

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	23 +/- Acres
Location.....	China Spring, TX
Price.....	\$319,900
Highest and Best Use.....	Residential
Topography.....	Level/Flat, Rolling, Wooded
Soil Type.....	
Water Surface.....	1 Seasonal Creek
Wildlife.....	Deer, Dove
School District.....	China Spring ISD
Taxes.....	\$1,017.68
Distance from Waco.....	14 Miles
Distance from Temple.....	50 Miles
Distance from DFW.....	114 Miles
Distance from Austin.....	118 Miles

Improvement Details of Home

Year Built.....	2006
Sq. Ft.....	2204 Sq. Ft.
Bedrooms.....	4
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	Covered Porch, Workshop, Circle Driveway

Directions: Wortham Bend to Garrett Ln. Take left on Garrett Ln, take right on Cedar Ridge, home is on the left.

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