

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	265 +/- Acres
Location.....	Jonesboro, TX
Price.....	\$781,750
Highest and Best Use.....	Agricultural, Residential, Recreational
Topography.....	Rolling
Soil Type.....	Sandy, Rocky, Blackland
Water Surface.....	1 Stock Tank, Government Program for 2 Additional Tanks, Leon River Frontage
Wildlife.....	Deer, Dove, Hogs, Turkey
Trees.....	Oak, Cedar, Elm
School District.....	Jonesboro ISD
Taxes.....	\$750.53
Distance from Waco.....	52 Miles
Distance from Austin.....	113 Miles
Distance from DFW.....	135 Miles
Distance from Gatesville.....	16 Miles

Directions: From the intersection of Hwy 84 and Hwy 36, head toward Jonesboro on Hwy 36. Go approx. 14 miles and take CR 194 to the left.

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

