

FOR SALE

41.05 Acres MOL

Pasture & Hunting/Recreation Land

With Manufactured House

Marlin, Falls County, TX 76661

\$279,900

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



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

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Property Highlights

Location – Only 1 hour 30 minutes from Austin or Dallas, and 1 hour from Bryan-College Station. 30 minutes from Waco. Address is 208 FM 2117/ Rock Dam Road, Marlin, Texas

Directions – From Waco take Exit Business Hwy 6 towards Marlin for 2/10ths of a mile. Turn right onto E Anders Street/ FM 2117 and travel for 2.36 miles. Property is located on the right look for the Texas Farm and Ranch Realty sign.

Acres –41.05 acres MOL according to the Falls County Appraisal District.

Improvements – Reportedly built in 2009 consisting of 2,030 square feet (per owner). Manufactured home includes 3 bedrooms and 2 baths. The house sits on concreted beams. The home includes a large kitchen with all stainless steel appliances and an oversized island. Concreted large front porch decorates the front of the house. A large screened in back porch overlooks the forested back yard including the luxury dog run.

Exterior Features - Three car detached carport. As well as two shops. One 18X42 shop on slab that is insulated with 1" foil foam insulation. It includes water, electric and propane for heat. In addition the shop has an automatic garage door. The second shop is 25 X 40 with a dirt floor, and includes electricity. There is a lean two on both shops for additional shelter.

Water – Tri County services the area and there are two existing meters on the property. 20 year water meter lease in place.

Electricity – Navasota Valley Electric services the area and there is an 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.

Landscaping: Mature post oak as well as elm and other native trees decorate the front and backyard of the property. Other assorted shrubbery and flowers line the front of the house.

Minerals – Seller reserves owned minerals.

Topography – The land is flat.

Current Use – Privately owned. Used for personal residence.

Easements – An Abstract of Title to be performed to determine all easements that may exist. Easements known are for utility.

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.



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Property Pictures



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

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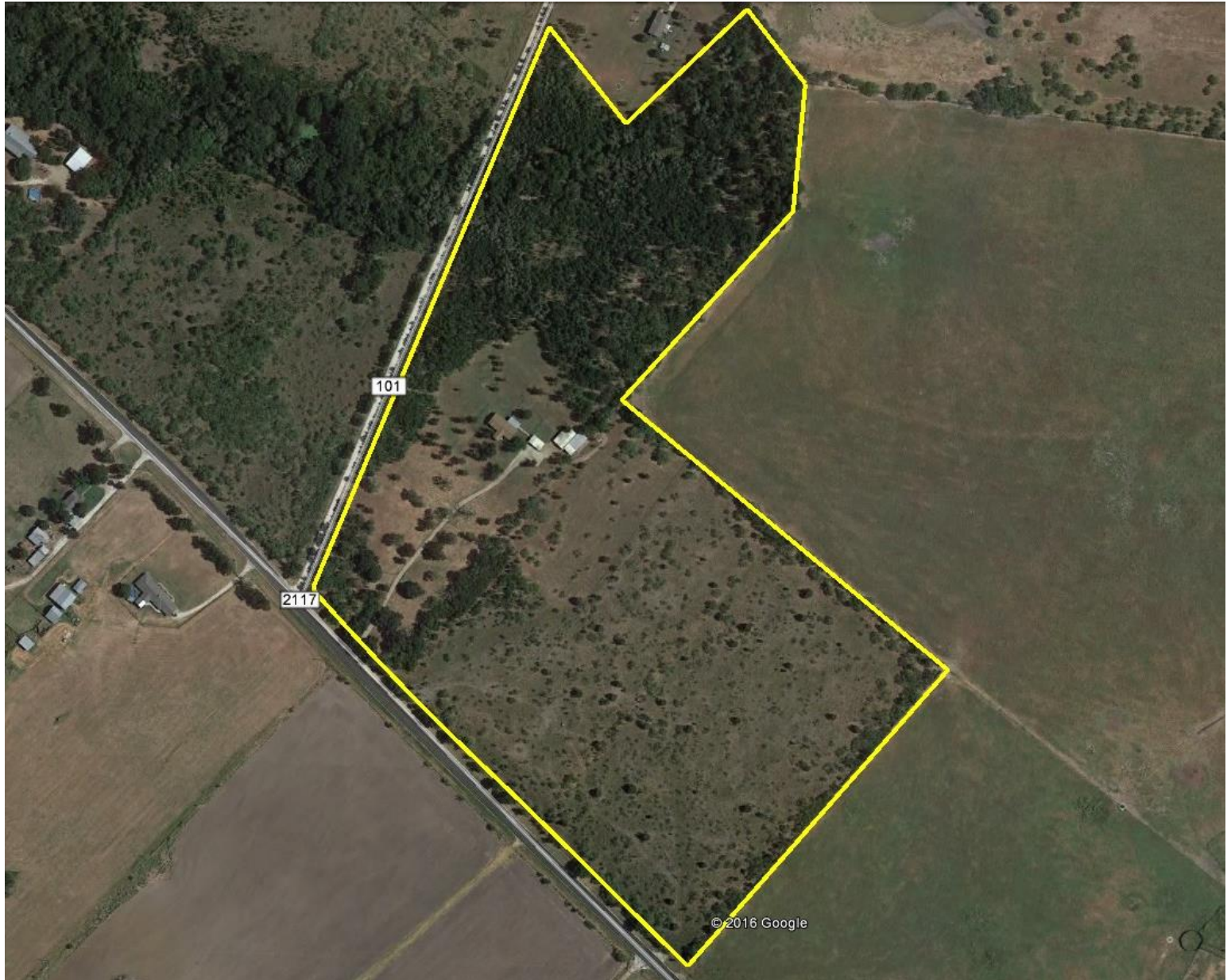
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Property Aerial View



