

FOR SALE

80.34 Acres

Improved Acreage
Homesite & Pasture Land

Temple, Bell County, TX 76501

\$499,000

For virtual tour and investment offering visit: www.texasfarmandranchrealty.com



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

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

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Property Highlights

Location – 3498 Bob White Road Temple, TX 76501. In Temple at the intersection of Hwy 190 and Hwy 95 head south on Hwy 190 for two tenths of a mile then turn left onto FM 3117. Travel for one and a quarter miles then turn left onto Bob White Road. After four tenths of a mile the property is on the left. Look for the Texas Farm and Ranch Realty Sign.

Improvements – The property includes a new 60' L X 40'W X 20' H metal barn on slab with two 20' X 60' overhangs. The current use is for equipment storage. The metal barn has water and electric ran to it, but no active meters. The barn could be converted into a barndominium. The property is fully fenced with the front fence being all pipe fencing with two entrances, one to the barn and lake and one to what could be a panoramic home site. The remaining perimeter fence is net and barbed wire fencing and is in excellent condition. Located just minutes from Scott & White hospitals, Temple Mall, Lowes, Wal- Mart and dining making it a perfect country setting within minutes from your necessities. For retired Veterans the property is only 30 minutes from Fort Hood PX & Commissary.

Water – East Bell County Water Supply Corporation has a water meter on the property. There is an approximately two acre lake that is stocked with fish.

Electricity – There is electric available.

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 – Seller reserves all owned minerals.

Topography – The land is flat with gently rolling area with various home sites to choose.

Current Use – Privately owned and is used for hay production and weekend retreat.

Ground Cover – The land is mostly a mixture of native grasses and scattered trees.

Easements – Texas Power & Light, Oncor Electric, and Brazos River Transmission Electric Coop have a power line easement. Abstract of title will need to be performed to determine all easements that may exist.

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 - \$499,000- \$6,211 an acre



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Property Pictures



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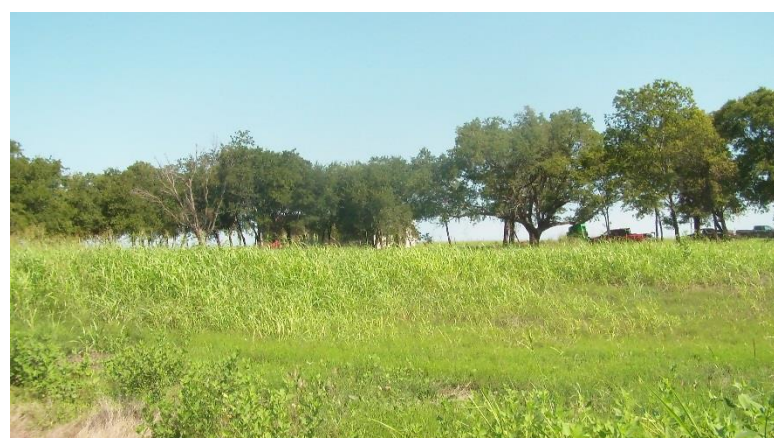
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Property Aerial View



