

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	276 +/- Acres
Location.....	Mart, TX
Price.....	\$467,277/ \$1,693 per acre
Highest and Best Use.....	Residential/Ranching/Recreational
Topography.....	Rolling
Surface Water.....	3 stock tanks
Tree Type.....	Hackberry/Elm/Pecan/Mesquite
Wildlife.....	Dove/Ducks/Fish/Hogs
Fencing.....	Mostly new with cross fencing
Water & Electric.....	Tri-County Water/Navarro Co.
Distance from Austin.....	130 Miles
Distance from DFW.....	116 Miles
Distance from Abilene.....	261 Miles
Distance from Waco.....	26 Miles

Directions: From 84 go S. on 339 at Prairie Hill, Driveway is on left at 5.7 miles.
Gate says Diamond S Ranch

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

