

# Tonk Creek Ranch

241 +/- acres McLennan County



## Property Information Overview

Acreage.....	241 +/-
Location.....	TBD Cedar Rock Parkway, Crawford TX
Price.....	\$890,495 / Price per Acre \$3,695
Highest and Best Use.....	Agricultural - Great Native Pasture
Topography.....	Rolling
Soil Type.....	Rocky
Surface Water.....	Seasonal Creek/Rain Runoff/One Tank
Utilities.....	Electricity Available
Game.....	Whitetail/Hogs/Dove
Minerals.....	Owned/Willing to Convey 50%
Taxes.....	\$913 - AG Exemption
School District.....	Crawford ISD
Distance from Austin.....	100 Miles
Distance from Waco.....	20 Miles
Distance from DFW.....	100 Miles

Contact Greg Smith, Agent at 254-715-5999 to schedule a showing.



**LegacyLands.com**

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