

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	256 +/- Acres
Location.....	Waco, TX
Price.....	\$1,500,000
Highest and Best Use.....	Recreational, Agricultural, Pasture, Business
Topography.....	Level/Flat, Rolling, Flood Plain, Wooded
Soil Type.....	Blackland, Sandy, Rocky
Water Surface.....	6-9 various sizes
School District.....	China Spring ISD
Distance from Waco.....	9 Miles
Distance from Austin.....	113 Miles
Distance from DFW.....	117 Miles

Directions: Located off China Spring Hwy, Left on Flat Rock Rd., left on Tree Lake Dr. to Lake Waco Golf & Country Club.

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

