

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	927 +/- Acres
Location.....	Coryell City, TX
Price.....	\$3,568,950 (\$3,850 per acre)
Highest and Best Use.....	Recreational, Ranching, Development
Topography.....	Level/Flat, Wooded, Pasture, Hilly
Road Frontage.....	Paved
Electric/Water.....	Meters Present
Surface Water.....	Creek, Stock Tank, Spring, Cave Creek
Trees.....	Oak, Elm, Pecan, Brush
Wildlife.....	Deer, Dove, Turkey, Hogs
School District.....	Gatesville ISD
Distance from Houston.....	117 Miles
Distance from Austin.....	111 Miles
Distance from DFW.....	124 Miles
Distance from Waco.....	34 Miles

**Directions:** Hwy 185 from McGregor north seven miles to Coryell City. County road .5 mile north of town.

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

