

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	22 +/- Acres
Location.....	Valley Mills, TX
Price.....	\$539,000
Highest and Best Use.....	Recreational, Residential, Pasture
Topography.....	Level/Flat, Wooded, Open
Soil Type.....	Blackland, Rocky
Water Surface.....	Hog Creek River
Wildlife.....	Deer, Dove, Ducks, Fish, Quail
School District.....	Valley Mills ISD
Taxes.....	\$4,055.00
Minerals.....	Conveyed
Distance from Waco.....	26 Miles
Distance from Austin.....	102 Miles
Distance from DFW.....	118 Miles
<b>Improvement Details of Home</b>	
Year Built.....	2009
Sq. Ft.....	3050
Bedrooms.....	4
Bathrooms.....	3.5
Heating/Cooling.....	Central H/AC

**Directions:** Travel W on Hwy 6; exit left on 317/W Lone Star Prkwy; right on E Middle Bosque, Sign on left.

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

