

Tract 2 of the Duke Ranch

30 +/- acres Limestone County



Property Information Overview

Acreage.....	30 +/-
Location.....	Duke Ranch Tract 2
Price.....	\$112,500 (per acre \$3,750)
Highest and Best Use.....	Agricultural/Recreational/Investment
Topography.....	Level Flat/Ravine
Soil Type.....	Sandy/Sandy Loam
Utilities.....	Electricity/Water Availability
Game.....	Whitetail/Hogs/Dove
Minerals.....	No
Taxes.....	<\$20 Agriculture Exemption
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.



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