

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	292 +/- Acres
Location.....	Meridian, TX
Price.....	\$1,495,000
Highest and Best Use.....	Development, Recreation, Agriculture
Topography.....	Rolling, Wooded, Pasture
Surface Water.....	Bosque River, Seasonal Creek, Tank
Tree Coverage.....	Oak, Elm, Pecan, Cedar
Wildlife.....	Dove, Deer, Turkey, Fish, Ducks
School District.....	Meridian ISD
Road Frontage.....	Paved
Distance from Austin.....	144 Miles
Distance from DFW.....	68 Miles
Distance from Abilene.....	157 Miles
Distance from Waco.....	50 Miles

**Directions:** From Waco, drive 40 miles north on Hwy 6 into Meridian. Take a right on Hwy 22 through town, stay on 22 to the right. Take a right as you are heading out of town on FM 1991. Property is a mile out on the right with rock entrance.

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

