



## TBD LCR 786 | Groesbeck TX 76642

532 +/- Acres - \$1,519,000

Highest and Best Use: Cattle Ranch | Hunting Land | Acreage

Soil: Blackland | Clay | Sandy Loam

Topography: Level/Flat | Flood Plain | Mature Trees | Native Grass | Wooded

Utilities: Close & Available | Co-Op Water | Co-Op Electric

Roads: County Road | Paved

Fencing: Barbed Wire | Complete | Good Condition

Water Features: 1.5 ac Lake | 4 Stock Tanks | Rocky Creek on S. Border

Recreation: Deer | Hogs | Ducks | Fishing | Dove

Taxes: \$500, AG Exempt

School District: Groesbeck



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