

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	173 +/- Acres
Location.....	Temple, TX
Price.....	\$795,000
Highest and Best Use.....	Ranching, Agricultural
Topography.....	High Hilltop, Rolling
Road Frontage	Gravel
Pastures	Improved Coastal & Klein Grasses
Surface Water.....	Conservation Lake
Trees.....	Oak
Wildlife.....	Dove, Ducks, Fish
Fences	Fenced and Cross Fenced
School District.....	Westphalia ISD

Directions: From Waco, take Hwy 77 south to Hwy 320. Go west towards Temple to FM 3369. Turn right to first road, Ocker Rd. Turn right and continue to the driveway to the left.

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



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HOME INFORMATION OVERVIEW

Street Address.....	17640 FM 3369
City/State/Zip.....	Temple, TX 76501
Year Built.....	1990
Sq. Ft.....	3,818 Sq. FT
Bedrooms.....	3
Bathrooms.....	2 Full Baths, 2 Half Baths
Kitchen.....	Down Draft Range, Separate Grill, Island, 2 Sinks
Floors.....	Carpet, Tile Vinyl
Roof.....	Composite
Heating/Cooling.....	Central H/AC
Special Features.....	Sweeping Views of the Lake from the Multiple Patios (some covered) of this Home.
School District.....	Westphalia ISD

Large loft upstairs, with built in bookcases and windows overlooking the lake. Downstairs features master bedroom suite, jetted tub, separate shower and vanities. Spacious kitchen includes island w/sink, tons of cabinet space, down draft range, grill, large pantry and breakfast area.

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