

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	46.79 +/- Acres
Location.....	Elm Mott, TX 76640
Price.....	\$131,012
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Rolling, Wooded, Farming, Pasture, Flood Plain
Surface Water	2 Stock Tanks, 1 Creek, 1 Seasonal Creek
Electric/Water	Available
Wildlife.....	Deer, Dove, Turkey, Hogs, & Fish
Trees.....	Oak, Elm, Hackberry, Mesquite, Brush
School District.....	West ISD
Distance from Waco.....	15Miles
Distance from Austin.....	115 Miles
Distance from DFW.....	80 Miles
Distance from Houston.....	195 Miles

Directions: From the intersection of Hwy 6 and I-35 in Waco, take I-35 north about 19 miles to Elm Mott. Exit FM 308 and turn right. You will go about 5 miles to Gerald Lane and turn right. The property will be about a mile down on the right hand side of the road.

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

