

FOR SALE

17 MOL Acres

Pasture and Wooded Land

With Cabin and Lake

Marlin, Falls County, TX 76661

\$99,450

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



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

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

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Property Highlights

Location – The property is located at 1573 FM 147 Marlin, Falls County, Texas. From the intersection of Hwy 6 & FM 147 in Marlin take FM 147 approximately 7.3 miles, the property will be on the right.

Acres – 17 MOL acres being part of a larger tract of 77.38 acres according to the Falls County Appraisal District and has approximately 880 linear feet of road frontage on FM 147 and approximately 1,050 linear feet of road frontage on CR 182.

Improvements – Approximately 400sf open concept wood cabin with kitchen, dining, restroom and bed areas. 1 20x20 barn with 12' high roof, concrete foundation, metal beams, metal studs and siding with water and electricity. 1 20x20 open shed.

Water – Tri-County Water has a meter on the property. There is a large pond on the property. The property is located in the Brushy Creek Watershed Project, see enclosed map.

Electricity – There is an existing meter to the property. TXU is the provider.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – The seller reportedly owns approximately 50% of the minerals which are being reserved.

Topography – The land is mostly flat with gently rolling areas.

Current Use – Privately owned and used for weekend relaxation, hunting and fishing. Approximately 50% of the property is encumbered by a cash crop/grazing lease that expires annually on August 31st and renews for a one year period. A copy of the lease is on file.

Ground Cover – Approximately 50% of the property is cultivated in seasonal wheat with the rest being a mixture of native grasses, large post oak trees and wooded areas for wildlife cover.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Seller is aware that the TXU Electric and Tri-County Water have easements on the property.

Equipment and Implements – Kubota Tractor, front end loader, post hole digger, shredder, plow and various other smaller implements and tools are available to be purchased separately. Cub Cadet lawn mower, 16' flatbed trailer and Box Blade are not being offered for sale.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Price - \$99,450.00 - \$5,850 an acre



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Property Pictures



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Property Pictures



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Property Aerial View



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A satellite map of Texas with a red star marking a location in central Texas. The star is labeled 'Subject' in white text. The map shows major cities including Dallas, Austin, and Houston. Major highways are visible, including I-35, I-45, I-10, and I-20. The terrain is a mix of green fields and brownish land. The map includes copyright information at the bottom: '© 2014 Google Image Landsat © 2014 INEGI Data SIO, NOAA, U.S. Navy, NGA, GEBCO'.

