

FOR SALE

8.417 Acres

Custom Home Sites, Commercial & Pasture Land

Riesel, Falls County, TX 76682

\$99,950

For 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

www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Property Highlights

Location – The property fronts Hwy 6 and County Road 119 in Marlin, TX. From the intersection of Hwy 6 and Loop 340 in Waco travel South Hwy 6 for one and a half miles then turn left onto CR 220. Travel one and a quarter miles. The property is on the left look for the Texas Farm and Ranch Realty sign. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 8.417 acres MOL according to the Falls County Appraisal District

Improvements- Majority of the acreage is in native grasses and various mature native trees. There are several places for a beautiful home site or commercial site. Water and Septic are already on site. An old home is located on the property, but owner claims it is unlivable and needs renovation. Two old barns used for hay storage are also included on the property. The property has 946 linear feet of Hwy 6 frontage and 236 linear feet of County Road 119.

Water – There is a water meter on the property serviced by Perry Water Supply Corporation.

Electricity – Oncor services the area and there not electric meter on 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.

Minerals – Seller wishes to retain all owned minerals.

Topography – The land is flat with gently rolling areas and very nice building sites.

Current Use – Privately owned and used for hay production.

Ground Cover – Property is covered in native grasses, but the ground is fertile and can be used for crop or hay production.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utility.

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.

Presented At - \$99,950.00- \$11,874 an acre



Morgan Tindle (Agent) 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Property Pictures



Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**8.417 Acres – Home Site, Commercial and Pasture Land
Riesel, Falls County, TX 76682**

Property Aerial View



Morgan Tindle (Agent) 254-721-9615 (mobile) 254-803-5263 (LAND)

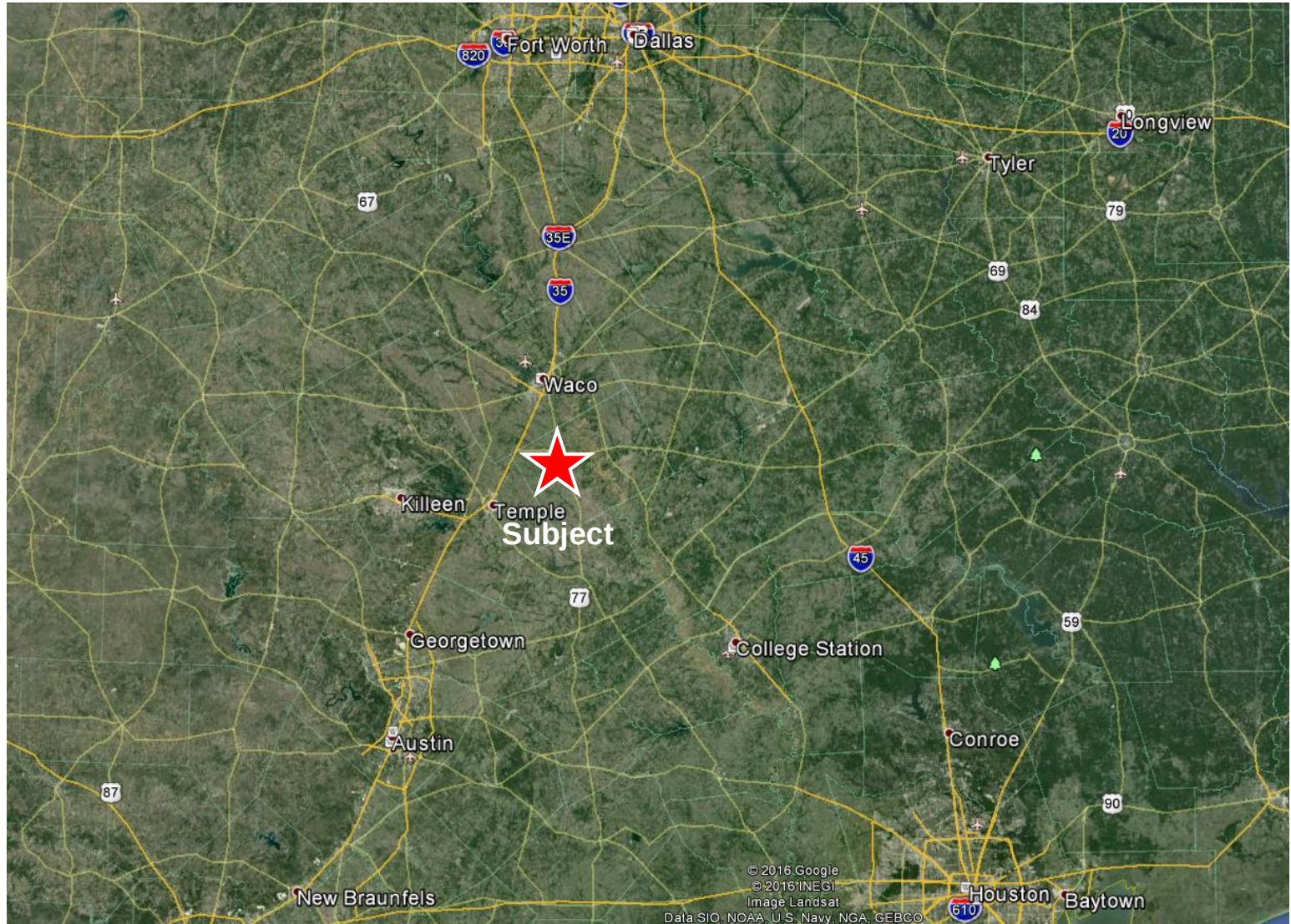
Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Property Location Relative to DFW, Austin and Houston



Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

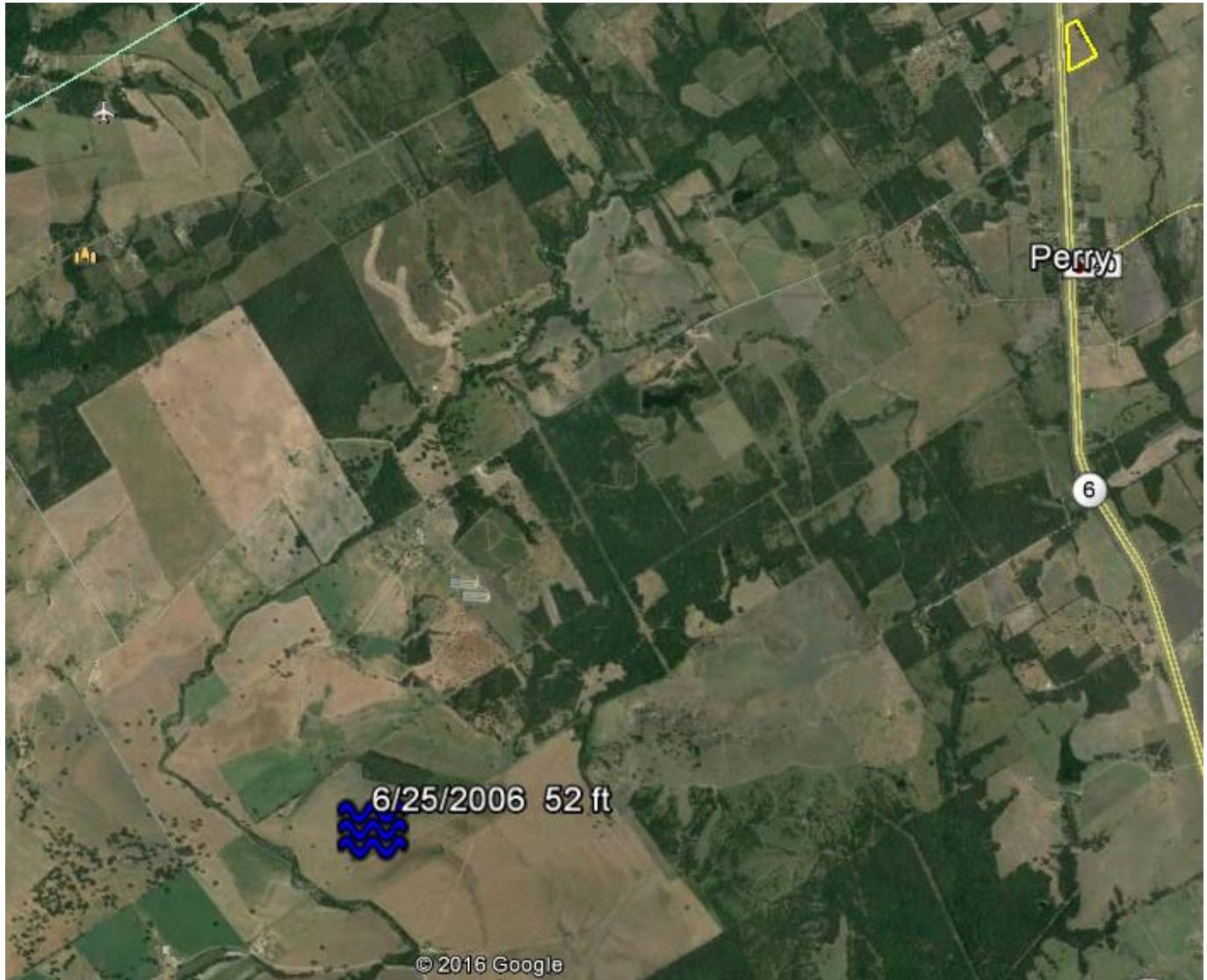
morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**8.417 Acres – Home Site, Commercial and Pasture Land
Riesel, Falls County, TX 76682**

