

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



## PROPERTY INFORMATION OVERVIEW

|                           |                          |
|---------------------------|--------------------------|
| Acreage.....              | 734.5 +/- Acres          |
| Location.....             | Marlin, TX               |
| Price.....                | \$2,400,000 (\$3,268/Ac) |
| Highest and Best Use..... | Agricultural             |
| Topography.....           | Rolling, Wooded, Pasture |
| Soil Type.....            | Blackland                |
| Current Crop.....         | Oats, Hay                |
| Surface Water.....        | Stock Tank               |
| Trees.....                | Oak, Elm, Pecan          |
| Wildlife.....             | Deer, Dove, Hogs         |
| School District.....      | Marlin ISD               |

**Directions:** From Waco, Hwy. 6 south to Hwy. 7, east to property on the right. NO SIGN.

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

