

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	195 +/- Acres
Location.....	Chilton, TX
Price.....	\$425,000 / \$2,179 per acre
Highest and Best Use.....	Agricultural/Ranching/Residential
Topography.....	Rolling/Wooded/Pasture
Surface Water.....	Seasonal Creek/ Stock Tank
Soil Type.....	Sandy/ Black Land
Wildlife.....	Dove/Fish/Deer/Turkey/Hogs
Tree Coverage.....	Oak/Elm/Pecan/Cedar
Road Frontage.....	Paved/Gravel
Distance from Austin.....	131 Miles
Distance from DFW.....	113 Miles
Distance from Abilene.....	156 Miles
Distance from Waco.....	38 Miles

Directions: From Waco, Hwy. 77 south through Chilton to FM 1950. Turn right, to Cty. Road 467A. Property is on the southeast corner of this intersection.

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

