

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	80 +/- Acres
Location.....	Crawford, TX
Price.....	\$400,000
Highest and Best Use.....	Cattle Ranch, Hunting, Retreat
Topography.....	Level-Flat, Hilly, Wooded
Road Frontage.....	Paved
Surface Water.....	Stock Tank and 1,000 Ft Middle Bosque River
Trees.....	Oak, Pecan, Cedar, Mesquite
Wildlife.....	Deer, Dove, Ducks, Turkey, Fish
School District.....	Crawford ISD
Distance from Abilene.....	176 Miles
Distance from Austin.....	129 Miles
Distance from DFW.....	130 Miles
Distance from Waco.....	36 Miles

Directions: Waco to Crawford. Cedar Rock Parkway west to Canaan Church Road continue straight down Canaan Church Road until road deadends to right. This is West Middle Bosque Road. Property will be on the right at the first left turn on West Middle Bosque.

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

