

FOR SALE

10.90, 20.32, 11.47, 11.67, 11.34 & 11.29 Acres
Subdivided Tracts

Homesite & Pasture Land

Cameron, Milam County, TX 76520

\$67,900-\$134,900

For investment offering go to: www.texasfarmandranchrealty.com



—“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

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Property Highlights

Location – 2545 CR 208 Cameron, TX 76520. Property is located on County Road 208 and County Road 213 Southwest of Cameron, Milam County, Texas. From Hwy 77 and Hwy 36 go West on Hwy 36 for 3.36 miles. Turn Left onto County Road 202 and merge onto CR 215 for one mile and turn left onto CR 214 travel for 2 miles. Then turn Right onto CR 208 after a half mile the property is on the left. Look for the Texas Farm and Ranch Realty Sign.

Acres – 10.90 acres, 20.32 acres, 11.47 acres, 11.67 acres, 11.34 acres and 11.29 acres MOL out of a larger tract of 87.90 acres according to the Milam County Appraisal District.

Improvements – The property is partially fenced with barbed wire. The 20.32 acre tract includes a barn with water and electric meter on site.

Water – Salem Elm Ridge Water Supply Corporation have service in the area and there one water meter located on the 20.32 acre tract. There are 5 water meters reserved with the water company for the other 5 tracts. See enclosed information about the water meters.

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 minerals.

Restrictions- Ask listing agent for complete restrictive covenants.

Topography – The land is gently rolling and sloping.

Current Use – Privately owned and is used for grazing cattle and hunting.

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

Easements – 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 - 10.90 acres: \$67,900- \$6,200 an acre, 20.32 acres: \$134,900- \$6,600, 11.47 acres: \$69,900-\$6,000 an acre, 11.67 acres: \$69,900- \$6,000 an acre, 11.34 acres: \$69,900-\$6,100 an acre and 11.29 acres: \$79,400- \$7,000 an acre



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Property Pictures



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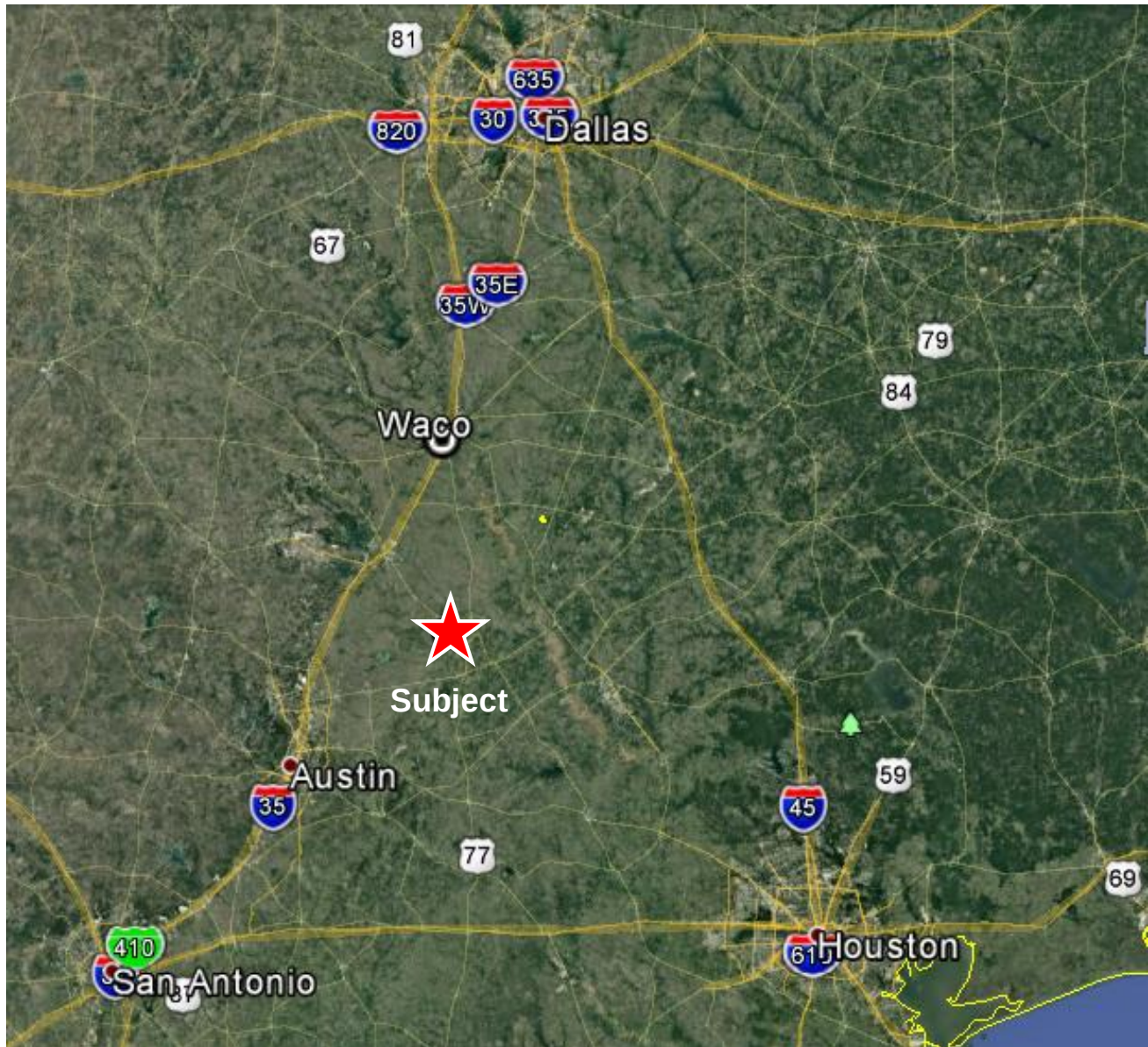
Property Aerial View



