

IT'S NOT JUST AN INVESTMENT,
IT'S A BETTER WAY OF LIFE!



PROPERTY INFORMATION OVERVIEW

Acreage.....	41 +/- Acres
Location.....	Mart, TX
Price.....	\$109,500
Highest and Best Use.....	Agricultural, Residential, Pasture
Topography.....	Level/Flat, Wooded, Brush
Soil Type.....	Blackland
Water Surface.....	1 Stock Tank
Wildlife.....	Deer, Dove
School District.....	Mart ISD
Taxes.....	\$49.21
Minerals.....	Will convey owned
Distance from Waco.....	27 Miles
Distance from Temple.....	56 Miles
Distance from Austin.....	121 Miles
Distance from DFW.....	135 Miles

Directions: From Mart, take Hwy 64 East to LCR 604. Travel straight onto LCR 606. At the first road, turn right onto LCR 608. Follow to LCR 610, turn left. Property at the intersection of LCR 610 & LCR 611

All information is per owner/other sources and is deemed correct, but is not guaranteed.

