

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	179 +/- Acres
Location.....	Oletha, TX
Price.....	\$475,000
Highest and Best Use.....	Recreational, Agricultural, Ranching
Topography.....	Rolling, Wooded, Pasture
Soil Type.....	Blackland, Sandy
Surface Water.....	3 Stock Tanks, 1 Seasonal Creek
Trees.....	Oak, Hackberry, Elm, Mesquite, Cedar
Wildlife.....	Deer, Dove, Ducks, Fish, Hogs
School District.....	Groesbeck ISD
Improvement Details of Home	
Sq. Ft.....	780 Sq. Ft.
Bedrooms.....	2
Bathrooms.....	1
Heating/Cooling.....	Window Unit, Space Heaters
Special Features.....	Wood and Masonry Siding, Composite Roof, Vinyl and Wood Flooring, Gas and Electric

Directions: From the Intersection of Hwy 14 and Hwy 7, go east to FM 937, turn left to property on the right.

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

