

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	50 +/- Acres
Location.....	Marlin, TX
Price.....	\$85,000
Highest and Best Use.....	Ranching
Topography.....	Level/Flat, Pasture
Soil Type.....	Blackland, Sandy
Trees.....	Hackberry, Mesquite
Wildlife.....	Dove, Hogs
School District.....	Marlin ISD
Distance from Waco.....	29 Miles
Distance from Austin.....	103 Miles
Distance from DFW.....	136 Miles

**Directions:** From Hwy 6 in Marlin, go East on Hwy 7 to FM 2958. Turn right to County Road 236, turn right to property on the left. No Sign.

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