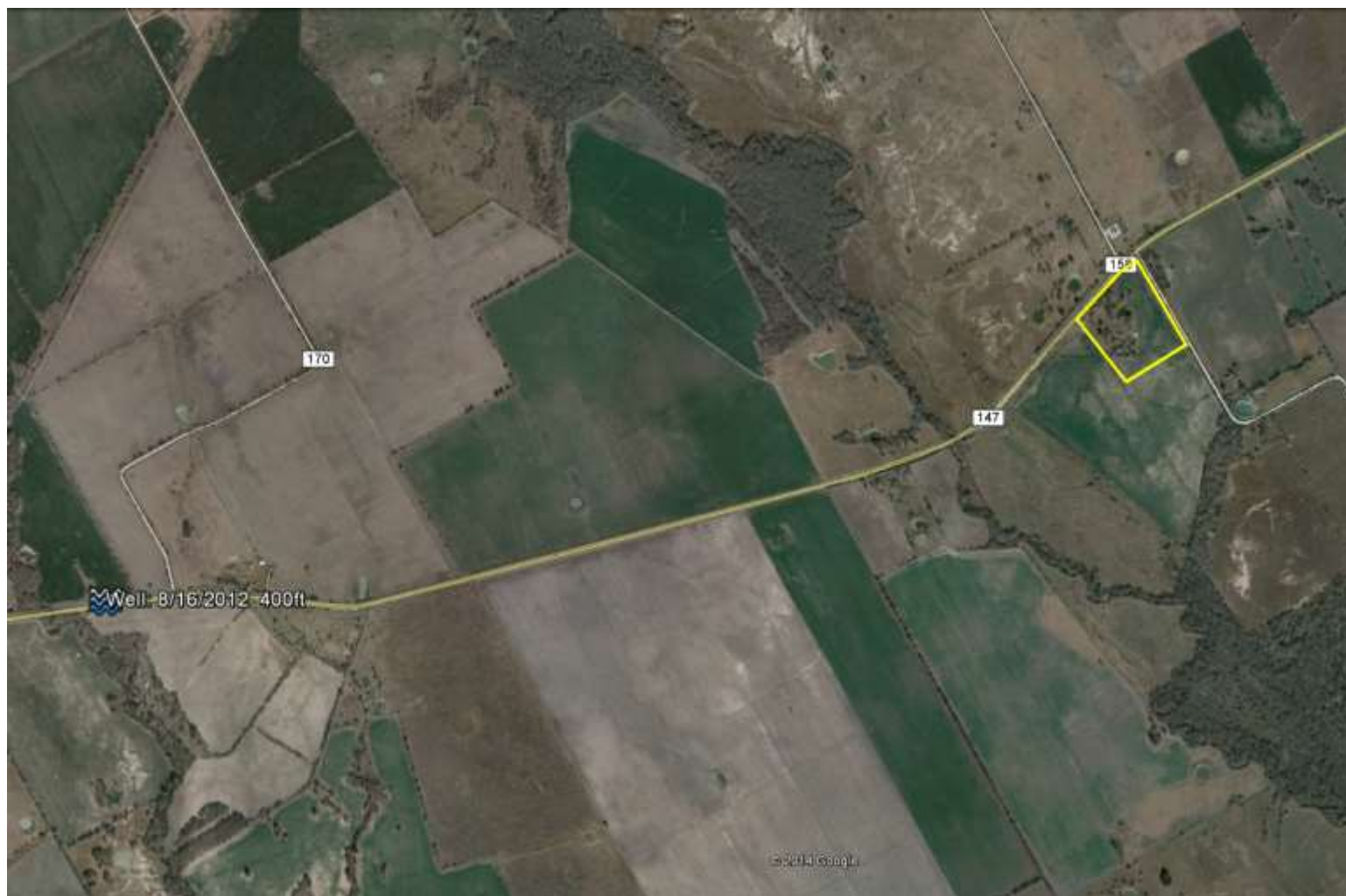


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Aerial of Water Well Nearest Property



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
66	Wilson silty clay loam, 1 to 3 percent slopes	17.0	100.0%
Totals for Area of Interest		17.0	100.0%



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Soil Type – 66

66—Wilson silty clay loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and gummy. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Occasional wetness 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 IIIe; Claypan Prairie range site.



