

LAND FOR SALE

PRIME 16 +/- ACRE HOMESITE JUST 20 MINUTES FROM DOWNTOWN WACO

PRICE: **\$208,000**
COUNTY: **McLENNAN**
STATE: **TEXAS**
ACRES: **16**



PROPERTY FEATURES

- 16 +/- acres of pasture land with mature timber
- Excellent build site with scenic views and privacy
- Mature mesquite trees offering shade and scenic appeal
- Less than 20 minutes to downtown Waco
- Ample space for livestock, agriculture, or recreation
- Peaceful rural setting with easy access to I-35 and Highway 6
- Electricity available at the road
- Rural Water available with the installation of a meter
- Blacktop road frontage for easy, all-weather access

For more information, contact:

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