

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	209 +/- Acres
Location.....	Eddy, TX
Price.....	\$479,000 / \$2,290 per acre
Highest and Best Use.....	Residential/Agricultural/Ranching
Topography.....	Level-Flat/Rolling
Surface Water.....	Stock Tank/Creek
Tree Type.....	Oak/Elm/Hackberry
Wildlife.....	Deer/Dove/Hogs
School District.....	Bruceville Eddy
Water Availability.....	Cego Durango Water Supply
Distance from Austin.....	84 Miles
Distance from DFW.....	112 Miles
Distance from Abilene.....	203 Miles
Distance from Waco.....	18 Miles

Directions: From Waco, I35 south to Hwy 107, Eddy exit. Travel south on the frontage road to FM 1239, turn left. Follow approximately 4 miles to Cty. Rd. 442, turn left. .4 miles to property beginning on the left. * No Sign *

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

