

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	175 +/- Acres
Location.....	Mart, TX
Price.....	\$279,000
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Level/Flat
Soil Type.....	Blackland, Sandy
Water Surface.....	2 Stock Tanks, 1 Seasonal Creek
Wildlife.....	Deer, Dove, Hogs
School District.....	Mart ISD
Taxes.....	\$96.51
Minerals.....	Negotiable, Unknown
Distance from Waco.....	21 Miles
Distance from Austin.....	118 Miles
Distance from DFW.....	127 Miles

Directions: From Waco, Hwy 164 East to Cty Rd 616, turn right. Go to Cty Rd 609, right to property on the left.

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