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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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Water Meter Information

SALEM ELM RIDGE WATER SUPPLY CORPORATION
P.O. DRAWER 150
CAMERON, TX 76520
254-697-4016

July 19, 2016

Re: Water Service – CR 208 & CR 213

Dear Mr. Carson,

Water service has been approved at a cost of \$3075.00 per meter provided a line extension or road bore is not needed. The law requires a customer service inspection to be done on all new meter installations. The system will do the inspection for you.

The cost is \$75.00 and has been included on the amount above.

Per our conversation, your 5 meters will be put on meter reserve.

The cost of installation is not locked to the above price. If installation cost increases, you will be responsible for the new cost. You will be notified in advance of any increases. You will be charged a monthly reserve of \$33.50 per month for up to 36 months.

If you have any questions, please feel free to call out office.

Salem-Elm Ridge WSC
Management

Denise



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

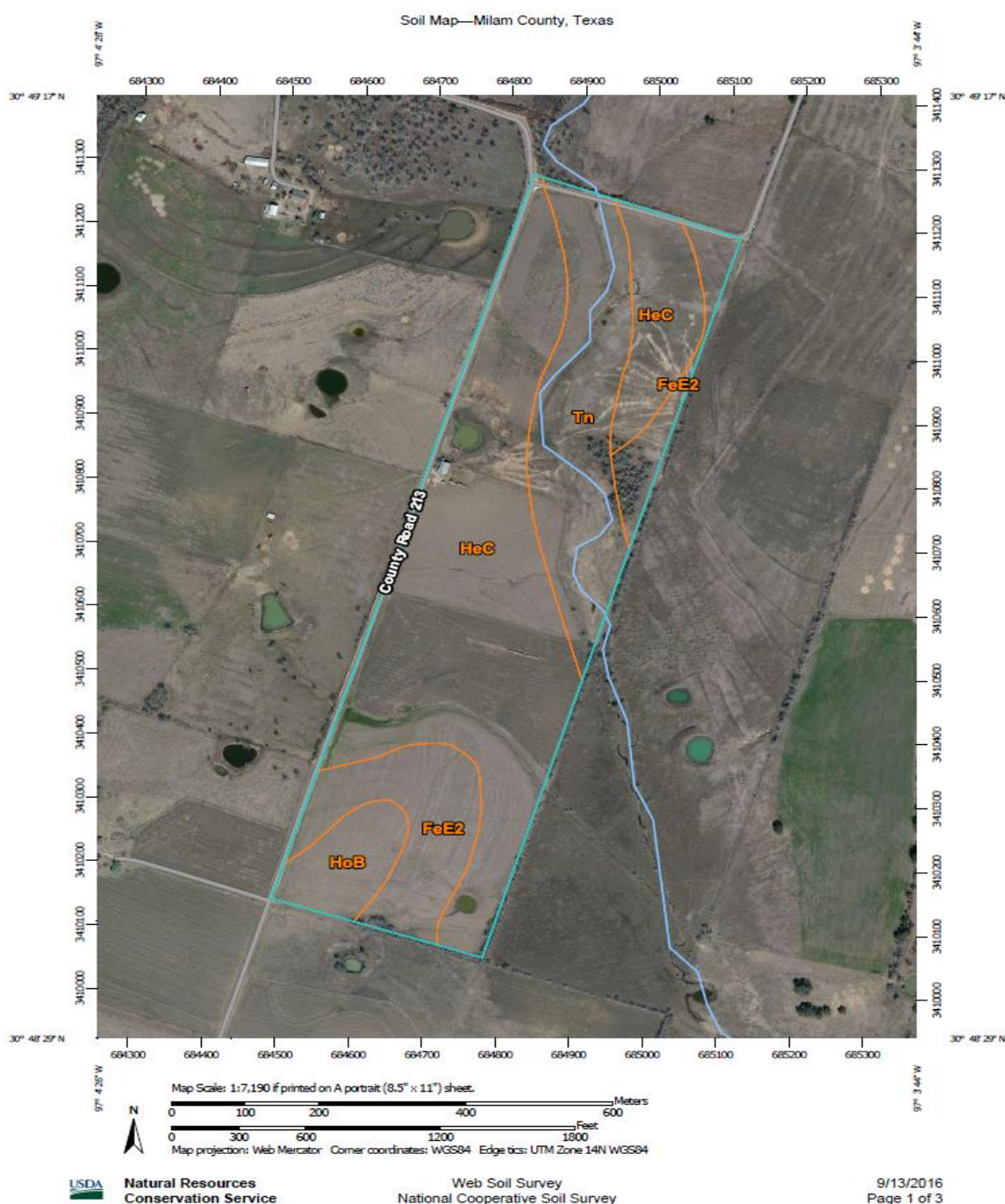
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Soil Map Aerial



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Soil Type Legend

