

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



PROPERTY INFORMATION OVERVIEW

| | |
|------------------------------------|----------------------------------------------------------|
| Acreage..... | 170 +/- Acres |
| Location..... | China Spring, TX |
| Price..... | \$889,752 (\$5,233/Ac) |
| Highest and Best Use..... | Agricultural, Development |
| Topography..... | Rolling |
| Soil Type..... | Sandy |
| Current Crop..... | Hay |
| Surface Water..... | 1 Pond, 1 Stock Tank, Brazos River |
| Trees..... | Oak, Elm, Pecan, Walnut |
| Wildlife..... | Deer, Fish, Turkey, Hogs |
| School District..... | China Spring ISD |
| Improvement Details of Home | |
| Year Built..... | 1950 |
| Sq. Ft..... | 1,800 Sq. Ft. |
| Bedrooms..... | 3 |
| Bathrooms..... | 2 |
| Heating/Cooling..... | Central H/AC |
| Special Features..... | Masonry Siding, Carpet and Vinyl Floors, Attached Garage |

Directions: From Waco take FM 1637 toward China Spring, then take a right on FM 2490 (Wortham Bend Road). Go 7 miles and take a right on CR 3660. The property is down on the right.
All information is per owner/other sources and is deemed correct, but is not guaranteed.

