

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	16 +/- Acres
Location.....	Eddy, TX
Price.....	\$159,900
Highest and Best Use.....	Agricultural, Residential
Topography.....	Level/Flat, Rolling
School District.....	Bruceville-Eddy ISD
Taxes.....	\$2,596.00
Water Meter.....	Bruceville
Electric Meter.....	TXU
Distance from Waco.....	25 Miles
Distance from Austin.....	87 Miles
Distance from DFW.....	136 Miles
Distance from Temple.....	20 Miles

### Improvement Details of Home

Year Built.....	1994
Sq. Ft.....	1,400 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	Recently updated with paint, flooring and appliances.

**Directions:** Head S I-35 towards Eddy; take left on Texas Hwy 7 (exit #315); go down about 2.5 miles. See property on the left side, agent sign.

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

