

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	25 +/- Acres
Location.....	Kosse, TX
Price.....	\$116,900
Highest and Best Use.....	Recreational, Residential
Topography.....	Level/Flat, Wooded, Pasture
Soil Type.....	Sandy
Current Crop.....	Hay
Surface Water.....	2 Stock Tanks, 1 Seasonal Creek
Trees.....	Oak, Cedar
Wildlife.....	Deer, Dove, Fish
School District.....	Groesbeck ISD
Road Frontage.....	Gravel
Water/Electricity.....	Well-Water, Electric Meter Present

Improvement Details of Home

Sq. Ft.....	987 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	1
Heating/Cooling.....	Window Unit, Space Heaters
Special Features.....	Masonry Siding, Composite Roof, Vinyl Floors, Gas/Electric

Directions: From Kosse, take Hwy 7 East to CR 704. Turn right and follow approximately 5 miles to CR 700. Turn right to property on left. Call Listing Agent 254-715-1752 (24 Hour Notice Please)

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

