

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



PROPERTY INFORMATION OVERVIEW

Acreage.....	375 +/- Acres
Location.....	Mills County
Price.....	\$2,550,000 (\$6,800/Ac)
Highest and Best Use.....	Ranching, Residential, Hunting
Topography.....	Rolling and Wooded
Soil Type.....	Blackland
Surface Water.....	Lake and Two Stock Tanks
Trees.....	Oak, Pecan, Cedar, Mesquite
Wildlife.....	Deer, Quail, Turkey, Dove, Ducks, Fish
School District.....	Goldthwaite ISD
Distance from Houston.....	245 Miles
Distance from Austin.....	100 Miles
Distance from DFW.....	145 Miles
Distance from Waco.....	100 Miles

Directions: From Goldthwaite head west on TX 16 and go approx 2.8 miles. Turn right at CR 406 and go 1.4 miles. Turn left at CR 408 and then another right onto FM 414. Go approx 5 miles. Property on right.

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

