

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	11 +/- Acres
Location.....	Gatesville, TX
Price.....	\$950,000
Topography.....	Open Pasture
Highest and Best Use.....	Ranching / Residential
Home.....	4 Bedroom 4 Bath
Road Frontage.....	Paved
Water.....	Well Water / Water Meter Present
Improvements.....	Equipment Barn/Livestock Barn Indoor arena/Vet clinic/Stable
Fencing.....	Good/ Cross Fenced/ Barbed Wire
Distance from Austin.....	80 Miles
Distance from DFW.....	100 Miles
Distance from Abilene.....	167 Miles
Distance from Waco.....	40 Miles

Directions: From Waco 84 west to Gatesville to Hwy 36 north for approx. 5 miles. Property on right.

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

