

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	215 +/- Acres
Location.....	Purdon, TX
Price.....	\$597,319 / \$2,775 per acre
Highest and Best Use.....	Residential/Catle Ranch/Hunting
Topography.....	Rolling/Wooded/Pasture
Surface Water.....	20 +/- Acre Lake/Pond
Tree Type.....	Oak/Elm/Pecan/Mesquite
Wildlife.....	Dove/Ducks/Fish/Deer/Turkey/Hogs
School District.....	Dawson ISD
Water & Electric.....	Carbon Water Corp/Navarro Co
Distance from Austin.....	121 Miles
Distance from DFW.....	128 Miles
Distance from Waco.....	45 Miles

Directions: From 31 take 55 East at Silver City to T. Left on 709 2.5 miles to electric gate on left.

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

