

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	35 +/- Acres
Location.....	McGregor, TX
Price.....	\$399,000
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Level/Flat, Rolling, Wooded, Pasture
Soil Type.....	Blackland, Rocky, Loam
Surface Water.....	1 Seasonal Creek
Trees.....	Oak, Hackberry, Elm, Mesquite, Cedar
Wildlife.....	Deer, Dove, Turkey
School District.....	McGregor ISD

Improvement Details of Home

Year Built.....	2009
Sq. Ft.....	2,000 Sq. Ft.
Bedrooms.....	3
Bathrooms.....	2
Heating/Cooling.....	Central H/AC
Special Features.....	Metal Roof, Vaulted Ceilings in Living Room, Lots of Windows, Open Floor Concept, Custom Mesquite Counter Tops, Large Rock Fireplace

Directions: From Waco take Hwy 6 North to Speegleville Road Exit. Turn left onto Speegleville Road. Right onto FM 3047 (New Windsor Pkwy). Left onto Lifestyle Lane and the property is a mile down on the left side of the road. Call Tracy (Owner/Agent) at 832-595-4851.

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