Milam County, Texas (TX331)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeE2	Ferris-Heiden complex, 5 to 15 percent slopes, eroded	14.4	16.3%
HeC	Heiden clay, 2 to 5 percent slopes	50.9	57.8%
HoB	Houston Black clay, 1 to 3 percent slopes	5.2	5.9%
Tn	Tinn clay, 0 to 1 percent slopes, frequently flooded	17.6	20.0%
Totals for Area of Interest		88.1	100.0%



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Soil Type – FeE2

FeE2—Ferris-Heiden complex, 5 to 15 percent slopes, eroded

These deep, moderately sloping to moderately steep, well drained soils are on side slopes along creeks and drainageways. Areas are long and narrow and range from about 10 to 800 acres in size. Most areas have had both sheet and gully erosion. The surface layer has been thinned by sheet erosion and is thinnest near gullies, which are about 400 to 800 feet apart and 2 to 8 feet deep. Many of the gullies have been revegetated with native plants and are not actively eroding.

The areas of Ferris and Heiden soils are so intricately mixed that mapping them separately at the scale used is not practical. Mapped areas are about 50 percent Ferris clay, 35 percent Heiden clay, and 15 percent other soils. The Ferris soil is mainly on steeper slopes and along the rims of gullies. The Heiden soil is mainly on footslopes and in moderately sloping areas between gullies.

