

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	157 +/- Acres
Location.....	Groesbeck, TX
Price.....	\$314,000 / \$2,000 per acre
Highest and Best Use.....	Recreational
Topography.....	Rolling
Surface Water.....	Stock Tank/Seasonal Creek
Tree Type.....	Oak/Elm/Cedar/Hackberry/Mesquite
Wildlife.....	Deer/Hogs/Dove
School District.....	Groesbeck ISD
Water & Electric.....	Tri County/Navasota Valley
Distance from Austin.....	131 Miles
Distance from DFW.....	130 Miles
Distance from Abilene.....	223 Miles
Distance from Waco.....	164 Miles

Directions: From Marlin Hwy 147 East to LCR 626 Turn Left to T:(Fm 2489)
Turn Right to Property 1/4 Mile ont he right (Next to Big Hill Church)

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

