

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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	85 +/- Acres
Location.....	Rosebud, TX
Price.....	\$465,000
Highest and Best Use.....	Agricultural, Residential
Topography.....	Rolling, Flood Plain
Soil Type.....	Blackland
Water Surface.....	2 Stock Tanks, 2 Seasonal Creeks
Wildlife.....	Deer, Dove, Hogs
School District.....	Rosebud ISD
Taxes.....	\$2,049
Distance from Waco.....	40 Miles
Distance from Austin.....	93 Miles
Distance from DFW.....	133 Miles

### Improvement Details of Home

Year Built.....	1985
Sq. Ft.....	3862 Sq. Ft., 2 Story
Bedrooms.....	5
Bathrooms.....	3
Heating/Cooling.....	Central HVAC
Special Features.....	Brick, Wood Burning Fireplace, Flooring: Carpet, Tile, Wood

**Directions:** From Rosebud Hwy 7 South to property on the left. No sign.

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

