

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



PROPERTY INFORMATION **OVERVIEW**

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|----------------------------|---|
| Acreage..... | 31 +/- Acres |
| Location..... | Kosse, TX |
| Price..... | \$85,000 |
| Highest and Best Use..... | Recreational |
| Topography..... | Rolling, Wooded, Pasture |
| Soil Type..... | Sandy, Clay |
| Water/Electric Meters..... | Available |
| Surface Water..... | 2 Stock Tanks, 1 Seasonal Creek |
| Trees..... | Oak, Hackberry, Elm, Mesquite, Cedar |
| Wildlife..... | Deer, Dove, Hogs |
| School District..... | Groesbeck ISD |
| Fencing..... | Perimeter Fencing in Fair to Good Condition |

Directions: From Kosse, go north on Hwy 14 approximately 2 miles to the rest stop on the east side of the road. Turn into the rest stop, access through the rest stop, gate at the back.

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

