

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	109 +/- Acres
Location.....	Gatesville, TX
Price.....	\$228,900 / \$2,100 per acre
Highest and Best Use.....	Ranching/Residential/Agriculture
Topography.....	Rolling
Fencing.....	Electric Fencing on two sides
Tree Coverage.....	Hackberry
Wildlife.....	Dove/Deer
School District.....	Gatesville ISD
Pasture.....	Improved/Native
Distance from Austin.....	109 Miles
Distance from DFW.....	130 Miles
Distance from Abilene.....	179 Miles
Distance from Waco.....	35 Miles

Directions: From 84 go N on 185 8.85 miles to property on left. 185 turns into 929.

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

