

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	88 +/- Acres
Location.....	Marlin, TX
Price.....	\$199,900
Highest and Best Use.....	Recreational, Ranching
Topography.....	Level-Flat
Wildlife.....	Dove, Fish, Hogs
Trees.....	Elm, Oak, Mesquite
School District.....	Marlin ISD
Water .....	2 Stock Tanks, 1 Seasonal Creek
Home.....	Modest 850 Sq. Ft., 2 Bedroom, 1 Bathroom, Small Living Area, Covered Porch, with Central Heat and Air

**Directions:** From Waco, Hwy 6 south to 3rd Marlin exit, Hwy 7. Go east to FM 2958, turn right to the first CR on the right, CR 220. Turn right, and bear right to CR 236. Property is approximately 1/2 mile on the left. **NO SIGN!**

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