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A satellite map of Texas showing major cities and highways. A red star with a white outline is placed in central Texas, near the city of Waco. The word "Subject" is written in large white text next to the star. The map includes labels for cities such as Fort Worth, Dallas, Longview, Tyler, Waco, Killeen, Temple, Georgetown, Austin, College Station, Conroe, Houston, Baytown, and Beaumont. Major highways like I-35, I-37, I-45, I-69, and I-10 are also labeled. The map is credited to Google, Landsat, and INEGI.



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Aerial of Water Well Nearest Property



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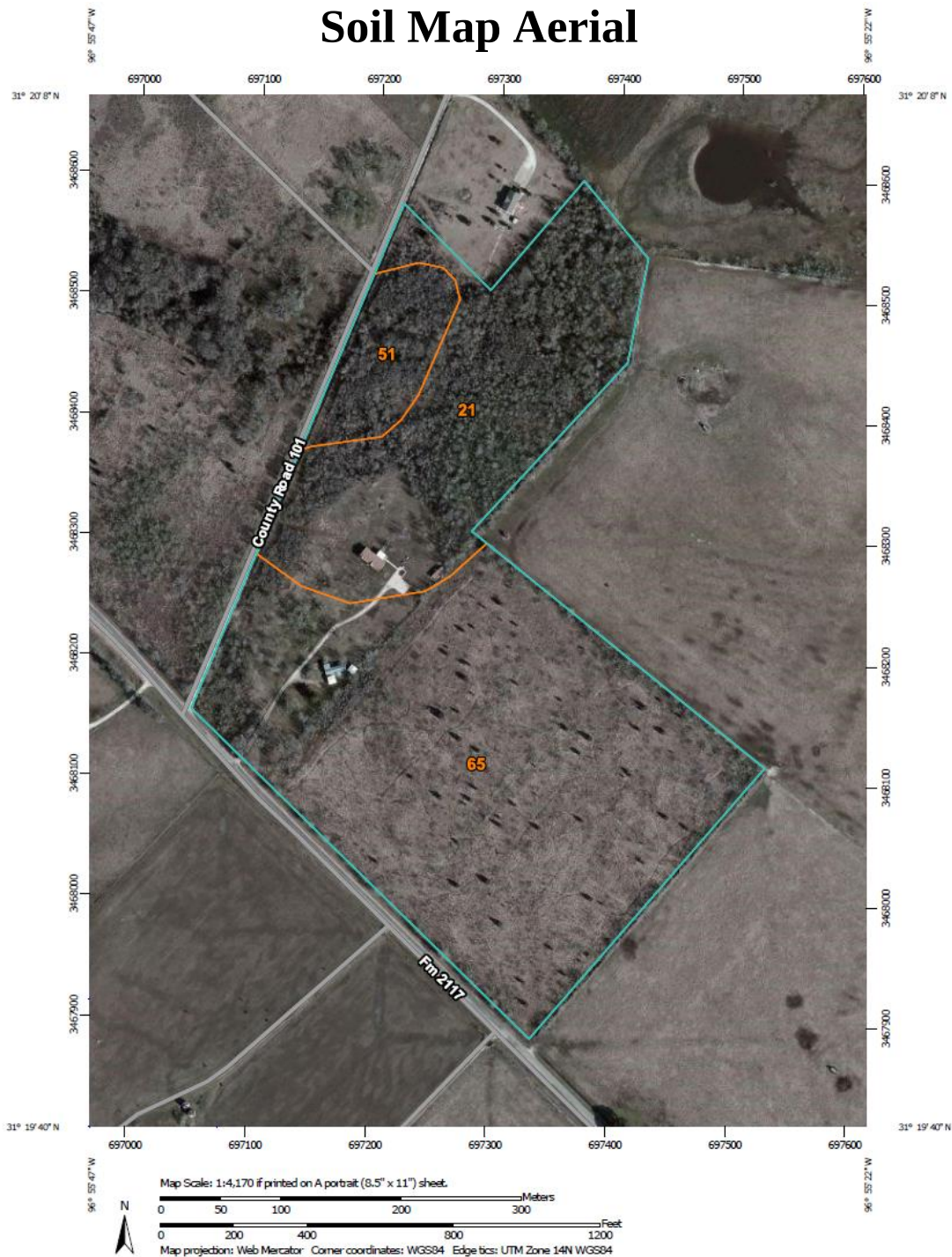
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Soil Map Aerial



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/23/2016
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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	12.5	30.6%
51	Silawa fine sandy loam, 1 to 3 percent slopes	2.7	6.7%
65	Wilson silty clay loam, 0 to 1 percent slopes	25.7	62.7%
Totals for Area of Interest		41.0	100.0%



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Soil Type – 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. 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 moderately severe.

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

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling erosion. Terracing, growing crops that produce large amounts of residue, and 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, common bermudagrass, and weeping lovegrass. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high 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 the 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, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVE; Claypan Prairie range site.



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Soil Type – 51

51—Silawa fine sandy loam, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on high stream terraces. Slopes are convex. Areas are oval and range from 10 to 50 acres in size.

