

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	490 +/- Acres
Location.....	Valley Mills, TX
Price.....	\$1,715,000
Highest and Best Use.....	Recreational
Topography.....	Rolling, Wooded
Soil Type.....	Rocky
Water Surface.....	1 Stock Tank
Wildlife.....	Deer, Dove, Turkey, Hogs
School District.....	Valley Mills ISD
Taxes.....	\$1,001
Minerals.....	All Owned, Negotiable
Distance from Waco.....	26 Miles
Distance from Austin.....	102 Miles
Distance from DFW.....	118 Miles

Directions: Hwy 6, go West on FM 2602 past Lime plant. Property on left.

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

