

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	96 +/- Acres
Location.....	Marlin, TX
Price.....	\$182,900
Highest and Best Use.....	Agricultural, Pasture
Topography.....	Level/Flat,
Soil Type.....	Blackland
Water Surface.....	2 Stock Tanks
Wildlife.....	Deer, Hogs
School District.....	Marlin ISD
Taxes.....	\$238.15
Distance from Waco.....	37 Miles
Distance from Austin.....	113 Miles
Distance from DFW.....	193 Miles

Directions: From Marlin, take FM 147 East to Cty. Rd. 182. Turn right, to property on the right.

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