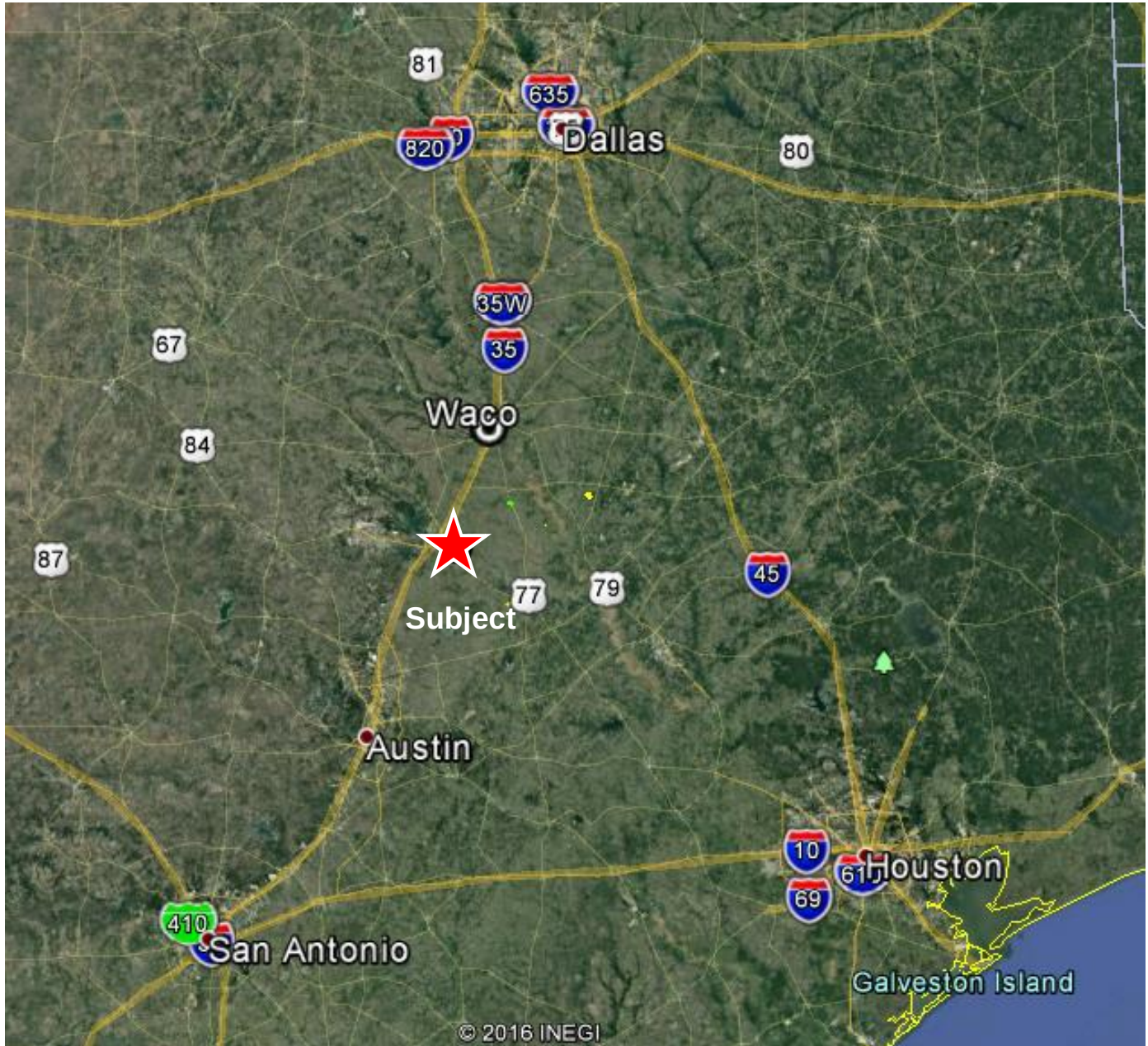
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Bell County, Texas (TX027)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Austin silty clay, 1 to 3 percent slopes	7.3	9.2%
AsC	Austin silty clay, 2 to 5 percent slopes, eroded	13.5	17.0%
HoB	Houston Black clay, 1 to 3 percent slopes	58.3	73.2%
HoC	Houston Black clay, 3 to 5 percent slopes	0.5	0.6%
Totals for Area of Interest		79.6	100.0%



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Soil Type – AsB

Austin silty clay, 1 to 3 percent slopes (AsB).—This gently sloping soil is on convex knolls and ridges. The areas are irregular in shape and average about 30 acres in size. Slopes are mostly about 2 percent. This soil has the profile described as representative of the series.

Included with this soil in mapping are small areas of Altoga, Houston Black, and Stephen soils. The included soils make up less than 18 percent of any mapped area.

This soil is suited to crops, and most areas are cultivated. Some areas are in improved pasture. Runoff is medium, and the hazard of erosion is moderate. Capability unit IIIe-3; pasture and hay group 7C; Clay Loam range site.



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Soil Type – AsC

Austin silty clay, 3 to 5 percent slopes (AsC).—This gently sloping soil is on the sides of hills and at the heads of drainageways. The areas are irregular in shape and are 5 to 50 acres in size.

The surface layer is dark grayish-brown silty clay about 14 inches thick. The next layer is silty clay about 15 inches thick. It is grayish brown in the upper part and brown in the lower part. The underlying material is marly clay.

Included with this soil in mapping are areas of Austin silty clay, 1 to 3 percent slopes, and areas of Stephen soils. Also included are small areas of soils that have gullies.

This soil is better suited to improved pasture than to most other uses. Nearly all areas were cultivated at one time, and most areas are still in cultivation. Some areas are in improved pasture, and some are abandoned fields. Runoff is rapid, and the hazard of erosion is severe. In some places shallow gullies have been cut, but these can be crossed by farm machinery. Capability unit IVe-2; pasture and hay group 7C; Clay Loam range site.



— "Stewards of Land"
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Soil Type – HoB

Houston Black clay, 1 to 3 percent slopes (HoB).— This gently sloping soil is in areas irregular in shape and 5 acres to more than 1,000 acres in size. It has the profile described as representative of the series.

Included with this soil in mapping are areas of Heiden and Houston Black soils that have slopes of 0 to 1 percent and areas that have slopes of 3 to 5 percent. Also included are small areas of a soil that is similar to Houston Black soils but is underlain by chalky limestone at a depth of 24 to 40 inches. Included areas make up less than 8 percent of any mapped area.

This soil is well suited to crops, and nearly all areas are cultivated. A few areas are used for improved pasture and hay. The hazard of erosion is moderate. Capability unit IIe-1; pasture and hay group 7A; Blackland range site.



