

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	226 +/- Acres
Location.....	Riesel, TX
Price.....	\$775,000 (\$3,429/Ac)
Highest and Best Use.....	Residential, Ranching
Topography.....	Rolling, Pasture, Wooded
Soil Type.....	Blackland
Current Crop.....	Hay
Surface Water.....	4 Stock Tanks, 2 Seasonal Creeks
Trees.....	Oak, Elm, Pecan
Wildlife.....	Deer, Ducks, Dove, Hogs
School District.....	Marlin ISD
Improvement Details.....	4786 Sq. Ft. Home: 4 Bedroom, 3.5 Bathroom
Year Built.....	2004

Directions: From Waco, Hwy 6 south to second Marlin exit, Hwy 147. Go east approximately 6 miles to FM 1240, turn left to County Road 159. Turn right, go over two bridges, property starts on the left. NO SIGN

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

