

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



PROPERTY INFORMATION OVERVIEW

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| Acreage..... | 200 +/- Acres |
| Location..... | Jonesboro, TX |
| Price..... | \$590,000 |
| Highest and Best Use..... | Agricultural, Residential, Recreational |
| Topography..... | Rolling |
| Soil Type..... | Sandy, Rocky, Blackland |
| Water Surface..... | 1 Stock Tank, Government Program for 2 Additional Tanks, Leon River Frontage |
| Wildlife..... | Deer, Dove, Hogs, Turkey |
| Trees..... | Oak, Cedar, Elm |
| School District..... | Jonesboro ISD |
| Taxes..... | \$750.53 |
| Distance from Waco..... | 52 Miles |
| Distance from Austin..... | 113 Miles |
| Distance from DFW..... | 135 Miles |
| Distance from Gatesville..... | 16 Miles |

Directions: From the intersection of Hwy 84 and Hwy 36, head toward Jonesboro on Hwy 36. Go approx. 14 miles and take CR 194 to the left.

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

