

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	55 +/- Acres
Location.....	Marlin, TX
Price.....	\$110,860
Highest and Best Use.....	Agricultural, Residential, Ranching
Topography.....	Rolling
Surface Water.....	2 Stock Tanks and Seasonal Creek
Soil Type.....	Blackland
Wildlife.....	Hogs, Dove
School District.....	Marlin ISD
Road Frontage.....	Paved, Gravel
Distance from Austin.....	100 Miles
Distance from DFW.....	100 Miles
Distance from Houston.....	140 Miles
Distance from Waco.....	24 Miles

**Directions:** From Waco, take Hwy 6 South to third Marlin exit, Hwy 7. Go East approximately 3 1/2 miles to Cty. Rd. 221. Turn right. Property starts at the corner on the left.

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

