

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	23 +/- Acres
Location.....	Groesbeck, TX
Price.....	\$129,900
Highest and Best Use.....	Residential
Topography.....	Level/Flat
Soil Type.....	Blackland, Rocky
Water Surface.....	1 Stock Tank
Wildlife.....	Fish
School District.....	Groesbeck ISD
Taxes.....	\$849.75
Minerals.....	Conveyed
Distance from Waco.....	40 Miles
Distance from Austin.....	133 Miles
Distance from DFW.....	122 Miles
Distance from Temple.....	67 Miles
<b>Improvement Details of Home</b>	
Year Built.....	1995
Sq. Ft.....	1792 Sq. Ft.
Bedrooms.....	3
Bathrooms.....	2
Heating/Cooling.....	Central H/AC

**Directions:** Travel 164 towards Groesbeck, take right on Browder Rd./LCR 640, see agent sign on right.

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

