

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



PROPERTY INFORMATION OVERVIEW

| | |
|----------------------------|------------------------------|
| Acreage..... | 321 +/- Acres |
| Location..... | Lott, TX |
| Price..... | \$525,000 / \$1,633 per acre |
| Highest and Best Use..... | Residential/Cropland |
| Topography..... | Level/Flat |
| Road Frontage..... | Gravel |
| Surface Water..... | 4 Stock Tanks |
| Trees..... | Oak/Elm/Pecan/Cedar |
| Wildlife..... | Dove/Hogs |
| School District..... | Rosebud/Loft |
| Distance from Austin..... | 99 Miles |
| Distance from DFW..... | 120 Miles |
| Distance from Abilene..... | 2014 Miles |
| Distance from Waco..... | 26.5 Miles |

Directions: From Waco, take Hwy. 77 south to FM 935. Turn right (west) to Cty. Rd. 475, turn left to property approximately 1 1/2 miles on the left.

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

