

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



PROPERTY INFORMATION **OVERVIEW**

| | |
|------------------------------------|---|
| Acreage..... | 463.5 +/- Acres |
| Location..... | Clifton, TX |
| Price..... | \$1,782,500 (\$3,850/Ac) |
| Highest and Best Use..... | Recreational, Game Management |
| Topography..... | Rolling, Flood Plain, Wooded |
| Soil Type..... | Rocky |
| Current Crop..... | Food Plots |
| Surface Water..... | 3 Stock Tanks, Creek, Spring |
| Trees..... | Oak, Hackberry, Elm, Pecan, Mesquite, Cedar, Brush |
| Wildlife..... | Deer, Dove, Ducks, Fish, Turkey, Elk |
| School District..... | Cranfills Gap ISD |
| Improvement Details of Home | |
| Sq. Ft..... | 1,107 Sq. Ft. |
| Bedrooms..... | 2 |
| Bathrooms..... | 2 |
| Heating/Cooling..... | Central Heat |
| Special Features..... | Vinyl Siding, Composite Roof, Wood Fireplace, Carpet and Vinyl Floors |

Directions: Waco head North on Hwy 6 to FM 217 in Valley Mills. Take left on 217 on Mosheim, turn right. Continue to 182 and take left. At CR 226 take a right. Property is approx 5.5 miles on left

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

