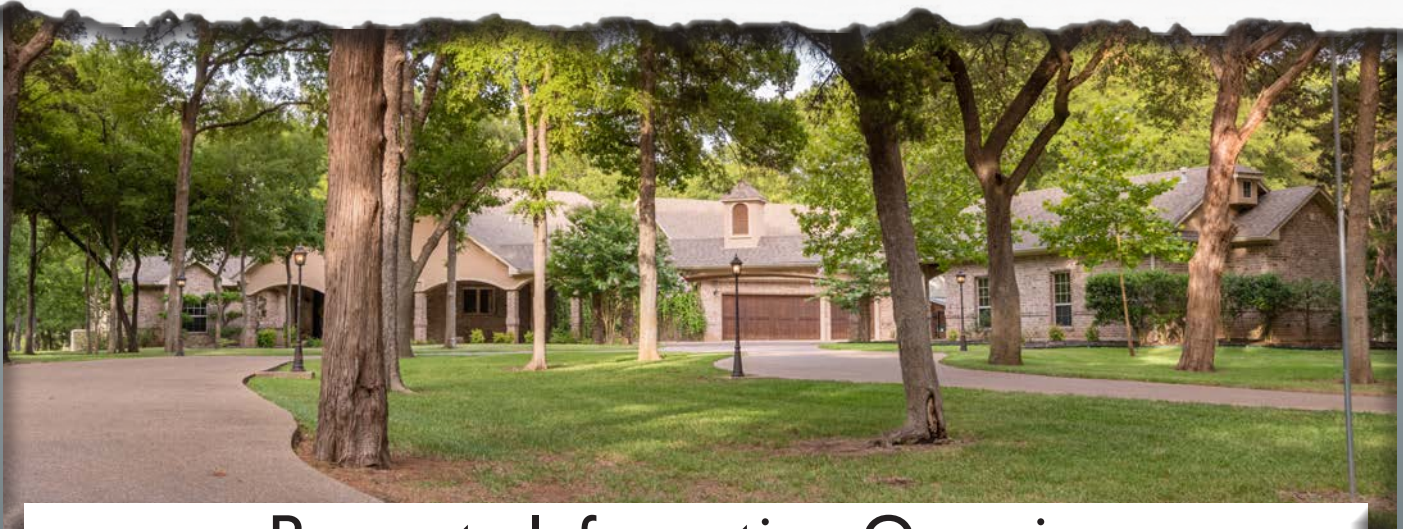


Estate in the Hills of Childress Creek

14 +/- acres McLennan County



Property Information Overview

Acres.....	14 +/-
Location.....	595 Lost Hunters Canyon Drive, TX 76633
Price.....	\$1,450,000
Highest and Best Use.....	Home
Living Square Footage.....	7,032 Sq. Ft. (4 Residences)
Topography.....	Level/Flat, Rolling, Elevation
Water.....	750 Ft. on both sides of Childress Creek
Game.....	Deer, Turkey, Fish
School District.....	China Spring ISD
Taxes.....	TBD
Utilities.....	Electric, Water, Internet, Septic, Propane
Distance from Austin.....	2 Hours
Distance from Waco.....	30 Minutes
Distance from DFW.....	1 Hour 45 Minutes
Property & Home Improvements	
Main House & Mother-in-Law Suite.....	4600 Sq. Ft, 4 Bed, 3.5 Bath, 1 Level
	2004 Brick built home, Open concept, Beautiful Views, Mother-in-Law Suite w/ attached walkway
Barn w/ Apartment	1233 Sq. Ft, 1 Bed, 1 Bath, 2 Level, Built in 2015
	2nd Story: Apartment with Exterior Access, 1st Story: Fully Equipped Workout Room/Storage
Outside Living Area w/ Pool.....	Kitchen w/ Grill, Pizza Oven, and more over looking the Pool
Guest House	1,200 Sq. Ft. Built in 2016

Contact Kelly Brooks, Agent at 254-651-9267 to schedule a showing.



LegacyLands.com

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