

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	495 +/- Acres
Location.....	Elm Mott, TX
Price.....	\$2,995,000
Highest and Best Use.....	Cattle Ranch/Residential
Topography.....	Level-Flat
Road Frontage.....	Paved
Surface Water.....	6 Stock Tanks and Lake
Trees.....	Oak/Hackberry/Elm
Wildlife.....	Dove/Ducks/Fish
School District.....	West ISD
Distance from Houston.....	190 Miles
Distance from Austin.....	113 Miles
Distance from DFW.....	88 Miles
Distance from Waco.....	12 Miles

Directions: Waco North to 308 in Elm Mott. 308 east to Kelinske Road. Take right on Kelinske about 3/4 miles property on the left.

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

