

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	54 +/- Acres
Location.....	Peoria, TX
Price.....	\$349,995
Highest and Best Use.....	Recreational, Agricultural, Residential, Ranching
Topography.....	Level/Flat, Rolling
Soil Type.....	Sandy
Trees.....	Oak, Hackberry, Elm
Wildlife.....	Deer, Dove, Turkey
School District.....	Whitney ISD
Distance from Waco.....	39 Miles
Distance from Austin.....	141 Miles
Distance from DFW.....	85 Miles
Distance from Hillsboro.....	6 Miles

Improvement Details of Home

Home.....	Built in 1993, 2,164 sq. ft., 3 bedroom/2 bath
Features.....	Farm and ranch style home, detached 2 car metal garage, large shop with upstairs living quarters, wraparound porch, covered working pens, fenced and cross fenced, older shed, wood burning fireplace and 2 freestanding, central heat and air, floors: tile, wood & carpet
Taxes.....	\$4,375 / without exemptions

Directions: From Hillsboro, Take Hwy 22 West to Peoria. Left on FM 1947 then right on HCR 2421. Property on left.

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

