

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	87.5 +/- Acres
Location.....	Coryell County
Price.....	\$325,000 / \$3,715 per acre
Topography.....	Big Draw/Rolling
Highest and Best Use.....	Weekend Retreat/Hunting/Ranching
Tree Coverage.....	Oak/Elm/Brush/Cedar
School District.....	Valley Mills
Surface Water.....	Stock Tank
Cabin Overview.....	1 Bedroom/1 Bathroom
Sq. Footage.....	625 +/-
Distance from Austin.....	117 Miles
Distance from DFW.....	113 Miles
Distance from Houston.....	220 Miles
Distance from Waco.....	39 Miles

Directions: From Valley Mills turn left on 217, turn right about 8 miles up to stay on 217. Go approximately 4 miles, property on left.

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

