

FOR SALE

92 Acres

Cultivated and Pasture Land

Chilton, Falls County, TX 76632

\$228,700

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com/sales.htm



Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

—“Stewards of Land”—
A DBA of Dube's Commercial, Inc. TREC# 484723

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Property Highlights

Acres – 92.39 acres MOL acres according to the Falls County Appraisal District.

Location – FM 1950, Chilton, Texas. .2 miles fronts FM 1950.

Directions - from Waco at the intersection of Loop 340 and Hwy 77, go south on Hwy 77 for 15 miles. Turn right / west on FM 1950. Property is ½ mile on the right. See Texas Farm & Ranch Realty sign.

Improvements – The property is partially fenced with newer 5 strand barbed wire. Fence condition is excellent.

Water – Cego Durango Water Coop. services the area and there is no existing meter on the property.

Electricity – Heart of Texas Electric Coop. services the area and there is no existing meter to the property.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types. Flood information is available on the report as well.

Minerals – Minerals do not convey with the property.

Topography – The land is mostly flat with mature trees near the northern boundary.

Current Use – Currently leased and cultivated for corn and sudan.

Easements – There are no known easements.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - \$228,700.00 - \$2475.00 per acre



– "Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Property Pictures



**FOR
SALE**

92 Acres
Mount Calm, Hill County, TX 76673

Property Aerial View

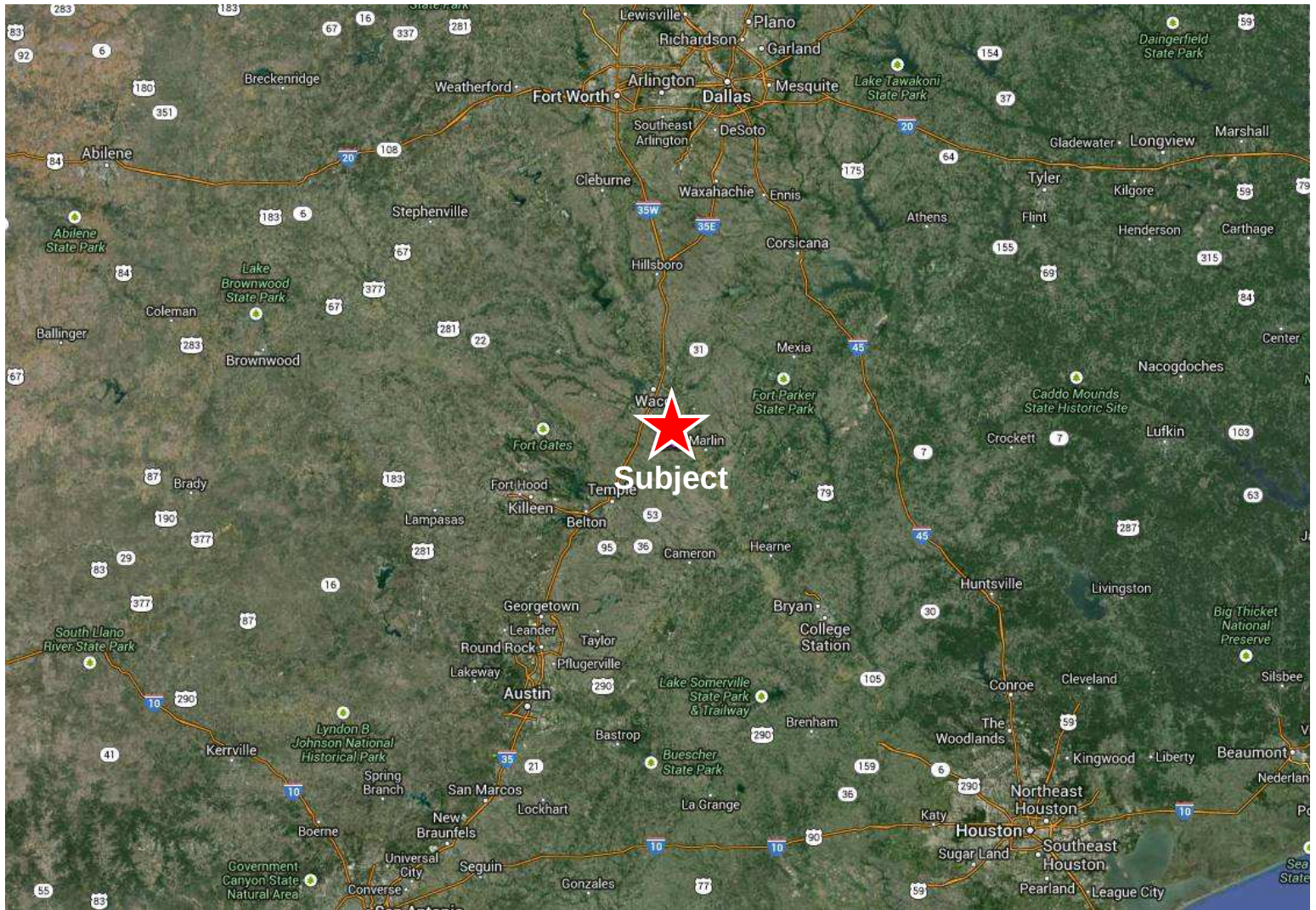


**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Property Location Relative to DFW, Austin and Houston



Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

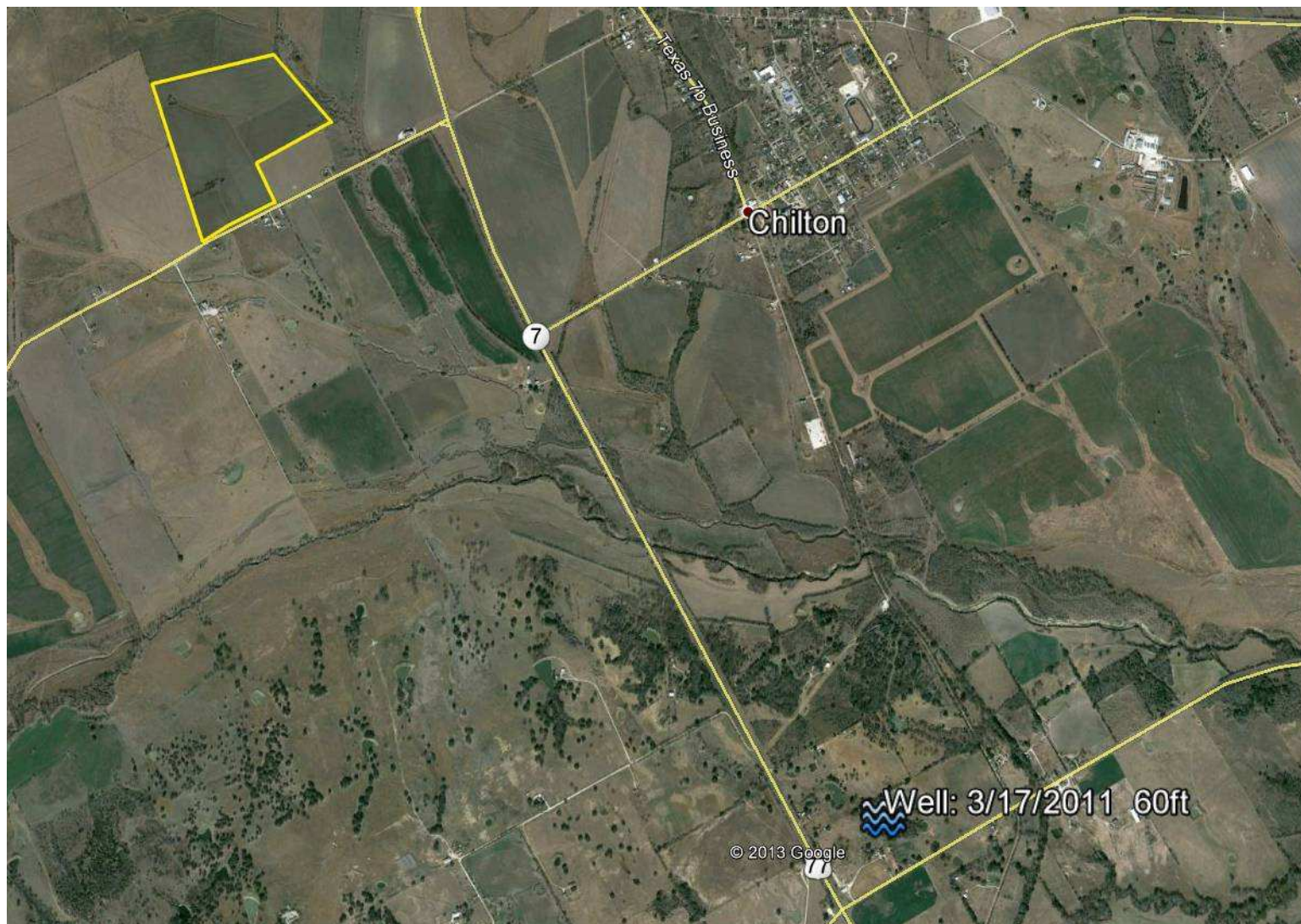
suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Aerial of Water Well Nearest Property



Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

92 Acres

Mount Calm, Hill County, TX 76673

Soil Map Aerial



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/23/2013
Page 1 of 3



~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Branyon clay, 0 to 1 percent slopes	20.2	21.6%
29	Heiden clay, 1 to 3 percent slopes	22.5	24.1%
31	Heiden clay, 2 to 5 percent slopes, eroded	12.8	13.8%
34	Houston Black clay, 0 to 1 percent slopes	0.3	0.3%
35	Houston Black clay, 1 to 3 percent slopes	37.5	40.2%
Totals for Area of Interest		93.3	100.0%



— "Stewards of Land" —
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type - 13

13—Branyon clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on narrow terraces along major streams. Slopes are smooth. Areas range from 15 to 500 acres in size.

This soil has a surface layer of very dark gray, moderately alkaline clay about 48 inches thick. Below the surface layer, to a depth of 66 inches, is dark gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline clay that has brown mottles.

This soil is sticky when wet and is difficult to work. When it is dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by plant roots is restricted by the clayey lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Houston Black, Heiden, and Lewisville soils. The Houston Black and Heiden soils are on uplands. The Lewisville soils are on steeper side slopes. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for this use is high. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives in management are maintaining tilth and providing adequate surface drainage. Proper management includes growing crops that produce large amounts of residue and maintaining smooth surface gradients.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. Limitations that affect urban development are shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation. Potential for recreation is low. The clayey surface layer and very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIw; Blackland range site.



— "Stewards of Land" —
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type - 29

29—Heiden clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on narrow ridges and foot slopes of the uplands. Slopes are convex. Areas are long and are narrow to broad. They range from 10 to about 120 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 21 inches thick. Between depths of 21 to 45 inches is grayish brown, moderately alkaline clay that has light yellowish brown mottles. The underlying material, to a depth of 80 inches, is yellow, moderately alkaline shaly clay.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Houston Black, Branyon, and Trinity soils. The Branyon soils occupy stream terraces and the Trinity soils are on flood plains. Houston Black soils are intermingled irregularly. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. The limitations that affect urban development are the shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The most restrictive limitations for this use are the clayey surface layer and the very slow permeability. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIe; Blackland range site.



A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type - 31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. Grain sorghum, cotton, and small grain are the main crops. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along the drainageways.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.



— "Stewards of Land" —
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type - 34

34—Houston Black clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on smooth ridges of uplands. Slopes are plane. Areas are long and narrow to broad. They range from 10 to about 175 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 25 inches thick. Between depths of 25 and 44 inches is gray, moderately alkaline clay; and between depths of 44 and 80 inches is light brownish gray, moderately alkaline clay that has pale brown mottles.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Heiden and Burleson soils are intermingled irregularly. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for crops and small grain is high. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce a large amount of residue and growing deep-rooted legumes assist in maintaining tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation. The potential for recreation is low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIw; Blackland range site.



Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

Soil Type - 35

35—Houston Black clay, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on smooth ridges on foot slopes of uplands. Slopes are convex. Areas are long and narrow to broad in shape and range from 10 to 50 acres in size.

The soil has a surface layer of very dark gray, moderately alkaline clay to a depth of 28 inches. The next layer is dark gray, moderately alkaline clay to a depth of 48 inches. Between depths of 48 and 67 inches is olive gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow and light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Burleson and Heiden soils have no particular pattern of occurrence. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for growing crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help control erosion and maintain the tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along the drainageways.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation.

The potential for recreation is low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIe; Blackland range site.



— "Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

92 Acres

Mount Calm, Hill County, TX 76673

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty and should not be made available to any other person or entity without the written consent of Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects, or any buyer's plans or intentions to continue its ownership of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Suzanna Collins, Associate 254-749-0134 (cell) 254-803-5263 (LAND)

suzanna@texasfarmandranchrealty.com www.texasfarmandranchrealty.com



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Dube's Commercial Inc 401 Congress Austin, TX 78701
Phone: (512)423-6670

Fax: (512)671-8011

Robert Dube

Untitled

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com