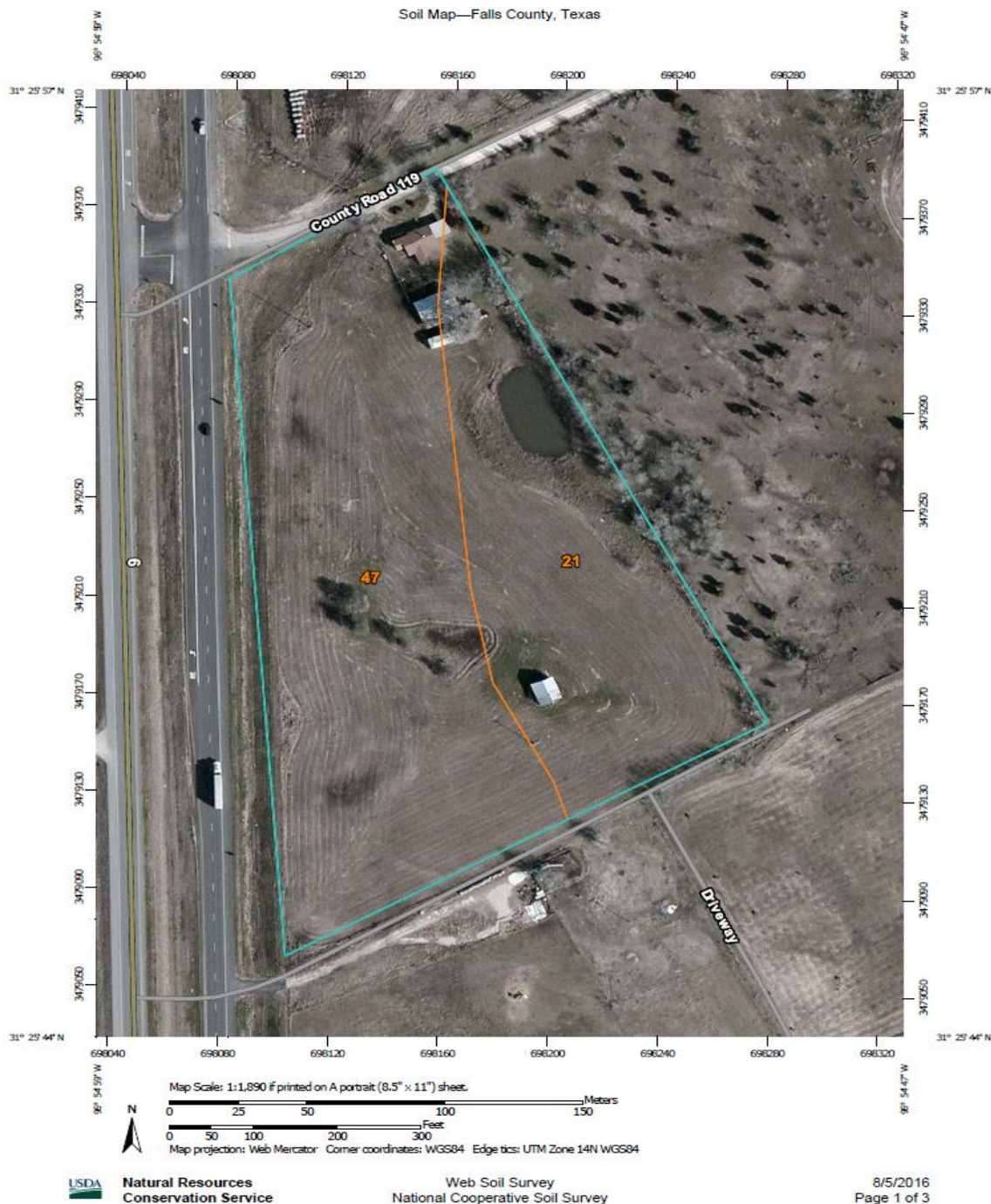
Aerial of Water Well Nearest Property



**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Soil Map Aerial



**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

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	3.4	37.1%
47	Satin clay loam, 1 to 5 percent slopes	5.7	62.9%
Totals for Area of Interest		9.1	100.0%



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

Morgan Tindle (Agent) 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

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.



Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Soil Type – 47

47—Satin clay loam, 1 to 5 percent slopes. This deep, well drained, gently sloping soil is on upland ridges and upper parts of side slopes. Slopes are convex. Areas range from 15 to 145 acres in size.

This soil has a surface layer of black, mildly alkaline clay loam about 5 inches thick. Between depths of 5 and 11 inches is black, moderately alkaline very gravelly clay; and between depths of 11 and 18 inches is brown, moderately alkaline very gravelly clay. Between the depths of 18 and 34 inches is brown, moderately alkaline very gravelly clay that has brown mottles. The underlying material, to a depth of 80 inches, is light yellowish brown and light gray, moderately alkaline clayey marl.

Surface crusts, plowpans, and very gravelly lower layers make this soil difficult to work. Permeability is slow, and the available water capacity is medium. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. This soil has a moderate hazard of water erosion on the steeper slopes.

Included with this soil in mapping are a few intermingled areas of Burleson 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. It is limited for this use by low available water capacity and gravelly layers. The major crops are grain sorghum, cotton, and corn. Improving fertility and improving soil tilth are the objectives of management. Growing small grain or other close-spaced crops help to maintain the soil tilth.

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

This soil has low potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of live oak, elm, mesquite, and hackberry trees.

