

3594 Fm-8, Gorman, Texas 76454

MLS#: 21409955 **N** Active
Property Type: Land

3594 Fm-8 Gorman, TX 76454
SubType: Improved Land

LP: \$335,000
OLP: \$335,000

Recent: 10/12/2026 : **NEW**



Subdivision: W De Moss 73
County: Eastland
Country: United States
Parcel ID: [0071798](#)
Lot: **Block:**
Legal: 13 W DE MOSS AB 73
Unexempt Tx: \$1,649
Spcl Tax Auth:

Lst \$/Acre: \$13,513.51

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

Land SqFt: 1,079,852 **Acres:** 24.790 **\$/Lot SqFt:** \$0.31
Appraisr: **Subdivided:** No
Lot Dimen: **Will Subdv:** No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased: **# Tanks/Ponds:** 1 **Cultivated Acres:**
AG Exemption: No **# Wells:** 1 **Bottom Land Ac:**

School Information

School Dist: Gorman ISD
Elementary: Maxfield **Middle:** Gorman **High:** Gorman

Features

Lot Description: Acreage, Brush, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Native - Shinnery
Lot Size/Acres: 10 to < 50 Acres **Restrictions:** No Known Restriction(s)
Present Use: Hunting/Fishing, Recreational **Easements:** Utilities
Proposed Use: Hunting/Fishing, Livestock, Manufactured Home, Ranch, Recreational, Residential **Documents:** Aerial Photo, Survey
Zoning Info: Unzoned **Type of Fence:** Partial
Development: Unzoned **Exterior Bldgs:** RV/Boat Storage
Street/Utilities: Co-op Electric, Electricity Available, Electricity Connected, Gravel/Rock, Outside City Limits, Septic, Underground Utilities, Well
Road Front Desc: County Road, Highway **Miscellaneous:**
Road Surface: Asphalt, Dirt, Gravel **Road Frontage:**
Crops/Grasses: **Special Notes:** Aerial Photo
Soil: Sandy Loam **Prop Finance:** Cash, Conventional, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Occupied
Vegetation: Brush, Wooded **Plat Wtrfn Bnd:**
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: Rare find in Eastland County! This 24.79-acre property is located in the historic Ellison Springs area, just 3 miles NE of Gorman, with frontage on FM 8 & CR 422. Much of the costly groundwork for your future country home has already been completed, including new 400 AMP underground electrical service, a water well, septic system & caliche drive from FM 8 to the established homesite. The property also features a well house with an enclosed 3,000-gallon water storage tank, pressure pump, pressure tank & water filtration system. A substantial 60x50 red-iron structure is currently used as a covered motor home base, complete with a 50 AMP RV hookup, water & septic connections. Constructed with red-iron I-beams & 16' sidewalls, the structure was designed with the owner's future 2-story home in mind. Seller has home plans available for an interested buyer. Continue using the structure for RV or equipment storage, or explore incorporating it into your future country home or barndominium. Adding to the property's charm is a scenic pond located near the established homesite, creating a peaceful country setting. The land is heavily wooded with mature hardwoods, native grasses & sandy loam soil, providing privacy & excellent wildlife habitat. Numerous wildlife trails cross the property, while a scenic ravine provides a natural travel corridor for whitetail deer, turkey, hogs & migratory birds. Approximately 30' of elevation change adds character & offers attractive potential homesites. Enjoy paved FM frontage with the privacy of a wooded country property. Approximately 27 miles from Stephenville & Dublin, 74 miles from Abilene & 95 miles from Fort Worth, with Palo Pinto Mountains State Park less than 30 minutes away. With extensive utilities, water infrastructure, RV accommodations & a substantial red-iron structure already in place, many of the expensive first steps have been completed. Bring your vision & start turning your Texas dream into reality!

Excludes: Personal Items

Public Driving Directions: From the intersection of Hwy 6 & I-20 (Next to Red Star Cafe). Take Hwy 6 S for 17.7 MI. Turn Left onto FM & 8 Kent St and go 2.9 MI. Property will be on your left, look for Trinity sign. **Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information**

Seller Concessions YN:

Agent/Office Information

CDOM: 3	DOM: 3	LD: 10/11/2026	XD:
List Type: Exclusive Right To Sell			
List Off:	Trinity Ranch Land Cross Plain (TRLCP1) 254-725-4181	LO Fax: 855-398-4520	Brk Lic: 9000216
LO Addr:	225 SW 5th Cross Plains, Texas 76443	LO Email:	
List Agt:	Karen Lenz (0432195) 325-668-3604	LA Cell: 325-668-3604	LA Fax: 254-725-4184
LA Email:	karen@trinityranchland.com	LA Othr:	LA/LA2 Texting: Yes/Yes
		LA2 Cell: 325-260-5250	
List Agt 2:	Gayelena Rener (0826008) 325-260-5250	LA2 Email:	gayelena@trinityranchland.com
LA Website:		LO Sprvs:	Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	325-260-5250	Owner Name:	As of Record
Keybox #:		Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:	1 Hr Notice is Required. Call or Txt Listing Agents for Appt, Karen Lenz 325-668-3604 or Gayelena Rener 325-260-5250				
Show Allowed:	Yes				
Show Srvc:	None				
Occupancy:	Owner				
Showing:	Appointment Only, Occupied				
		Open House:			

Prepared By: Annie Conger Trinity Ranch Land Cisco on 10/14/2026 09:38

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