

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	425 +/- Acres
Location.....	Covington, TX
Price.....	\$1,980,000/\$4,658 per acre
Topography.....	Level/Flat/Rolling
Highest and Best Use.....	Ranching
Tree Coverage.....	Oak
Road Frontage.....	Gravel
Other Buildings.....	Stall, Dairy, Hay & Commodity Barns
Surface Water.....	Stock Tank
Pasture.....	Improved
Wildlife.....	Dove/Deer/Ducks
Distance from Austin.....	153 Miles
Distance from DFW.....	58 Miles
Distance from Abilene.....	176 Miles
Distance from Waco.....	41 Miles

Directions: From Hillsboro go North on 171 for 16 miles. Property begins on left just after 1413

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

