

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	168 +/- Acres
Location.....	Mound, TX
Price.....	\$649,000 (\$3,863/Ac)
Highest and Best Use.....	Recreational, Agricultural, Residential, Ranching
Topography.....	Level/Flat, Rolling, Hilly, Wooded
Soil Type.....	Blackland, Sandy, Rocky
Surface Water.....	2 Stock Tanks, 7 to 8 Seasonal Creeks
Trees.....	Oak, Elm, Pecan, Cedar
Wildlife.....	Deer, Dove, Turkey, Hogs, Ducks, Fish, Quail
School District.....	Gatesville ISD
Distance from Austin.....	85 Miles
Distance from DFW.....	100 Miles
Distance from Waco.....	25 Miles

Directions: From Temple, take Hwy 36 toward Gatesville. Approx. 6 miles after crossing the Leon River, turn right on CR 341. After about a quarter mile, turn left on CR 342. The property is on the right about 2.5 miles down CR 342. From Waco, take Hwy 84 to McGregor and turn left at 317. About 4 miles down 317, turn right on CR 459. Cross 107 and go thru Mother Neff park. About 3 miles past park, turn right on CR 341. About 2.5 miles down 341, turn right on CR 342. Property on your right.

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

