

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	50 +/- Acres
Location.....	Waco, TX
Price.....	\$192,500 / \$3,850 per acre
Topography.....	Level/Flat/Rolling
Highest and Best Use.....	Agricultural/Hunting/Recreational
Tree Cover.....	Oak/Cedar
Surface Water.....	Seasonal Creek
Wildlife.....	Deer/Dove
Minerals.....	Unknown
Water.....	North Bosque Water
Electricity.....	TXU Energy
Distance from Austin.....	108 Miles
Distance from DFW.....	110 Miles
Distance from Abilene.....	184 Miles
Distance from Waco.....	2 Miles

Directions: Going N on Hwy 6 from Waco take a right on Speegleville Road.
Property begins .25 miles up on right.

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

