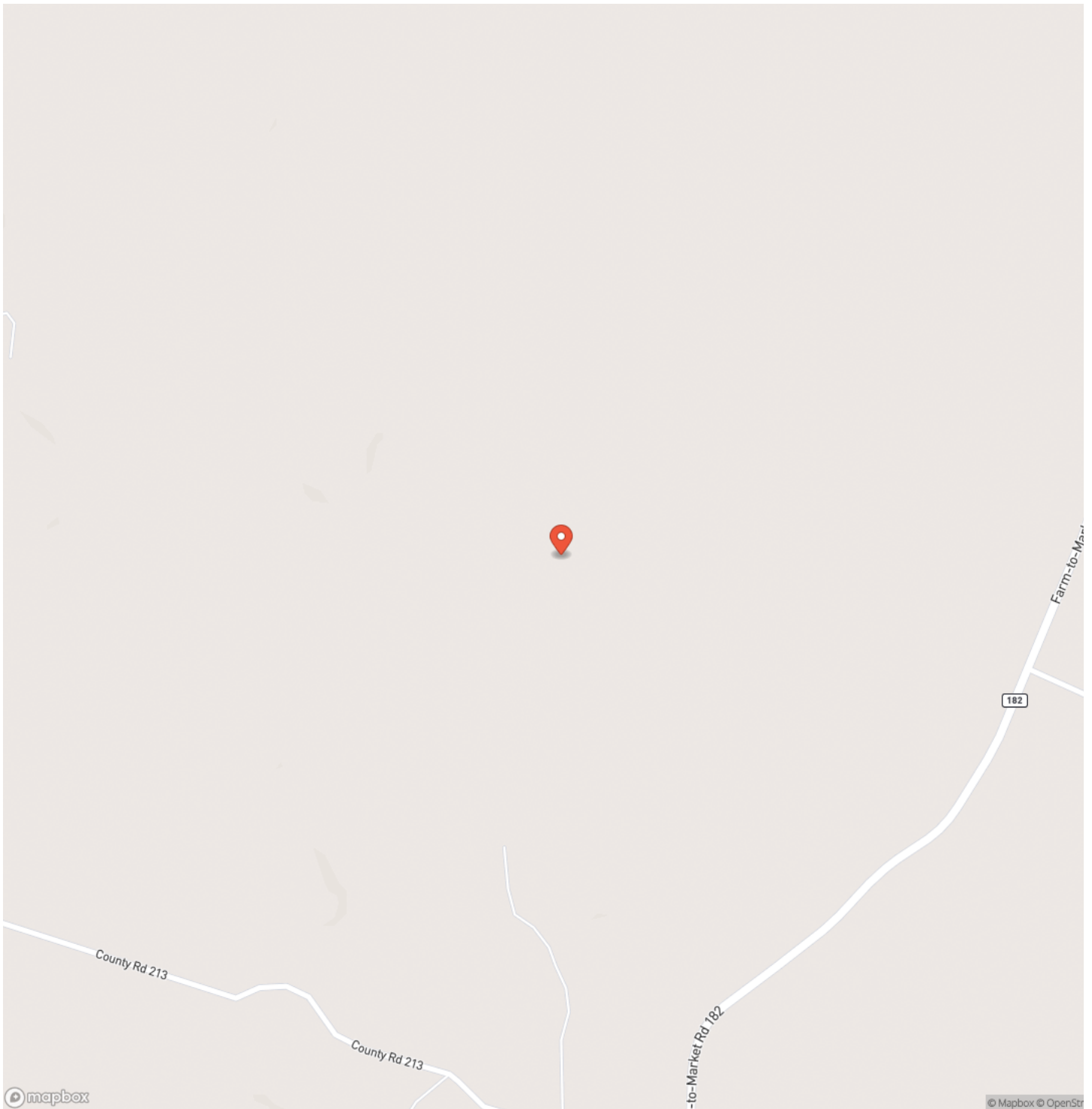
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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