

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	310 +/- Acres
Location.....	Coolidge, TX
Price.....	\$543,340
Highest and Best Use.....	Agricultural
Topography.....	Level/Flat, Wooded, Pasture
Soil Type.....	Blackland
Surface Water.....	3 Stock Tanks
Trees.....	Hackberry, Elm, Mesquite, Brush
Wildlife.....	Deer, Dove, Ducks, Fish
School District.....	Coolidge ISD
Distance from Waco.....	38 Miles
Distance from Austin.....	138 Miles
Distance from DFW.....	106 Miles

Directions: From Waco take Hwy 84 E just before Lake Mexia turn left on LCR 195 then turn right in CR 189E on left.

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

