

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	138 +/- Acres
Location.....	Moody, TX
Price.....	\$669,700
Highest and Best Use.....	Ranching, Residential
Topography.....	Level/Flat, Farming, Pasture
Soil Type.....	Blackland, Sandy, Rocky
Surface Water.....	Seasonal Creek, 3 Stock Tanks
Trees.....	Oak, Cedar
Wildlife.....	Deer
School District.....	Gatesville ISD
Distance from Austin.....	85.7 Miles
Distance from DFW.....	111 Miles
Distance from Waco.....	29 Miles

Directions: From Main Street in Gatesville take 36E for about 14 miles, go left on CR 341, Go 1.6 miles property is on the Right.

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

