

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	460.68 +/- Acres
Location.....	De Leon, TX
Price.....	\$1,612,380 (\$3,500/Ac)
Highest and Best Use.....	Recreational, Agricultural, Ranching
Topography.....	Level/Flat, Rolling, Wooded, Farming, Pasture
Soil Type.....	Sandy
Current Crop.....	Hay, Pecan
Surface Water.....	Several Stock Tanks, 1 Seasonal Creek
Trees.....	Oak, Elm, Pecan
Wildlife.....	Deer, Dove, Quail, Turkey, Hogs
School District.....	De Leon ISD

Improvement Details of Home

Year Built.....	2007
Sq. Ft.....	2,660 Sq. Ft.
Bedrooms.....	3
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	1,320 Sq. Ft Attached Garage, 2,500 Sq. Ft. Covered Porches, 1,500 Sq. Ft. Guest Cabin

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

