

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	50 +/- Acres
Location.....	Coolidge, TX
Price.....	\$142,500/ \$2,850 per acre
Topography.....	Rolling
Highest and Best Use.....	Recreational
Tree Coverage.....	Oak/Elm/Mesquite/Brush
Road Frontage.....	Gravel
Surface Water.....	3 Stock Tanks & Seasonal Creek
Soil Type.....	Blackland
Wildlife.....	Deer/Dove/Hogs
Minerals.....	Unknown/Negotiable
Distance from Austin.....	135 Miles
Distance from DFW.....	90 Miles
Distance from Abilene.....	238 Miles
Distance from Waco.....	34 Miles

Directions: Hwy 84 east from Waco to Prairie Hill, turn left on Hwy. 73. Continue to FM 341, turn left. Turn right at LCR 150, turn left at LCR 164, turn left at LCR 172, and follow to the end of the road. Gate across the county road begins the property on the left.

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

