



**BEND OF THE BOSQUE**  
**2 +/- acres McLennan County**



**LEGACYAPPROVED.COM**

**5984 N. STATE HWY 6 WACO, TX 76712**

**254.848.5263 254.848.2921 FAX**



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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	2 +/- Acres
Location.....	China Spring, TX
Price.....	\$34,000
Highest and Best Use.....	Residential
Topography.....	Rolling, Wooded
Soil Type.....	Rocky, Clay, Loam
Wildlife.....	Deer, Dove
School District.....	China Spring ISD
Taxes.....	\$213.56
Minerals.....	No Seller Reservation
Distance from Waco.....	16 Miles
Distance from Temple.....	51 Miles
Distance from Austin.....	119 Miles
Distance from DFW.....	126 Miles

**Directions:** Travel West on FM 1637/China Spring Hwy; left on Bend of the Bosque; See Agent Sign on Right.

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

## LOCATION MAP:



FOR MORE INFORMATION ON THIS LISTING, PLEASE CONTACT

**RUTH GARRETT, REALTOR**  
**REAL ESTATE AGENT**

CELL: 254-715-0135  
7RUTHGARRETT@GMAIL.COM