

FOR SALE

87 Acres

**Pasture and Hunting Land
Marlin, Falls County, TX 76661**

\$239,250

For a virtual tour and investment offering go to: <http://www.texasfarmandranchrealty.com/87acresFalls>



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Property Highlights

Location - The property is located at 250 CR 236 just off Hwy. 6 North in Marlin. The acreage consists of approximately 87 acres of pasture and hunting land with a tank and a creek. From the intersection of Hwy. 7 and Hwy. 6 in Marlin, start by going East on Hwy. 7 out of Marlin for 1 mile. Turn right onto FM 2958 and go .4 miles. Follow curve right onto CR 236 and go .5 miles and the property will be on the left.

Acres: - 87 acres according to the Falls County Appraisal District and the plat map.

Utilities - The property is serviced by TXU Energy, has a water well with a curb septic tank.

Topography - The property is level, flat and heavily wooded.

Current Use - The property is privately owned and is used for hunting, fishing and pastureland for cattle. There are existing camping quarters of approximately 575 square feet. The quaint quarters consist of a kitchen /den combo, 2 bedrooms and a bath. There is a gas pipeline that runs through the property.

Ground Cover - 87 acres of flat and heavily wooded pastureland with some improved for pasture.

Minerals - Owner will convey 100% of the minerals that are available (if any).

Showings - By appointment and combo lock. If applicable, buyers who are represented by agent/broker must have their agent/broker present at the initial showing.

Price - \$239,250.00



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Property Views



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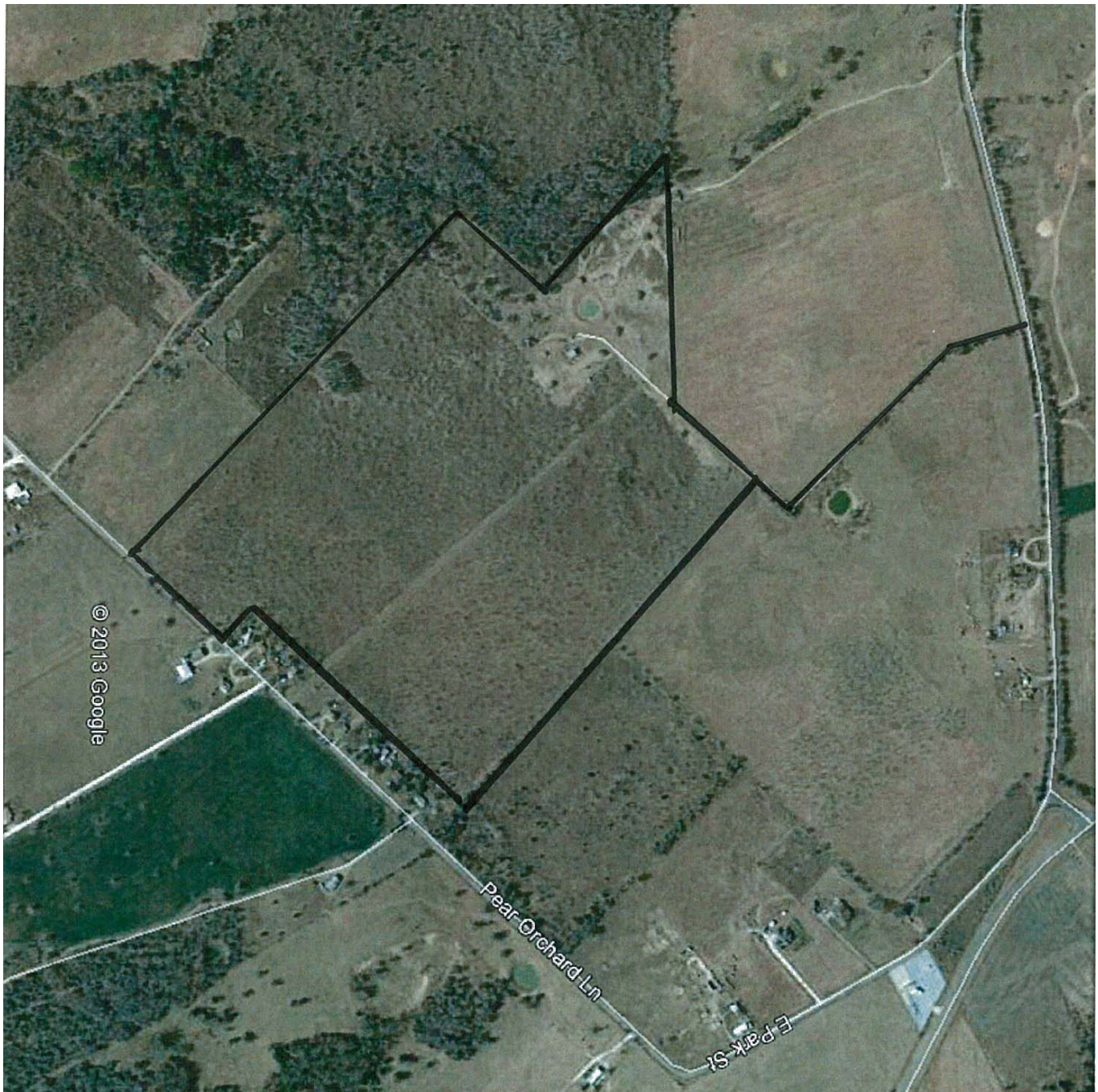
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Property Aerial Images



