

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



## PROPERTY INFORMATION OVERVIEW

|                                    |                          |
|------------------------------------|--------------------------|
| Acreage.....                       | 5 +/- Acres              |
| Location.....                      | McGregor, TX             |
| Price.....                         | \$124,500                |
| Highest and Best Use.....          | Recreational             |
| Topography.....                    | Rolling, Wooded, Pasture |
| Soil Type.....                     | Blackland, Sandy         |
| Surface Water.....                 | Seasonal Creek           |
| Trees.....                         | Oak, Elm                 |
| Wildlife.....                      | Deer                     |
| School District.....               | Midway ISD               |
| Distance from Waco.....            | 10 Miles                 |
| Distance from Austin.....          | 96 Miles                 |
| Distance from DFW.....             | 125 Miles                |
| <b>Improvement Details of Home</b> |                          |
| Year Built.....                    | 1952                     |
| Sq. Ft.....                        | 996 Sq. Ft.              |
| Bedrooms.....                      | 1                        |
| Bathrooms.....                     | 1                        |

**Directions:** Hwy 84 to Val Verde. Turn right (North) to property on the left just beyond the intersection.

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

