

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	74.5 +/- Acres
Location.....	Barclay, TX
Price.....	\$150,000
Highest and Best Use.....	Agricultural, Residential, Ranching
Topography.....	Level/Flat
Soil Type.....	Blackland
Current Crop.....	Corn
Surface Water.....	2 Stock Tanks, 1 Seasonal Creek
Trees.....	Hackberry
School District.....	Rosebud/Lott ISD
Electricity.....	Bell Falls Milam

**Directions:** From Waco, Hwy. 77 south to Hwy. 53. To west to Cty. Road 367, turn left to sw corner of Cty. Rd. 367 and Cty. Rd. 374.

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