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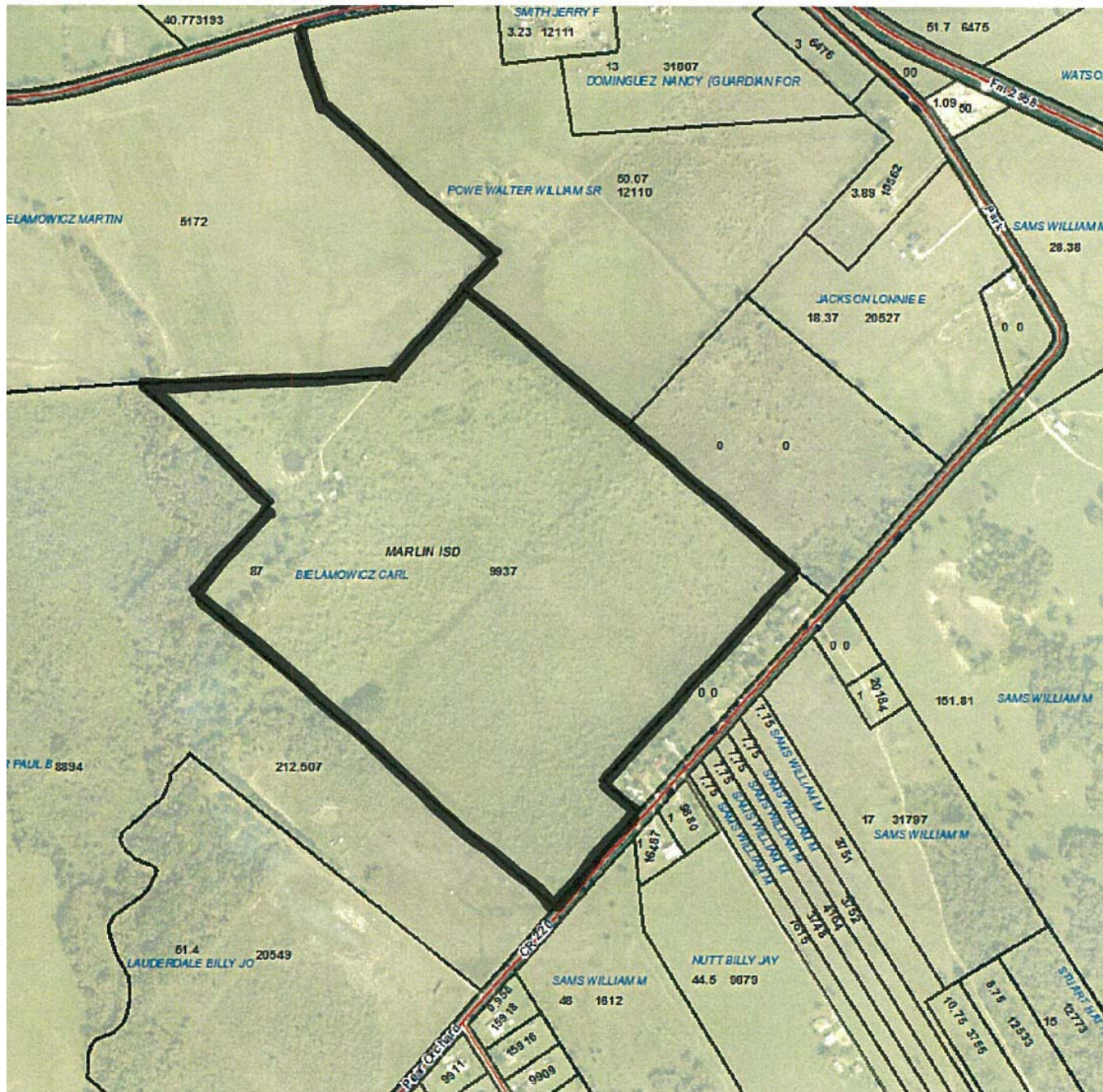
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County Plat Map



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Property Soil Map



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Soil Map Legend

Map Unit Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Crockett fine sandy loam, 0 to 1 percent slopes	21.6	24.7%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	6.4	7.4%
28	Gowen clay loam, frequently flooded	0.2	0.2%
65	Wilson silty clay loam, 0 to 1 percent slopes	59.1	67.7%
66	Wilson silty clay loam, 1 to 3 percent slopes	0.1	0.1%
Totals for Area of Interest		87.3	100.0%

MAP LEGEND

Area of Interest (AOI)	 Very Stony Spot
 Area of Interest (AOI)	 Wet Spot
Soils	 Other
 Soil Map Units	Special Line Features
Special Point Features	 Gully
 Blowout	 Short Steep Slope
 Borrow Pit	 Other
 Clay Spot	Political Features
 Closed Depression	 Cities
 Gravel Pit	Water Features
 Gravelly Spot	 Streams and Canals
 Landfill	Transportation
 Lava Flow	 Rails
 Marsh or swamp	 Interstate Highways
 Mine or Quarry	 US Routes
 Miscellaneous Water	 Major Roads
 Perennial Water	 Local Roads
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	
 Spoil Area	
 Stony Spot	

MAP INFORMATION

Map Scale: 1:7,190 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Falls County, Texas
Survey Area Data: Version 9, Sep 20, 2012

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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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>)

TREC No. OP-K