

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	29 +/- Acres
Location.....	Valley Mills, TX
Price.....	\$175,000
Highest and Best Use.....	Agricultural/Ranching/Recreational
Topography.....	Rolling
Road Frontage.....	Paved
Surface Water.....	Childress Creek
Trees.....	Oak/Cedar/Pecan
Wildlife.....	Deer/Turkey/Fish
School District.....	Valley Mills ISD
Distance from Abilene.....	167 Miles
Distance from Austin.....	120 Miles
Distance from DFW.....	92 Miles
Distance from Waco.....	28 Miles

Directions: 7 miles East of Valley Mills on Hwy 56.

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

