

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	109 +/- Acres or 60 +/- Acres
Location.....	Chilton, TX
Price.....	\$495,000 (109 ac) & \$345,000 (60 ac)
Highest and Best Use.....	Agricultural, Residential, Ranching
Topography.....	Rolling, Wooded, Psature
Soil Type.....	Blackland, Sandy
Current Crop.....	Hay
Surface Water.....	3 Stock Tanks
Trees.....	Oak, Elm
Wildlife.....	Deer, Dove, Ducks, Fish
School District.....	Chilton ISD
Improvement Details of Home	
Year Built.....	1978
Sq. Ft.....	1,800 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	Brick Siding, Composite Roof, Wood Fireplace, Carpet and Tile Floors, Attached Garage

Directions: From Waco, Hwy. 77 south to Golinda. Turn left on FM 2839, to first county road on the right. (Satin Rd.) Turn right to property approximately 1/2 miles on the right.

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

