

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	30 +/- Acres
Location.....	Clifton, TX
Price.....	\$695,000
Highest and Best Use.....	Retreat/Recreational/Ranching
Topography.....	Rolling
Surface Water.....	Coon Creek River Frontage
Tree Coverage.....	Oak/Elm
Wildlife.....	Dove/Deer/Turkey
School District.....	Clifton ISD
Road Frontage.....	Paved
Distance from Austin.....	127 Miles
Distance from DFW.....	110 Miles
Distance from Abilene.....	191 Miles
Distance from Waco.....	19 Miles

Directions: approximately 10 miles north of China Spring, TX on FM 2490. Property is on the right side of the highway. Concrete entrance.

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



IMPROVEMENT INFORMATION

OVERVIEW

House.....	4 Bedroom 3 Bath
Other Rooms.....	Library/Study/Sunroom
Sq.Ft.....	4120 +/-
Construction.....	Rock
Heating/Cooling.....	3 Central Heat and Air Units
Other Buildings.....	Large Metal Shop

