

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	137 +/- Acres
Location.....	Crawford, TX
Price.....	\$342,000
Highest and Best Use.....	Ranching
Topography.....	Rolling
Surface Water .....	1 Pond, 1 Seasonal Creek
Trees.....	Oak, Elm, Hackberry, Mesquite, Cedar
Wildlife.....	Dove, Hogs
Electric .....	Available
School District.....	Crawford ISD
Distance from Waco.....	23 Miles
Distance from Temple.....	33 Miles
Distance from DFW.....	121 Miles
Distance from Austin.....	94 Miles

**Directions:** From McGregor, go north on 317 to Steinkamp Road and turn left. The property is down the road on the right. Look for the sign.

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

