

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	161 +/- Acres
Location.....	Valley Mills, Texas
Price.....	\$805,000
Highest and Best Use.....	Agricultural, Residential, Pasture
Topography.....	Level/Flat, Rolling, Wooded
Soil Type.....	Blackland, Clay, Loam
Water Surface.....	3 Stock Tanks, Childress Creek
Wildlife.....	(40-150) Deer, Dove, Ducks, Fish, (35) Head of Hogs
School District.....	Valley Mills ISD
Taxes.....	\$1,500
Minerals.....	Conveyed
Distance from Waco.....	28 Miles
Distance from Austin.....	109 Miles
Distance from DFW.....	110 Miles
Distance from Temple.....	48 Miles
Improvement Details of Home	
Year Built.....	1981
Sq. Ft.....	1500 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	1.5
Heating/Cooling.....	Central H/AC
Special Features.....	Hunter's Lodge with Washer/Dryer & Refrigerator, 2 Morgan Buildings, 3 Deer Stands, High Fenced, 3 Water Meters

Directions: Travel W on Hwy 6; pass through Valley Mills; take a left on CR 3125. See agent sign on left.

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

