



Selling Texas a Little at a Time.

Opportunities Abound!

TBD Lady Bird Rd.

Waco, TX

61.29 Acres

Call or Text 254.206.3635 with
code '6010' for 24/7 info!

GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



This 61 +/- Acre Tract has endless possibilities, and there are 77 more acres available that touch it. The property is 75% open and is ideal for food plots, grain or grass fields. There is also good tree cover on the other part of the property with a pleasing amount of wildlife. There is almost 1/4 mile of Road Frontage, and it's conveniently located 5 minutes from Lake Waco with quick access to Hwy 6. This land has been owned by one family since 1951. Opportunities like this don't become available often so call to see this place before someone else snatches it up!

Your dreams are our goals...

GORE
REAL ESTATE GROUP

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Property Information Overview

Acreage.....	61.29 +/- Acres
Location.....	TBD Lady Bird Rd. , Waco TX
Price.....	\$6,500 per acre
Highest and Best Use.....	Residential, Recreation, Farm & Agriculture
Soil.....	Silty Clay, Gravely Clay Loam
Minerals.....	75% Owned, Negotiable
Trees.....	Cedar, Elm, Hackberry, and Oak Trees
Topography.....	Varied
Wildlife.....	White Tail Deer, Hogs, and Dove
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

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.

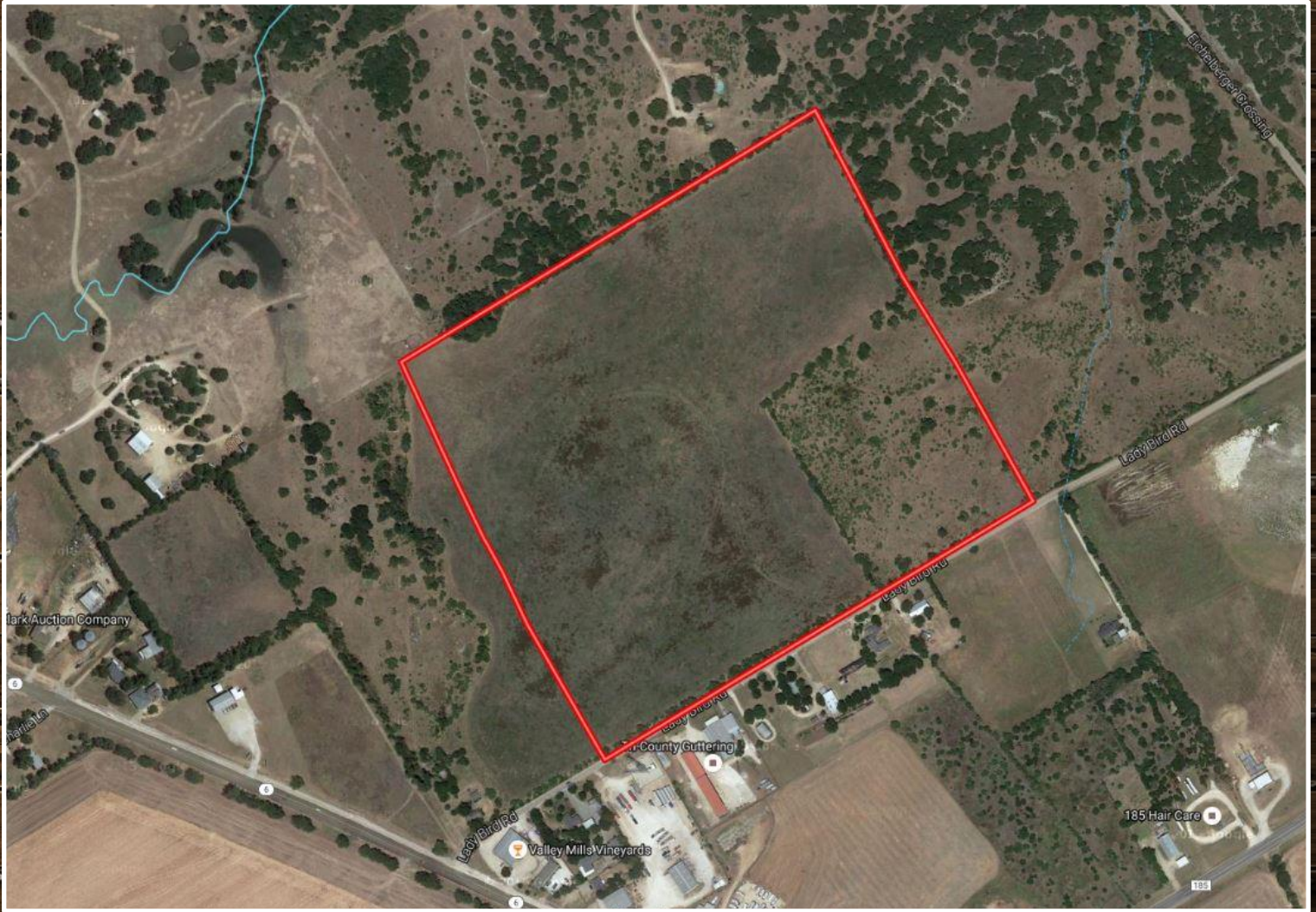




Center of property is open and ideal for food plots, grain, or grass fields.