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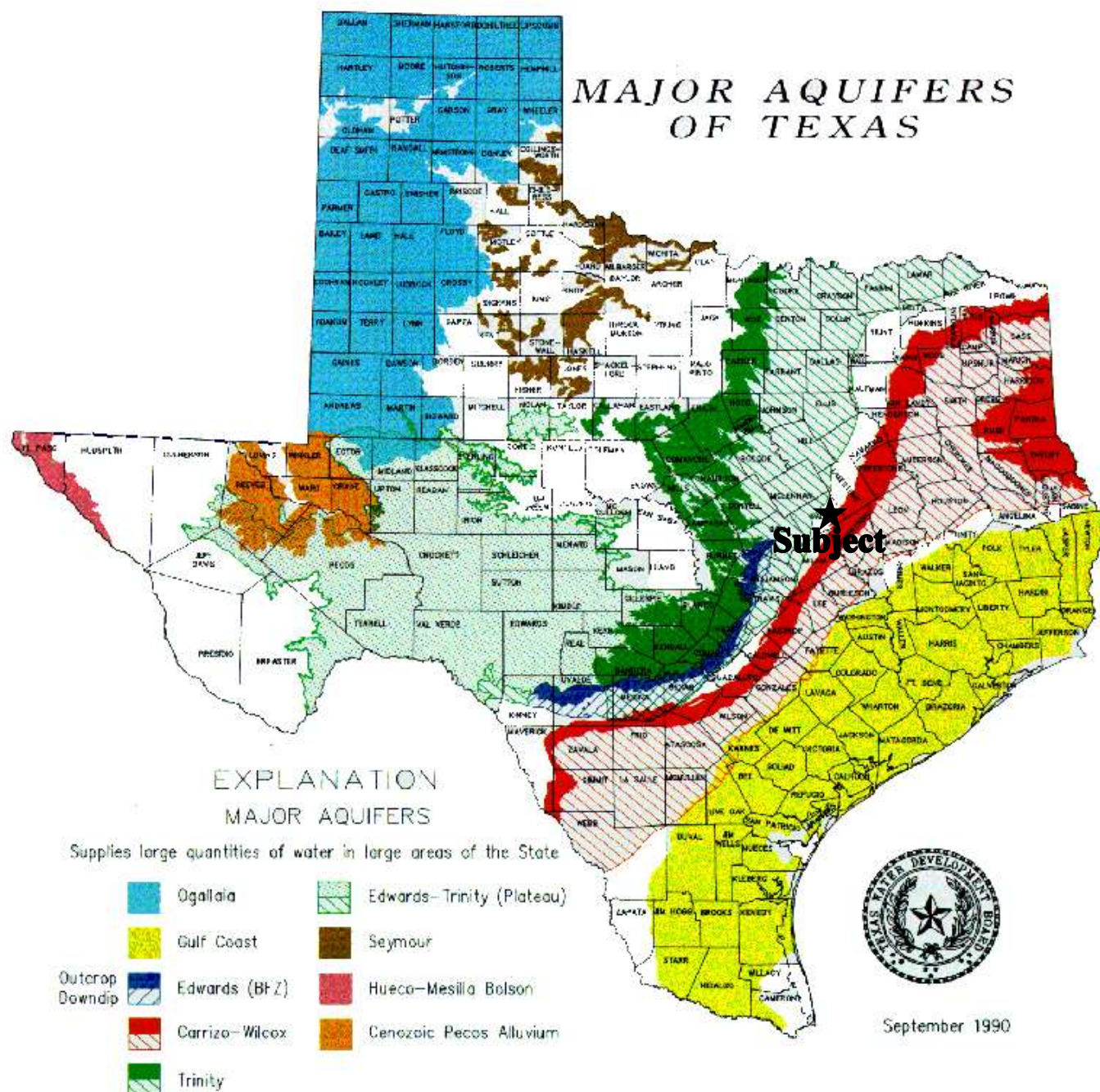
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Property Location to Major Aquifers of Texas



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U.S. DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

VICINITY MAP

SIZE, NUMBER, AND DRAINAGE AREA IN ACRES

SIZE IN ACRES	NUMBER
6,684	1
6,114	2
1,417	3
1,190	4
1,243	5
1,040	6
1,261	7
877	8
8,706	9
6,706	10
877	11
1,021	12
6,017	13
1,036	14
6,002	15
6,002	16
3,640	17
3,640	18
17,196	19
3,574	20
6,047	21
6,446	22

LEGEND

- U.S. Highway
- State Highway
- Trunk or Route Road
- Good Road (Good Road)
- Road Road
- Arroyo Road
- Not shown on Map
- Railroad
- County Line
- County
- Railroad
- Plat
- Drainage
- Watershed Boundary
- Area Bordered
- Drainage Area Controlled by Structure
- Structure Bounding Drainage
- Multiple Control Structure
- Site (Planned)
- Site Number

Appendix C

PROJECT MAP

BIG CREEK (TRI-COUNTY) WATERSHED

OF THE

BRAZOS RIVER WATERSHED

PORTIONS OF TX-SWCD-31 AND 24 IN FALLS,

LIMESTONE AND McLENNAN COUNTIES

TEXAS

Scale 0 1 2 Miles

UNIMPROVED ROAD

BASE COMPILED FROM LATEST GENERAL HIGHWAY MAP, POLYMER PROJECTION

Approximate Drainage Area: 29,620 Acres

Revised November 1982 10017



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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>)

(TAR-2501) 10-10-11

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