

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	27 +/- Acres
Location.....	Waco, TX
Price.....	\$945,000
Highest and Best Use.....	Recreational, Residential
Topography.....	Level/Flat
Soil Type.....	Blackland
Trees.....	Elm, Cypress
Wildlife.....	Dove, Ducks, Fish
School District.....	Axtell ISD
Distance from Waco.....	9 Miles
Distance from Austin.....	110 Miles
Distance from DFW.....	113 Miles

Improvement Details of Home

Year Built.....	1940
Sq. Ft.....	3,780 Sq. Ft. House, 500 Sq. Ft. Screened in Porch
Bedrooms.....	3
Bathrooms.....	3
Heating/Cooling.....	Central H/AC
Special Features.....	Stucco Siding, Composite Roof, Fireplace Gas/Wood, Brick & Wood Floors, Detached Garage, Additional Decks

Directions: Hwy 84 East, right on Boys Ranch Road.. 1 mile right on Old Mexia Road, 1 mile turn left on Gravel road at Methodist Ranch Road.

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