This soil has a surface layer of slightly acid fine sandy loam about 13 inches thick. This layer is pale brown to a depth of 6 inches and light yellowish brown below. Between depths of 13 and 38 inches is red, medium acid sandy clay loam. Between depths of 38 and 59 inches is red, medium acid fine sandy loam. The underlying layer, to a depth of 70 inches, is red, medium acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Silawa loamy fine sand and Axtell, Tabor, and Chazos soils. The included soils make up 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are corn, small grain, and such specialty crops as tomatoes and watermelons. The major objectives of management are controlling erosion, maintaining tilth, and conserving moisture. Terracing and growing crops that produce large amounts of residue help to control erosion and to maintain tilth.

This soil is used mainly for pasture, and it has high potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah, and an understory of mid and tall grasses.

This soil has high potential for urban uses and recreation. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIe; Sandy Loam range site.



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Soil Type – 65

65—Wilson silty clay loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and ancient stream terraces. Slopes are plane. Areas range from 20 to 200 acres in size.

This soil has a surface layer of dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface layer, to a depth of 25 inches, is dark gray, mildly alkaline clay. Between depths of 25 and 39 inches is gray, mildly alkaline clay. Below this layer, to a depth of 58 inches, is light gray, moderately alkaline clay that has light yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay that has yellowish brown mottles (fig. 10).

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 plastic. 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 slow. The hazard of water erosion is slight.

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

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Pasture management needed 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 in occasional motts.

