

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	132.996 +/- Acres
Location.....	Clifton, TX
Price.....	\$465,000 (\$3,496.34/Ac)
Highest and Best Use.....	Agricultural, Ranching
Topography.....	Level/Flat
Soil Type.....	Blackland, Clay
Current Crop.....	Native Pasture
Surface Water.....	2 Stock Tanks, 1 Seasonal Creek
Trees.....	Hackberry, Pecan, Mesquite
Wildlife.....	Dove
School District.....	Clifton ISD
Distance from Waco.....	30 Miles
Distance from Austin.....	70 Miles
Distance from DFW.....	70 Miles

### Improvement Details of Home

Year Built.....	2005
Sq. Ft.....	2,475 Sq. Ft.
Bedrooms.....	4
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	Masonry Siding, Metal Roof, Gas Fireplace, Attached Garage, Tile Floors

**Directions:** 7 miles East of Clifton off of CR 219, 1/2 mile North on CR 3220.

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

