

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	64 +/- Acres
Location.....	1600 Block Covered Wagon Trail, Waco TX 76638
Price.....	\$180,544
Highest and Best Use.....	Residential, Agricultural
Topography.....	Farming
Road Frontage	Paved
Electric/Water	Meters Available
Current Crop	Corn
Trees.....	Elm
School District.....	McGregor ISD
Distance from Houston.....	185 Miles
Distance from Austin.....	100 Miles
Distance from DFW.....	85 Miles
Distance from Waco.....	5 Miles

Directions: Call the listing agent before viewing. Off Hwy 6 west, take Hwy 185 towards Crawford and go 4.5 miles to Covered Wagon Trail. Turn left and go 1.5 miles to land on the left.

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