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Soil Type – HoC

Houston Black clay, 3 to 5 percent slopes (HoC).—
This gently sloping soil is in irregularly shaped areas 5 to 100 acres in size.

The surface layer is black clay about 20 inches thick. Below this is very dark gray clay that reaches to a depth of 31 inches. The next layer is dark-gray clay that extends to a depth of 43 inches. The underlying material is mottled yellow, light-gray, and light brownish-gray clay that extends to a depth of 66 inches.

Included with this soil in mapping are some areas of Heiden soils and small areas of Houston Black soils that have slopes of 1 to 3 percent. Included areas make up less than 10 percent of any mapped area.

This soil is suited to crops, and many areas are cultivated. A few areas are used for improved pasture and hay. The hazard of erosion is severe. Capability unit IIIe-2; pasture and hay group 7A; Blackland range site.



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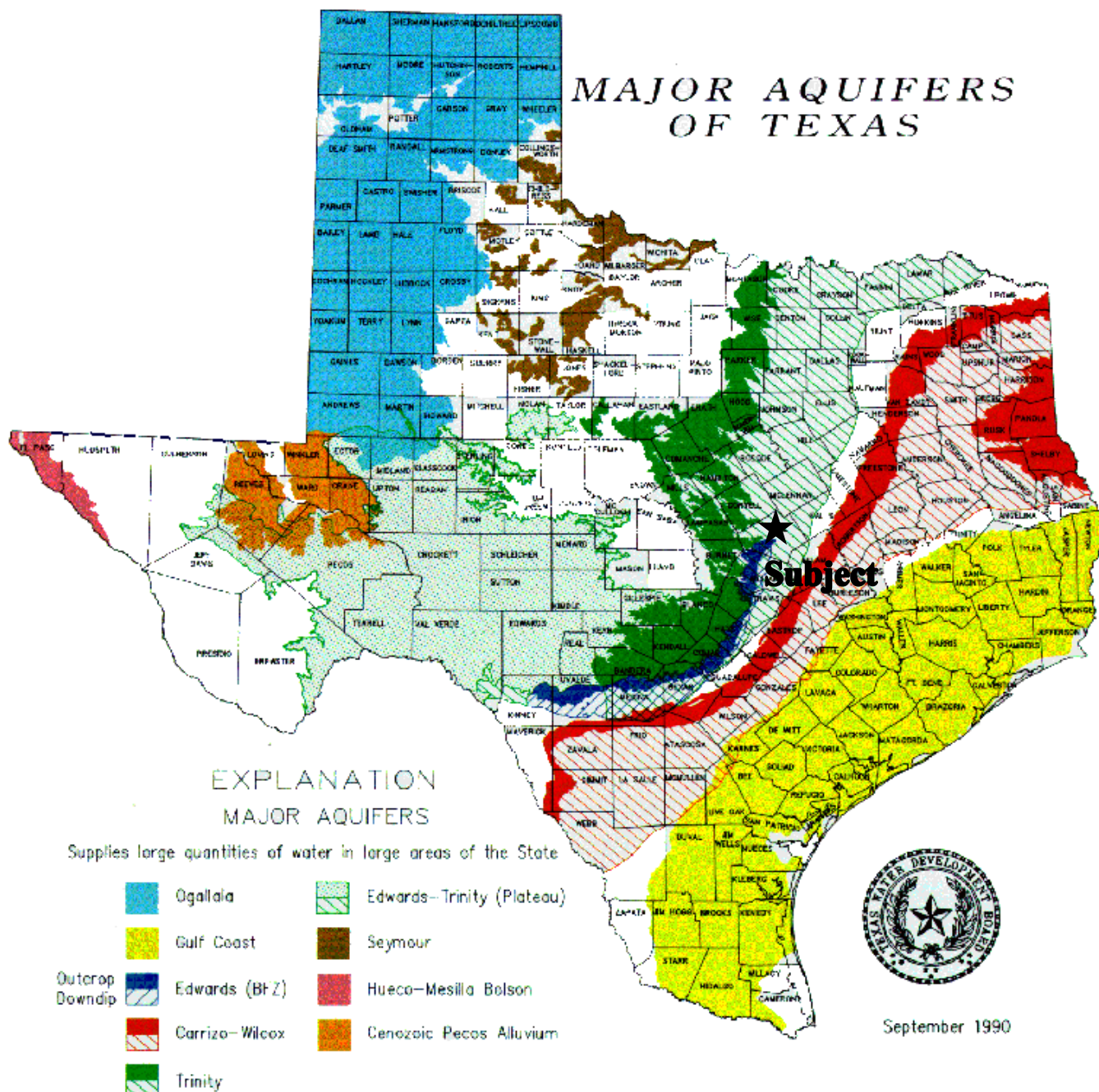
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Property Location to Major Aquifers of Texas



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 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@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

TAR 2501

ABS 1-0

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Info about Bro

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