

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	192 +/- Acres
Location.....	Rhome, TX
Price.....	\$2,300,000
Highest and Best Use.....	Residential, Recreational, Ranching, Agriculture
Topography.....	Rolling, Wooded, Pastures, Flood Plain
Surface Water	1 Mile of Trinity River Frontage, 1 Pond
Current Crop	Large Production of Coastal Hay
Wildlife.....	Deer, Dove, Turkey, Hogs, Duck, Fish
Trees.....	Oak, Elm, Pecan, Hackberry
School District.....	Boyd ISD
Distance from DFW.....	25 Miles
Distance from Dallas	45 Miles
Distance from Waco.....	125 Miles
Property Improvements	Barns with Pipe Fencing, Large Covered Shed for Farm Equipment Storage, Improved Barn with Horse Stalls that could be used for Cattle

Directions: Please Contact Agent.

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



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HOME INFORMATION OVERVIEW

Street Address.....	449 Private Road 4670
City/State/Zip.....	Rhome, Texas
Sq. Ft.....	2,000
Bedrooms.....	3
Bathrooms.....	2
Floors.....	Carpet, Tile
Roof.....	Composite
Heating/Cooling.....	Central H/AC
Fireplace	Wood Burning Fireplace
Garage	Detached

Residence has 3 bedrooms, 2 bathrooms and an office. There is a large metal building with a shop and living quarters. The shop's living quarters have 3 bedrooms and 1 bathroom. The double garage is detached.

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