

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	152.374 +/- Acres
Location.....	Valley Mills, TX
Price.....	\$599,000 (\$3,931/Ac)
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Rolling, Flood Plain
Soil Type.....	Blackland, Clay
Current Crop.....	Hay
Surface Water.....	1 Pond, 1 Seasonal Creek, 1 River (Bosque River)
Trees.....	Oak, Hackberry, Elm, Mesquite, Cedar, Brush
Wildlife.....	Deer, Dove, Ducks, Fish, Turkey, Hogs
School District.....	Valley Mills ISD
Distance from Waco.....	35 Miles
Distance from Austin.....	105 Miles
Distance from DFW.....	85 Miles
Distance from Houston.....	200 Miles

Directions: On River Road (Bosque CR 3325) between Clifton and Valley Mills.

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

