

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	101 +/- Acres
Location.....	Temple, TX
Price.....	\$2,272,500
Highest and Best Use.....	Development
Topography.....	Level-Flat
Road Frontage.....	Paved
Soil Type.....	Sandy/Blackland
Current Crop.....	Hay
Pasture Description.....	Native
Wildlife.....	Dove
School District.....	Troy ISD
Distance from Abilene.....	215 Miles
Distance from Austin.....	71 Miles
Distance from DFW.....	122 Miles
Distance from Waco.....	30 Miles

Directions: IH 35 south to Berger Road. Take left property on left.

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

