

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	176.95 +/- Acres
Location.....	Kosse, TX
Price.....	\$298,200
Highest and Best Use.....	Agricultural and Ranching
Topography.....	Rolling Pastures
Road Frontage	Paved FM Road
Fencing	Fenced and Cross Fenced, Cattle Trap and Pens
Surface Water.....	1 Stock Tank, 1 Seasonal Creek
Trees.....	Elm, Mesquite, Hackberry
School District.....	Groesbeck ISD
Distance from Kosse.....	5 Minutes

Directions: From Waco, take Hwy 6 south to 147 (second Marlin exit) and go east to FM 339. Turn south on FM 339 and the property is on the right. North and west of the intersection of Hwy 7 and Hwy 14.

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

