

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	186 +/- Acres
Location.....	Kosse, TX
Price.....	\$449,000
Highest and Best Use.....	Recreational, Agricultural, Pasture
Topography.....	Rolling
Soil Type.....	Blackland, Sandy
Water Surface.....	2 Stock Tanks, 1 River
Wildlife.....	Deer, Dove, Hogs
School District.....	Marlin ISD
Taxes.....	\$1,064.18
Minerals.....	Non-Conveyed, Unknown
Distance from Waco.....	45 Miles
Distance from Austin.....	117 Miles
Distance from DFW.....	153 Miles
Distance from Temple.....	49 Miles
Improvement Details of Home	
Year Built.....	1950
Sq. Ft.....	968 Sq. Ft.
Bedrooms.....	1
Bathrooms.....	1
Heating/Cooling.....	Central H/AC

Directions: From Kosse take HWy 7 to FM 413. Turn right to property on the left.

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

