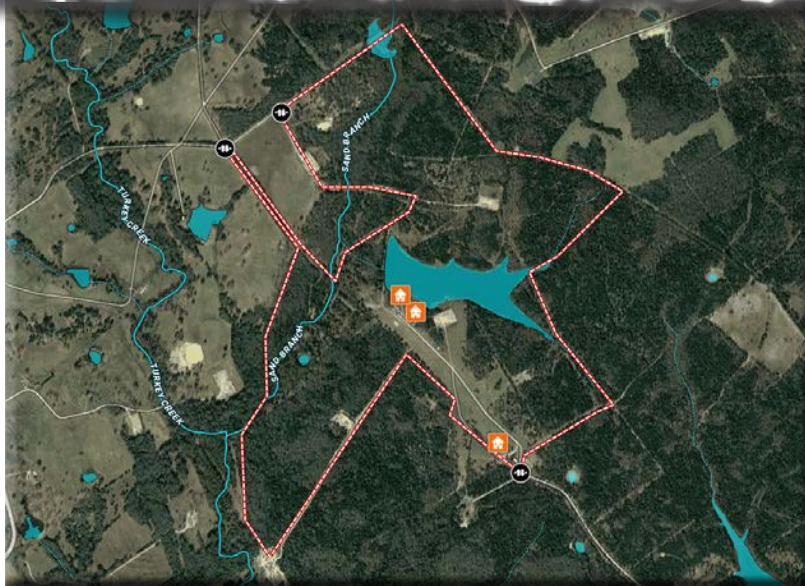


Duke Ranch

407 +/- acres Limestone County



Property Information Overview

Acreage.....	407 +/-
Location.....	TBD LCR 444 Limestone County Texas
Price.....	\$3,109,000 (p/acre \$7,639)
Highest and Best Use.....	Agricultural/Recreational/Home/Investment
Topography.....	Level/Flat/Rolling/Ravine
Soil Type.....	Sandy Loam
Surface Water.....	Lake/Pond/Tank/Spring Fed/Rain Runoff
Utilities.....	Water/Electric/Gas/Internet
Game.....	White Tail/Hogs/Dove/Ducks/Bas/Catfish/Other
Minerals.....	Willing to Convey
Taxes.....	<\$3,500 (AG Use)
School District.....	Groesbeck ISD
Distance from Austin.....	150 Miles
Distance from Waco.....	50 Miles
Distance from DFW.....	100 Miles

Contact Tom Hooker, Agent at 254-723-7237 to schedule a showing.



LegacyLands.com

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