Included with these soils in mapping are small areas of Altoga and Houston Black soils. The Altoga soil is in positions on the landscape similar to the Ferris soil and the Houston Black soil is in positions similar to the Heiden soil.



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Soil Type – HeC

HeC—Heiden clay, 2 to 5 percent slopes

This deep, very gently sloping and gently sloping, well drained soil is on narrow ridges and on side slopes along small creeks and drainageways. Areas usually are long and narrow and range from about 10 to 200 acres in size.

Typically, the soil is calcareous clay throughout. The surface layer, about 21 inches thick, is dark grayish brown. The subsoil, from a depth of about 21 to 44 inches, is pale olive with light gray mottles in the upper part and pale yellow with brownish yellow mottles in the lower part. The underlying material, from a depth of about 44 to 80 inches, is pale olive weathered shale that has clay texture.

This soil is well drained, has very slow permeability, and has very high surface runoff. Available water capacity is moderate. Water enters the soil rapidly during periods when the soil is dry and cracked and very slowly during periods when the soil is wet and the cracks have closed. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Ferris and Houston Black soils. The Ferris soil is in more sloping areas and the Houston Black soil is on ridges. Also included are small areas of an eroded Heiden soil that has a few gullies that range up to 8 feet deep. In addition, along narrow drainageways are small areas of Frio and Tinn soils. Included soils make up less than 15 percent of the map unit.

This soil is used mainly for growing crops and for pasture.

This soil is well suited to use as cropland. Grain sorghum, cotton, wheat, corn, and forage sorghums are the main crops. Leaving crop residue on the surface, as in minimum tillage systems, helps to maintain tilth and organic matter content, conserve

moisture, and reduce erosion. Additional practices for erosion reduction include terraces, grassed waterways, and contour tillage. The clay surface is difficult to work if plowed when wet because it becomes cloddy and compacted. Plant roots, water, and air move through the soil slowly.

This soil is well suited to use as pasture and hayland. Common bermudagrass, improved bermudagrass, kleingrass, and johnsongrass are the main forages. Applications of nitrogen and phosphorus are needed to sustain forage production. Overseeding with legumes, such as sweet clover, vetch, berseem clover, and singletary peas, prolongs the grazing season and improves the soil.

This soil is well suited to use as rangeland. Management practices include brush and weed control, planned grazing, and proper stocking. The climax vegetation is tall grass prairie.

This soil is poorly suited to urban and recreational uses. Because of the very high potential for shrinking and swelling, foundations and streets crack, shift, and buckle unless properly designed. Because of the very slow permeability, septic systems can fail. The risk of corrosion is high for underground steel pipelines unless they are well protected. Many ornamentals and fruit trees do not grow well. Adapted shade trees and vegetables do well with proper applications of fertilizer and water during dry periods. Landscaping and gardening are difficult with hand tools. Elm and hackberry trees are native in some areas. The clayey texture and very slow permeability are limitations to most recreational uses of this soil. When wet, the soil is sticky and muddy, making foot and vehicle traffic difficult. In dry periods, the surface cracks and can limit playground activities.

This soil has fair potential as habitat for openland and rangeland wildlife. Wild birds and small animals frequent the grass and brush areas.

This soil is in capability subclass 3e and in the Blackland ecological site.



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Soil Type – HoB

HoB—Houston Black clay, 1 to 3 percent slopes

This very deep, very gently sloping, moderately well drained soil is on smooth uplands. Areas are irregular in shape and range from about 20 to 300 acres in size.

Typically, the surface layer is dark gray clay about 46 inches thick. The subsoil, from a depth of about 46 to 67 inches, is clay that is dark grayish brown in the upper part and pale yellow in the lower part. The underlying material, from a depth of about 67 to 80 inches, is yellow shale that has clay texture. The soil is calcareous and moderately alkaline throughout.

This soil is moderately well drained, has very slow permeability, and has very high surface runoff. Available water capacity is high. Water enters the soil rapidly during periods when the soil is dry and cracked and very slowly during periods when the soil is wet and the cracks have closed. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon and Burleson soils are in lower positions on the landscape than the Houston Black soil; the Heiden soil occurs on low ridges. Also included along narrow drainageways are small areas of Frio and Tinn soils. The included soils make up less than 15 percent of the map unit.

