

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	10 +/- Acres
Location.....	Marlin - Kosse - Reagan area
Price.....	\$329,500
Highest and Best Use.....	Residential, Ranching
Topography.....	Level-Flat
Road Frontage	Paved
Electric/Water	Meters Present
Wildlife.....	Dove
Trees.....	Oak, Mullberry
School District.....	Marlin ISD
Additional Acreage	Additional 60 acres available
Buildings	Shed and a Detached Garage

Directions: From Waco, Hwy 6 south to Hwy 7 -- east to FM 1771. Turn right to property at Blue Ridge, on the right.

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



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HOME INFORMATION OVERVIEW

Street Address.....	573 FM 1771
City/State/Zip.....	Marlin, TX 76661
Year Built.....	1891 & 1912
Sq. Ft.....	3200 Sq. Ft. Home with 1600 Sq. Ft. of Porches
Bedrooms.....	5
Bathrooms.....	3
Energy Features.....	Double Pane Windows
Floors.....	Carpet, Vinyl
Roof.....	Metal Roof
Heating/Cooling.....	Central H/AC
Garage	4 Car Detached
School District.....	Marlin ISD

Frame home originally built in 1891 with a one-story addition in 1912. Upstairs has a bedroom/bathroom and open loft/game room or office. Formal living room and formal dining room. Huge kitchen with plenty of storage, pull out drawers, island, and eating area. Beautiful white railed porches surround the home.

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