Aerial Map



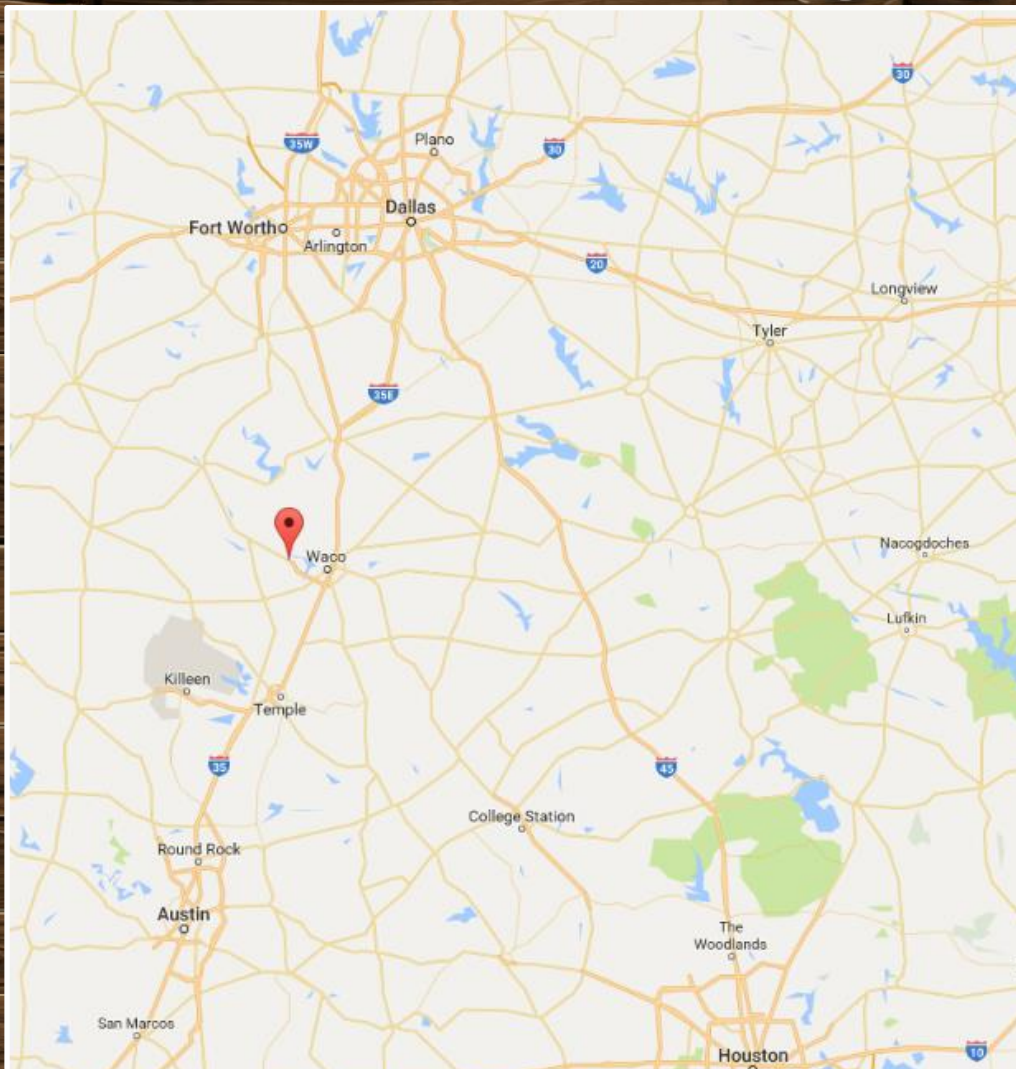
Boundary lines are an approximation and are not final.

Topographical Map



Boundary lines are an approximation and are not final.

Location Map



TBD Lady Bird Rd. • Waco, TX

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

31.583889, -97.309947

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

Kim Gore, Broker

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