

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	65 +/- Acres
Location.....	Watt, TX
Price.....	\$128,375
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Rolling
Soil Type.....	Blackland, Clay
Water Surface.....	1 Stock Tank, 1 Seasonal Creek
Wildlife.....	Dove
School District.....	Axtell ISD
Taxes.....	\$781.50
Minerals.....	Non-Conveyed
Distance from Waco.....	21 Miles
Distance from Austin.....	122 Miles
Distance from DFW.....	108 Miles
Distance from Temple.....	55 Miles

**Directions:** From Waco, Hwy 84 E to LCR 310. Turn right, to property on the SW corner of LCR 310 and LCR 312.

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

