

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	295 +/- Acres
Location.....	Marlin, TX
Price.....	\$499,900
Highest and Best Use.....	Agricultural, Ranching
Topography.....	Level/Flat, Pasture
Soil Type.....	Blackland,
Trees.....	Hackberry, Elm
School District.....	Marlin ISD
Distance from Waco.....	36 Miles
Distance from Austin.....	111 Miles
Distance from DFW.....	142 Miles

**Directions:** From Marlin take Hwy 7 East to Cty Rd 182. Turn left and follow to Cty Rd 129. Property starts at this intersection, on the right. Follow Cty Rd 129 to gate and sign on right.

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

