

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	246 +/- Acres
Location.....	Valley Mills
Price.....	\$1,353,000
Highest and Best Use.....	Recreational, Agricultural, Residential, Pasture
Topography.....	Level/Flat, Rolling, Flood Plain, Wooded
Soil Type.....	Blackland, Sandy
Water Surface.....	12 Stock Tanks, 1 Creek, Bosque River
Wildlife.....	Deer, Dove, Ducks, Fish
School District.....	Crawford ISD
Taxes.....	\$2,452
Distance from Waco.....	21 Miles
Distance from Austin.....	111 Miles
Distance from DFW.....	136 Miles

Improvement Details of Home

Year Built.....	1945
Sq. Ft.....	2300 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	2
Heating/Cooling.....	Central H/AC

Directions: Head W on Hwy 6 towards Valley Mills, Right on Delmar Ranch Road, see agent sign on Right.

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

