

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	400.8 +/- Acres
Location.....	Groesbeck, TX
Price.....	\$640,000
Highest and Best Use.....	Recreational, Agricultural, Ranching
Topography.....	Level/Flat, Wooded, Pasture
Soil Type.....	Blackland
Surface Water.....	3 Stock Tanks, 2 Seasonal Creeks
Wildlife.....	Dove, Hogs
School District.....	Mart ISD
Road Frontage.....	Highway and Gravel County Road
Water and Electricity.....	Water Meter Not Present, Electric Meter Available
Fencing.....	Fencing with some Cross Fencing

Directions: Drive east on Hwy 164 from Mart to property on the right. Call listing agent for appointment. Eileen DuJardin 254-715-1752.

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

