

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	13 +/- Acres
Location.....	China Spring, TX
Price.....	\$65,600
Highest and Best Use.....	Residential
Topography.....	Level/Flat, Flood Plain
Soil Type.....	Blackland, Sandy
Water Surface.....	1 Stock Tank
Wildlife.....	Deer, Dove, Ducks, Fish
School District.....	China Spring ISD
Taxes.....	\$35.67
Minerals.....	Conveyed
Distance from Waco.....	10 Miles
Distance from Austin.....	115 Miles
Distance from DFW.....	118 Miles
Distance from Temple.....	49 Miles

Directions: Travel West on FM 2490/Wortham Bend; turn left on Ziegler Ln., Turn right on Fern Valley Rd., See agent sign on right.

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

