

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	49 +/- Acres
Location.....	Kosse
Price.....	\$169,000
Highest and Best Use.....	Recreational, Weekend
Topography.....	Rolling
Soil Type.....	Sandy
Water Surface.....	1 Stock Tank
Wildlife.....	Deer, Dove, Ducks
School District.....	Groesbeck ISD
Taxes.....	\$1,819.89
Minerals.....	Unknown ownership, will convey an owned
Distance from Waco.....	50 Miles
Distance from Austin.....	125 Miles
Distance from DFW.....	140 Miles
Distance from Temple.....	57 Miles

Directions: From Kosse, take Hwy 7 East to LCR 704. Turn right to Cty. Rd. 70. Turn right to Cty Rd. 702, turn right and travel approx. 1 1/2 miles to PR, turn right. Property at the end of road, gate to the right.

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