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



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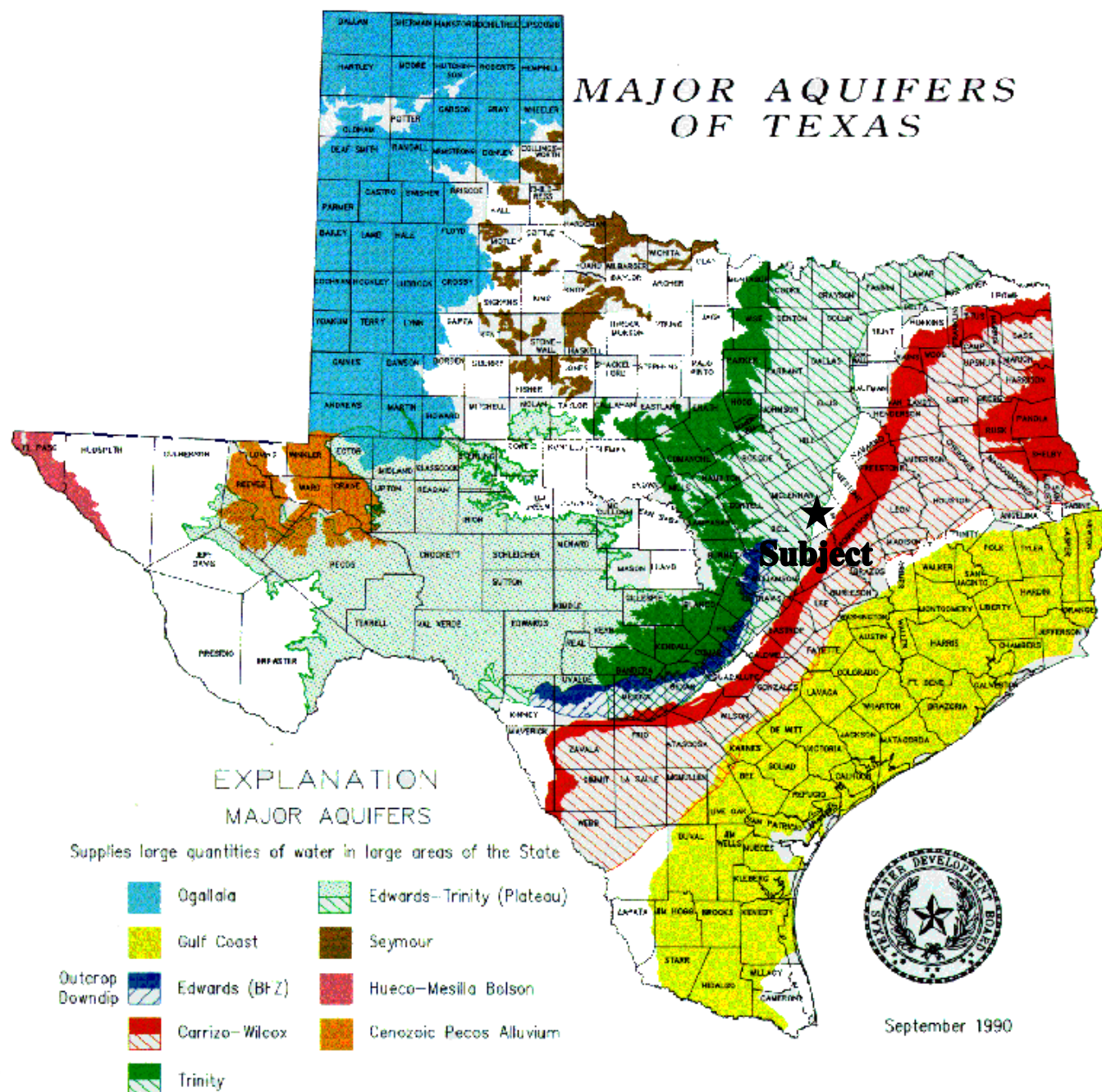
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or it, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Dube's Commercial Inc 401 Congress Austin, TX 78701
Robert Dube

Phone: (512)423-6670

Fax: (512)671-8011

Info about Bro

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