

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	106.25 +/- Acres
Location.....	Crawford, TX
Price.....	\$260,312 (\$2,450/Ac)
Highest and Best Use.....	Recreational, Grazing, Vineyard
Topography.....	Rolling
Soil Type.....	Blackland, Rocky
Surface Water.....	1 Stock Tank Fed by 3 Underground Springs
Trees.....	Willow
Wildlife.....	Dove, Duck
School District.....	Crawford ISD
Distance from Houston.....	205 Miles
Distance from Austin.....	100 Miles
Distance from DFW.....	115 Miles
Distance from Waco.....	25 Miles

Directions: From Gatesville, Take 36 toward Jonesboro. Take a right onto 929. Take left on CR 262. Right on Canaan Church Rd. Stay straight on Quiet Valley Rd.

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

