

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	90 +/- Acres
Location.....	Chilton, TX
Price.....	\$575,000
Highest and Best Use.....	Recreational, Agricultural, Residential, Ranching
Topography.....	Rolling, Hill
Soil Type.....	Clay
Current Crop.....	Hay
Surface Water.....	1 Pond, Seasonal Creek
Trees.....	Pecan
Wildlife.....	Deer, Dove, Ducks
School District.....	Chilton ISD
Distance from Waco.....	25 Miles
Distance from Austin.....	70 Miles
Distance from DFW.....	115 Miles
Improvement Details of Home	
Year Built.....	2006
Sq. Ft.....	2861 Sq. Ft. Living, 601 Sq. Ft. Garage, 1400 Sq. Ft. Porch(4862 Sq. Ft. Under Roof)
Bedrooms.....	3
Bathrooms.....	4
Special Features.....	Wood Burning Fireplace, Detached Garage, Austin Stone, Concrete Floors

Directions: Between Waco & Temple from I-35 go East on Hwy 7 go past Mooreville turn Left of 499A; 2nd property on Right.

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