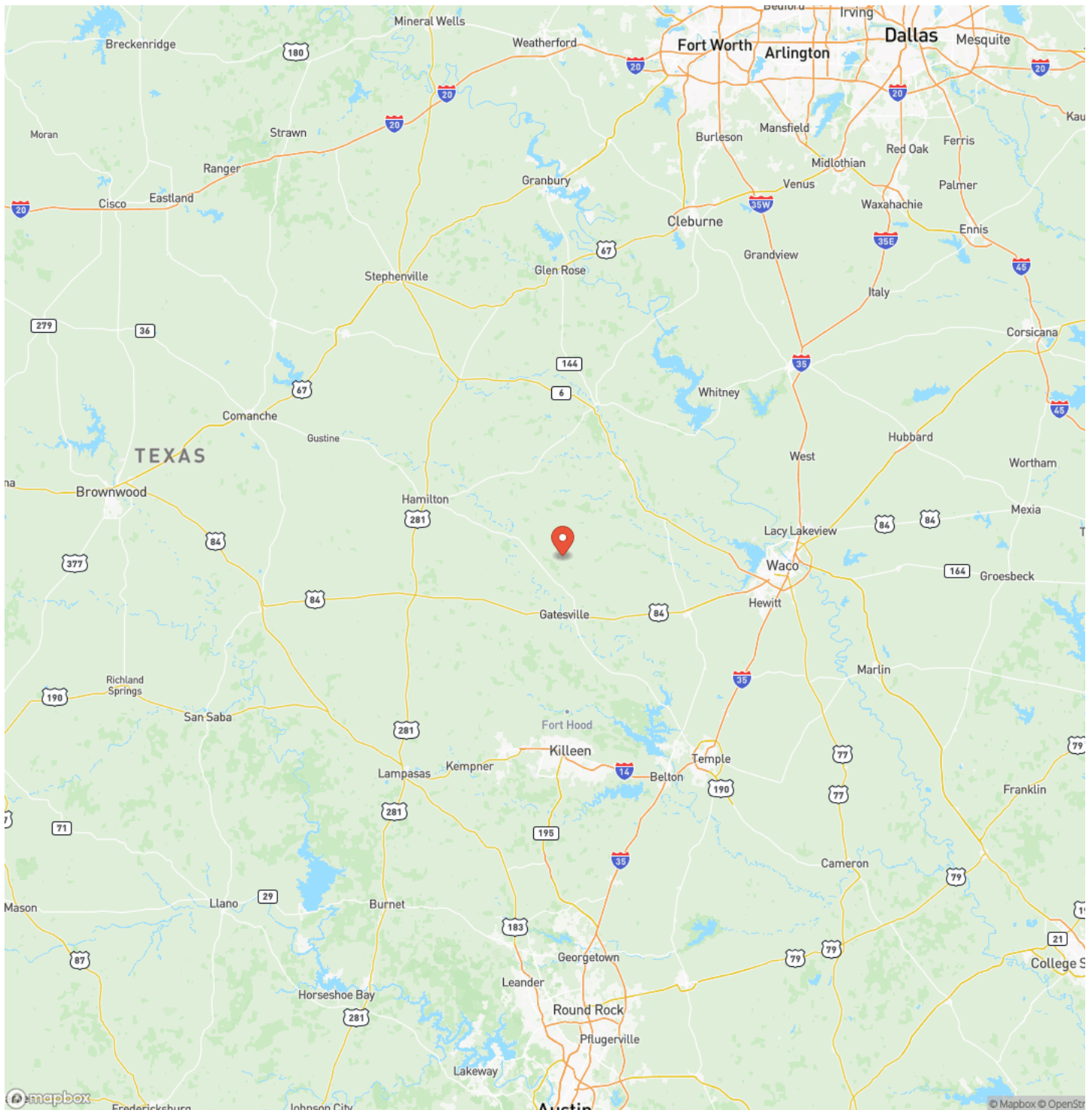
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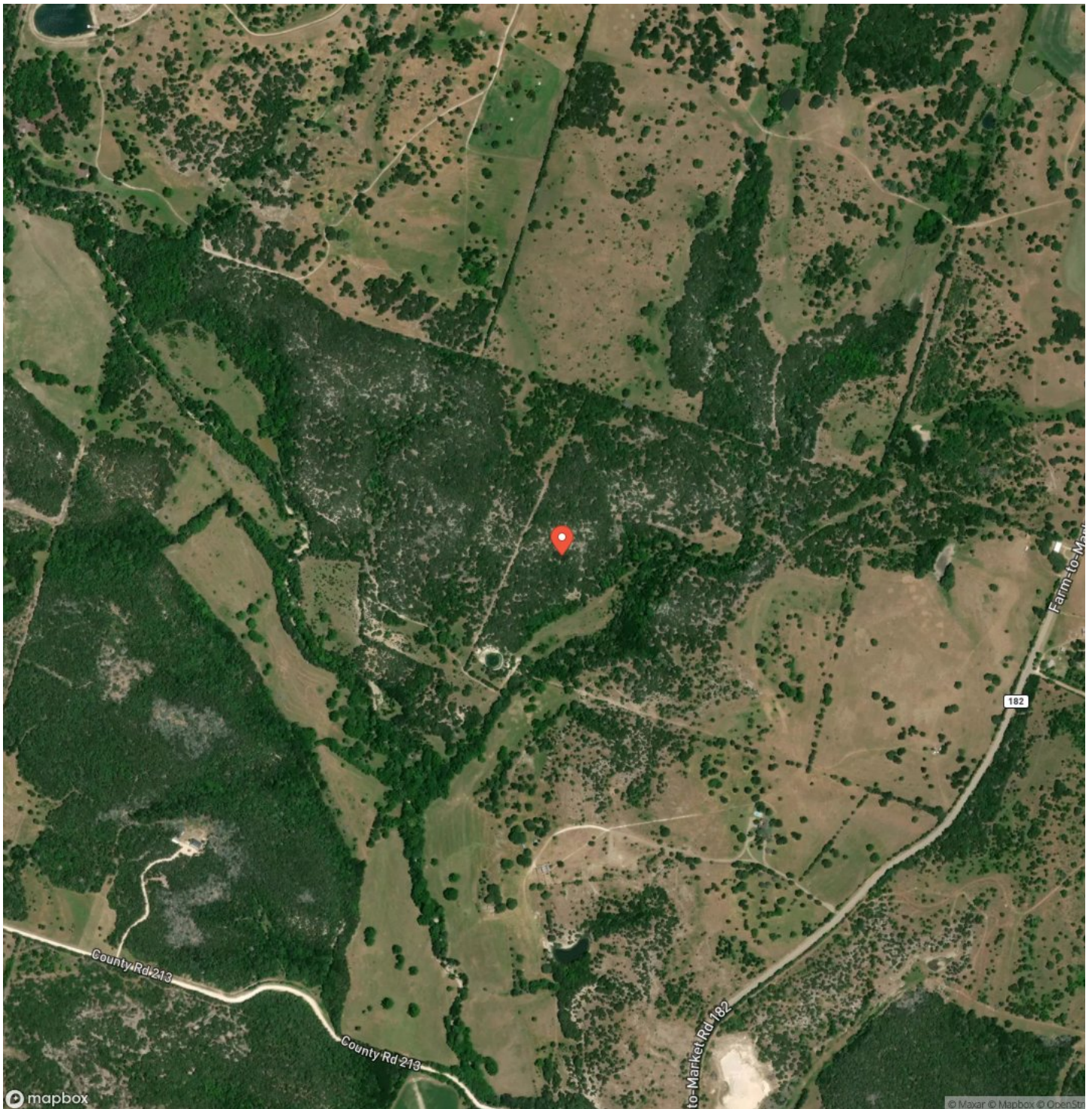
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Maxwell

Mobile

(979) 530-7010

Email

Cody@CapitolRanch.com

Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
