

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	30 +/- Acres
Location.....	Elm Mott, TX
Price.....	\$174,500
Highest and Best Use.....	Recreational, Residential, Pasture
Topography.....	Level/Flat, Rolling, Flood Plain, Wooded
Soil Type.....	Sandy, Rocky
Water Surface.....	1 Stock Tank
Wildlife.....	Deer, Dove, Fish
School District.....	Troy ISD
Taxes.....	Connally ISD
Minerals.....	Conveyed
Distance from Waco.....	11 Miles
Distance from Austin.....	112 Miles
Distance from DFW.....	104 Miles
Distance from Temple.....	43 Miles

Improvement Details of Home

Year Built.....	2001
Sq. Ft.....	1512 Sq. Ft.
Bedrooms.....	3
Bathrooms.....	2
Heating/Cooling.....	Central H/AC

Directions: Travel N I-35; exit 308/Leroy Prkwy and take right at light; see agent sign on right about 2 miles down.

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

