



Hunter's Fantasy Getaway

TBD Eichelberger Crossing

Waco, TX

48.26 Acres

Call or Text 254.206.3635 with
code '6026' for 24/7 info!

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



Have you been looking for a hunting place to call your own that won't break the bank and make your significant other smile? If that describes you, then look no more.

This place has 48.26+/- acres of rugged terrain loaded with white tail deer and wildlife, heavy tree cover with incredible elevation and views.

The property is easily accessible with paved road frontage on two sides, and it's a 5 minute drive to Lake Waco and 10 minute drive to the mall and restaurants. This place has been in one family since 1951.

Places don't come on the market often and will get snatched up quickly. Call to view this property.

Your dreams are our goals...

GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

Property Information Overview

Acreage.....	48.26 +/- Acres
Location.....	TBD Eichelberger Crossing
Price.....	\$8,500 per acre
Highest and Best Use.....	Recreational, Residential, Agriculture
Soil.....	Gravelly Clay Loam, Lott Silty Clay
Minerals.....	75% Owned, Negotiable
Trees.....	Cedar, Elm, Hackberry, and Oak Trees
Topography.....	Varied
Wildlife.....	White Tail Deer, Hogs
Utilities.....	Water Available but must be verified with Waco Water, Electric Available
School District.....	Midway ISD
Taxes.....	Will be determined after survey, Several tracts are being sold from same parcel.
Distance from Temple.....	42 Miles
Distance from Austin.....	109 Miles
Distance from Houston.....	197 Miles
Distance from DFW.....	129 Miles
Special Features.....	Close to Highway 6, Prime Hunting Land



Directions: From the Richland Mall in Waco: Go North on Highway 6 for 9 Miles, turn right onto Lady Bird Rd., property is on the left, watch for signs. Property is on the corner of Lady Bird Rd. and Eichelberger Crossing.

Rugged Terrain



White Tail & Wildlife



Heavy Tree Cover



**Incredible Elevation
& Views**





Easily accessible with paved road frontage.

Don't miss out on this opportunity!



Aerial Map



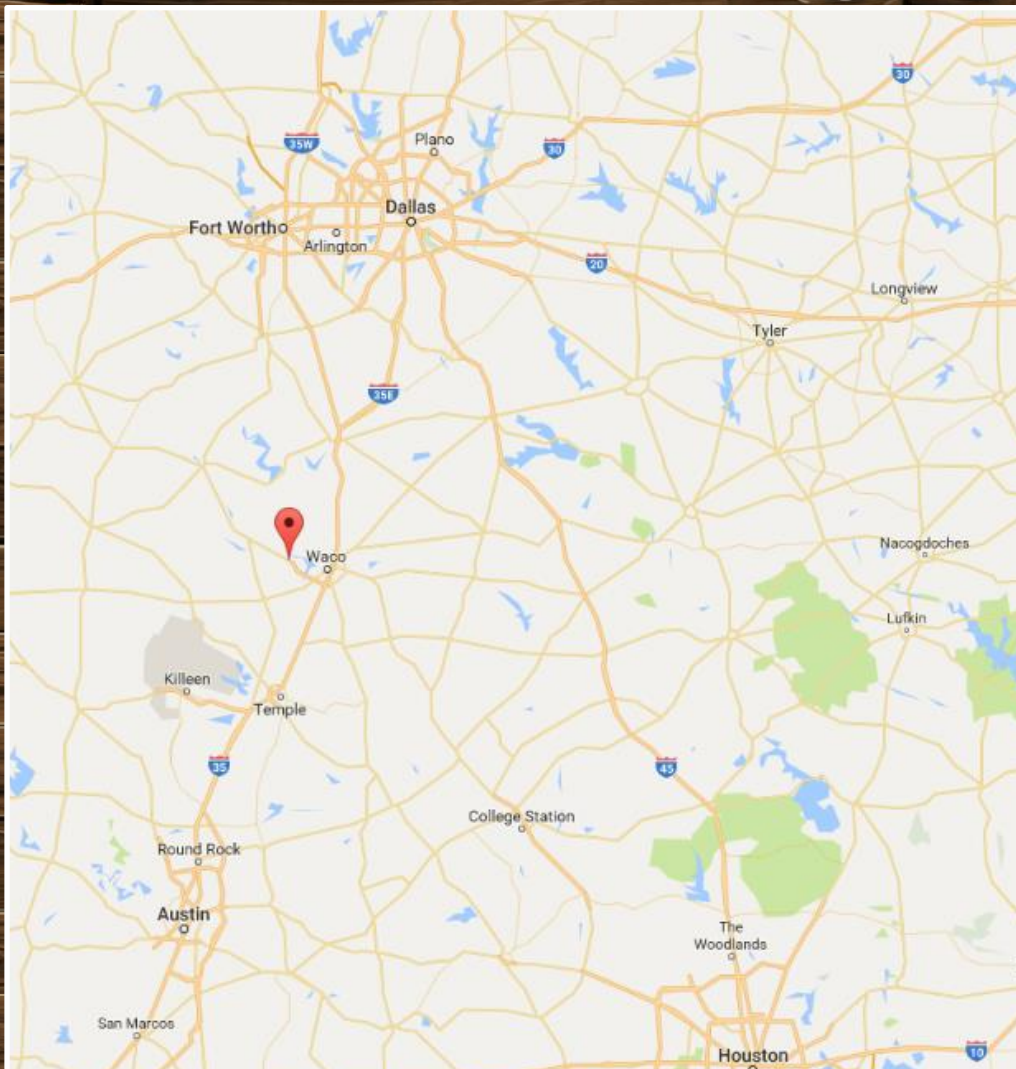
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD Eichleberger Crossing • Waco, TX

**GPS Coordinates can be typed into Google Earth or
Google Maps for property location:**

31.589614, -97.298184

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

Cell: 254.206.0915

kim@goregrouptexas.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. 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. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

2424 E. Main St. • Gatesville, TX 76528

254.248.0809

GoreGroupTexas.com

