

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	790 +/- Acres
Location.....	Morgan, TX
Price.....	\$6,722,386.50 (\$8,500/Ac)
Highest and Best Use.....	Recreational
Surface Water .....	12 Ponds, 4 Lakes
Wildlife.....	Deer, Dove, Ducks, Fish, Quail, Turkey, Hogs
Trees .....	Oak, Elm, Mesquite, Cedar, Brush
Topography .....	Rolling, Wooded, Pasture
Improvements .....	Two Cabins and a Large Barn
School District.....	Morgan ISD
Distance from Waco.....	50 Miles
Distance from Austin.....	125 Miles
Distance from DFW.....	50 Miles
Distance from Houston.....	220 Miles

**Directions:** Located in Northern Bosque County, call Cody Maxwell at 254-386-2978 for further directions.

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

