

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	95 +/- Acres
Location.....	McGregor, TX
Price.....	\$440,000 / \$4,631 per acre
Highest and Best Use.....	Development/Agricultural
Topography.....	Level/Flat
Road Frontage.....	Paved on 2 sides
Electric.....	Meter Present
Water.....	Meter Available
Wildlife.....	Dove
School District.....	McGregor ISD
Distance from Austin.....	92 Miles
Distance from DFW.....	115 Miles
Distance from Houston.....	203 Miles
Distance from Waco.....	21 Miles

Directions: From 84 in McGregor take 317 south for just over half a mile to 7th street. Take a left and go 1 mile. Property on left at intersection with Willow Branch.

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

