

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	251 +/- Acres
Location.....	Marlin, TX
Price.....	\$439,500/ \$1,751 per acre
Highest and Best Use.....	Agricultural/Ranching
Topography.....	Level/Flat
Surface Water.....	2 Stock Tanks & Seasonal Creek
Tree Type.....	Hackberry/Oak/Brush/Mesquite
Wildlife.....	Dove/Hogs
Fencing.....	Good
Water & Electric.....	Tri-County Water (meter present)/TXU
Distance from Austin.....	117 Miles
Distance from DFW.....	130 Miles
Distance from Abilene.....	231 Miles
Distance from Waco.....	38 Miles

Directions: From Waco, south on Hwy 6 to Marlin and then go east on Hwy 7 approx 9.5 miles to CR 1771. Take a left and property is about 6 miles on the right. Right border is LCR 663 Property backs up to LCR 661.

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

