

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



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	80 +/- Acres
Location.....	Waco, TX
Price.....	\$720,000
Highest and Best Use.....	Development, Residential, Ranching
Topography.....	Hilly, Wooded
Road Frontage.....	Paved
Surface Water.....	600 Ft. of Brazos River, 2 lakes
Trees.....	50 +/- Different Species
Wildlife.....	Deer, Dove, Ducks, Fish, Hogs, Turkey
School District.....	Connally ISD
Distance from Abilene.....	206 Miles
Distance from Austin.....	106 Miles
Distance from DFW.....	91 Miles
Distance from Waco.....	0 Miles

Directions: In Waco from Lake Shore Dr. take Gholson Rd. south. Take right on JJ Flewellen. Property begins .25 miles on right.

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

