

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	15 +/- Acres
Location.....	Jonesboro, TX
Price.....	\$245,000
Highest and Best Use.....	Farming, Cattle, Residential, Agricultural
Topography.....	Rolling
Road Frontage	Paved
Electric/Water	Meters Present
Wildlife.....	Deer, Hogs
Trees.....	Oak
School District.....	Jonesboro ISD
Distance from Houston.....	220 Miles
Distance from Austin.....	115 Miles
Distance from DFW.....	125 Miles
Distance from Waco.....	50 Miles

Directions: From the intersection of Hwy 84 and Hwy 36 in Gatesville, take Hwy 36 towards Jonesboro. Drive approximately 14.5 miles on Hwy 36. Property will be on the right. Look for sign.

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



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HOME INFORMATION

Street Address.....	10072 N. St Hwy 36
City/State/Zip.....	Jonesboro, TX
Year Built.....	1991
Sq. Ft.....	2,137
Bedrooms.....	3
Bathrooms.....	2.5
Floors.....	Carpet, Wood, Tile
Heating/Cooling.....	Central H/AC
Roof.....	Composite
Energy Features.....	Ceiling Fans, Double Pane Windows
Special Features.....	Decorative Lighting, Balcony, Walk-in Closets, Wood Burning Fireplace, 2 Car Garage Attached
School District.....	Jonesboro ISD

Covered Back Porch. New Pecan Wood Floors. Open and Spacious Floor Plan. Gorgeous Mature Oaks All Over Property. Lots of Room to Roam.

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