

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	232 +/- Acres
Location.....	Clifton, TX
Price.....	\$673,985
Highest and Best Use.....	Agricultural, Residential, Pasture, Recreational
Topography.....	Rolling, Wooded
Soil Type.....	Rocky
Water Surface.....	3 Stock Tanks
Wildlife.....	Deer, Dove, Quail, Turkey, Hogs
School District.....	Clifton ISD
Taxes.....	\$395.91
Minerals.....	None Owned, If Own Any Will Convey
Distance from Waco.....	47 Miles
Distance from Temple.....	54 Miles
Distance from Austin.....	116 Miles
Distance from DFW.....	116 Miles
Improvement Details of Home	
Bedrooms.....	3
Bathrooms.....	2
Heating/Cooling.....	Central H/AC

Directions: Hwy 6 N towards Valley Mills 29 miles, left on W 5th/FM 219 for 3.5 miles, slight left, left on County Road 4240/FM 182.

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

