

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	80 +/- Acres
Location.....	West, TX
Price.....	\$252,000 / \$3,150 per acre
Highest and Best Use.....	Residential/Catle Ranch
Topography.....	Level-Flat/Rolling
Surface Water.....	Pond
Soil Type.....	Clay
Wildlife.....	Dove/Ducks/Fish
School District.....	West ISD
Road Frontage.....	Gravel
Distance from Austin.....	114 Miles
Distance from DFW.....	83 Miles
Distance from Abilene.....	228 Miles
Distance from Waco.....	13 Miles

Directions: Going N on i-35 take Ross Exit. Take right on Bluhm. Property starts .88 miles on right.

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



IMPROVEMENT INFORMATION

OVERVIEW

House.....	3 Bedroom 1.5 Bath
Sq.Ft.....	1800 +/-
Construction.....	Brick
Roof.....	Composite
Heating/Cooling.....	Central Heat and Air
Other Buildings.....	Livestock and Equipment Barn

