

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	259 +/- Acres
Location.....	Wortham, TX
Price.....	\$516,705 / \$1,995 per acre
Topography.....	Rolling
Highest and Best Use.....	Ranching
Tree Coverage.....	Mesquite/ Oak
Road Frontage.....	Paved / Road Access
Surface Water.....	Stock Tank
Soil Type.....	Clay/Loam
Wildlife.....	Deer /Hogs
School District.....	Wortham ISD
Distance from Austin.....	152 Miles
Distance from DFW.....	80 Miles
Distance from Abilene.....	265 Miles
Distance from Waco.....	45 Miles

Directions: From Wortham go west on 27. Property is about 2.9 miles on right.

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

