

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	147 +/- Acres
Location.....	Ben Hur, TX
Price.....	\$259,000
Highest and Best Use.....	Recreational, Ranching
Topography.....	Level/Flat, Pasture
Soil Type.....	Blackland, Clay
Trees.....	Oak, Elm, Mesquite, Cedar
Wildlife.....	Deer, Dover, Hogs
School District.....	Mart ISD
Distance from Waco.....	30 Miles
Distance from Austin.....	129 Miles
Distance from DFW.....	136 Miles
Distance from Houston.....	176 Miles

Directions: From Waco, Hwy 6 South to Hwy 164. Travel through Mart to FM 339, and turn right. At small Community of Ben Hur, turn right on County Road 608, to property approx 2 miles out of town on the left. Sign on Property.

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

