

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	161 +/- Acres
Location.....	Venus, TX
Price.....	\$1,400,700 (\$8,700/Ac)
Highest and Best Use.....	Residential, Agricultural, Ranching, Development
Topography.....	Level/Flat, Partially Wooded
Road Frontage	Paved
Electric/Water	Meters Available
Wildlife.....	Deer, Dove, Quail
Trees.....	Oak, Elm, Hackberry, Cedar, & Brush
School District.....	Venus ISD
Distance from Venus.....	3 Miles
Distance from Austin.....	140Miles
Distance from DFW.....	25 Miles
Distance from Waco.....	75 Miles

Directions: From Venus go west on Hwy 67. Go 1 mile and turn left on CR 213. Go approximately 1.5 miles and turn right on CR 109. Go approximately 1.5 miles and the property will be on the right.

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

