

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



## PROPERTY INFORMATION **OVERVIEW**

Acreage.....	97 +/- Acres
Location.....	Mt Calm, TX
Price.....	\$189,732
Highest and Best Use.....	Recreational, Ranching
Topography.....	Level/Flat, Wooded
Road Frontage .....	Paved
Utilities .....	Available at the Road
Improvements .....	Small Trailer Used for a Camp House
Wildlife.....	Deer, Dove, Hogs
Surface Water .....	Seasonal Creek
Trees.....	Oak, Elm, Hackberry, Mesquite, Cedar
School District.....	Mt Calm ISD

**Directions:** From Waco, take Hwy 31 east to Mt. Calm. Turn right (south) on to FM 339. Take it to County Road 131. Turn left on 131 and the property is on the left approximately 1.5 miles.

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

