

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



PROPERTY INFORMATION **OVERVIEW**

| | |
|------------------------------------|---------------------------------|
| Acreage..... | 40 +/- Acres |
| Location..... | Valley Mills, TX |
| Price..... | \$285,000 |
| Highest and Best Use..... | Pasture |
| Topography..... | Level/Flat, Flood Plain, Wooded |
| Soil Type..... | Rocky, Loam |
| Water Surface..... | Hog Creek |
| Wildlife..... | Deer, Dove, Fish |
| School District..... | Valley Mills ISD |
| Taxes..... | \$900 |
| Minerals..... | Conveyed |
| Distance from Waco..... | 26 Miles |
| Distance from Austin..... | 102 Miles |
| Distance from DFW..... | 118 Miles |
| Distance from Temple..... | 40 Miles |
| Improvement Details of Home | |
| Year Built..... | 1960 |
| Sq. Ft..... | 1,376 Sq. Ft. |
| Bedrooms..... | 2 |
| Bathrooms..... | 1 |
| Heating/Cooling..... | Central H/AC |

Directions: Travel W Hwy 6; Exit left on 317/N Lone Star Prkwy; right on E Middle Bosque, sign on left.

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