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



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

Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

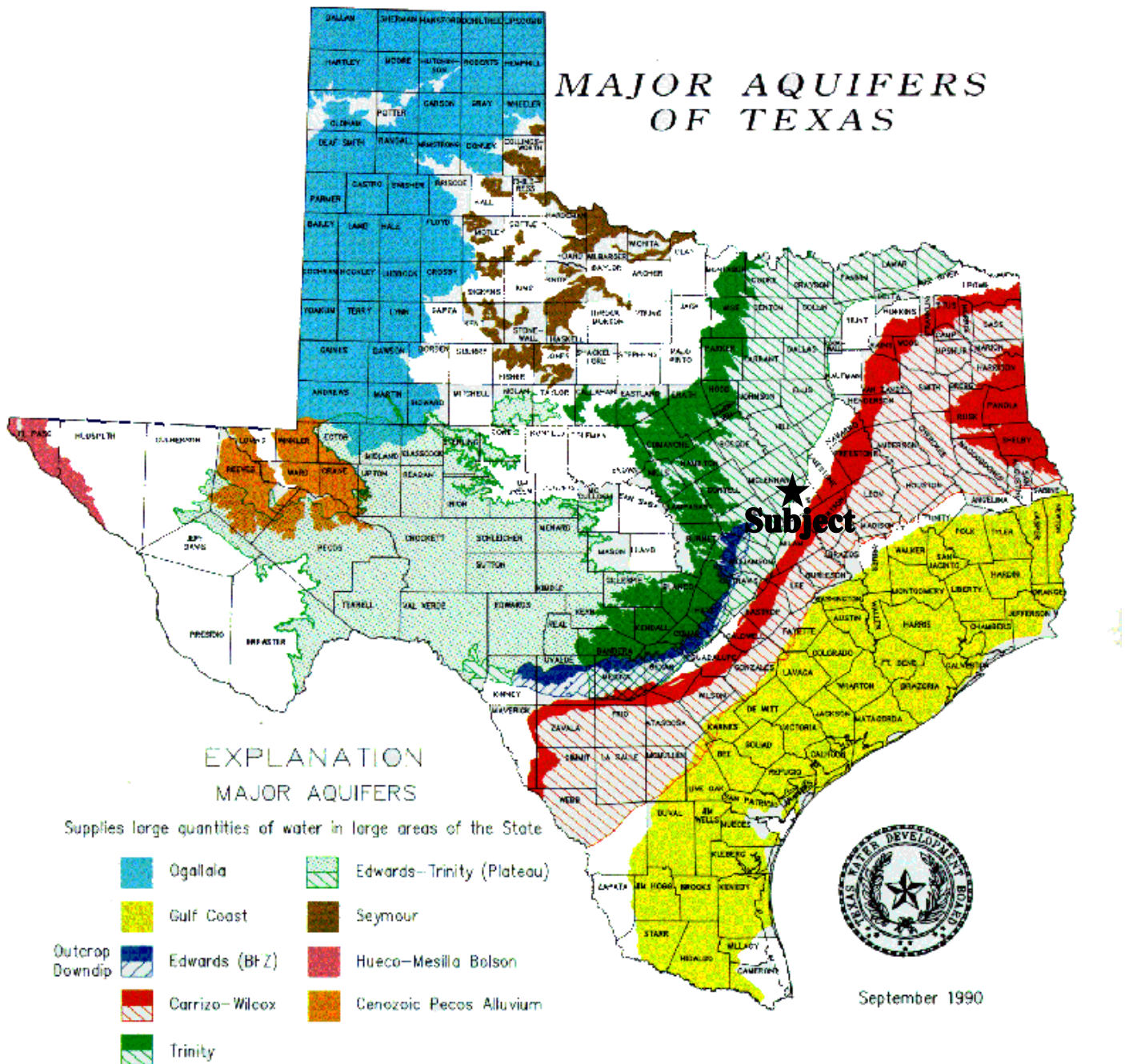
morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

FOR
SALE

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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

Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

8.417 Acres – Home Site, Commercial and Pasture Land Riesel, Falls County, TX 76682

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

Morgan Tindle (Agent)

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

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com



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 agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, 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.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.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@dubescmercial.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@dubescmercial.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

TAR 2501

ABS 1-0

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

Phone: (512)423-6670

Fax: (512)671-8011

Info about Bro

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