This soil is used mainly for growing crops.

This soil is well suited to use as cropland. Grain sorghum, cotton, wheat, and corn are the major crops along with some oats and forage sorghums. The clay surface layer is difficult to work. If plowed when wet, it becomes cloddy and compacted. Plant roots, water, and air move through the soil very slowly. Leaving crop residue on the surface, as in minimum tillage systems, helps to maintain tilth and organic matter content, conserve moisture, and reduce erosion. Additional practices for erosion reduction are terraces, grassed waterways, and contour tillage.

This soil is well suited to use as pasture and hayland. The main forages are common bermudagrass, improved bermudagrass, and kleingrass. Applications of nitrogen and phosphorus are needed to sustain forage production. Overseeding with legumes, such as sweet clover, vetch, berseem clover, and singletary peas, prolongs the grazing season and improves the soil.

This soil is well suited to use as rangeland. Management practices include brush and weed control, planned grazing, and proper stocking. The climax vegetation is tall grass prairie.

The soil is poorly suited to urban and recreational uses. Structures shift and foundations break unless they are strongly reinforced because of the very high potential for shrinking and swelling (fig. 12).

Underground steel pipes corrode rapidly unless the pipes are protected. Septic systems frequently malfunction, particularly during extended periods of rain. Adapted fruit trees, shade trees, ornamentals, and vegetables generally do well on this soil. Landscaping and gardening are difficult with hand tools. A few elm and hackberry trees are native in some areas.

The clayey texture and very slow permeability are limitations to most recreational uses of this soil. When the soil is wet, the surface is sticky, making foot and vehicle traffic difficult. Surface cracks form during dry periods and may limit playground activities.

This soil has fair potential as habitat for openland and rangeland wildlife. Birds and small animals find food and cover in pastures and weed areas along fence rows. Birds frequent this habitat mainly during the planting and harvest seasons.

This soil is in capability subclass 2e and in the Blackland ecological site.

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Soil Type – Tn

Tn—Tinn clay, frequently flooded

This very deep, nearly level, moderately well drained soil is on flood plains of creeks. Flooding occurs at least once each year for a brief period of 1 or 2 days, mainly during the spring. Areas are long and narrow and range up to several hundred acres in size. Slopes are less than 1 percent.

Typically, the surface layer is dark gray, calcareous clay about 24 inches thick. The subsoil, from a depth of about 24 to 52 inches, is dark grayish brown, calcareous clay. The underlying material, from a depth of about 52 to 80 inches, is dark grayish brown, calcareous clay that has thin strata of lighter and darker color clayey sediments.

This soil is moderately well drained, has very slow permeability, and has high surface runoff. Available water capacity is high. Water enters the soil rapidly during periods when the soil is dry and cracked and very slowly during periods when the soil is wet and the cracks have closed. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of a similar soil that has a brownish surface layer. Also included are areas of occasionally flooded Frio and Tinn soils that are slightly higher in elevation than this Tinn soil. The included soils make up less than 15 percent of the map unit.

This soil is used mainly for pasture and rangeland.

This soil is well suited to use as pasture and hayland, although flooding can limit use. Common bermudagrass, improved bermudagrass, kleingrass, and johnsongrass are the main forages. Applications of nitrogen and phosphorus are needed to sustain forage production. Overseeding with legumes, such as sweet clover, vetch, berseem clover, and singletary peas, prolongs the grazing season and improves the soil.

This soil is well suited to use as rangeland. Management practices include brush and weed control, planned grazing, and proper stocking. The climax vegetation is tall grass prairie.

This soil is not suited to use as cropland because of frequent flooding.

This soil is not suited to homesites and urban uses because of the hazard of flooding. Local roads and bridges are occasionally damaged by floodwater. The clayey surface layer, very slow permeability, and flooding severely limits the use of this soil for recreational areas.

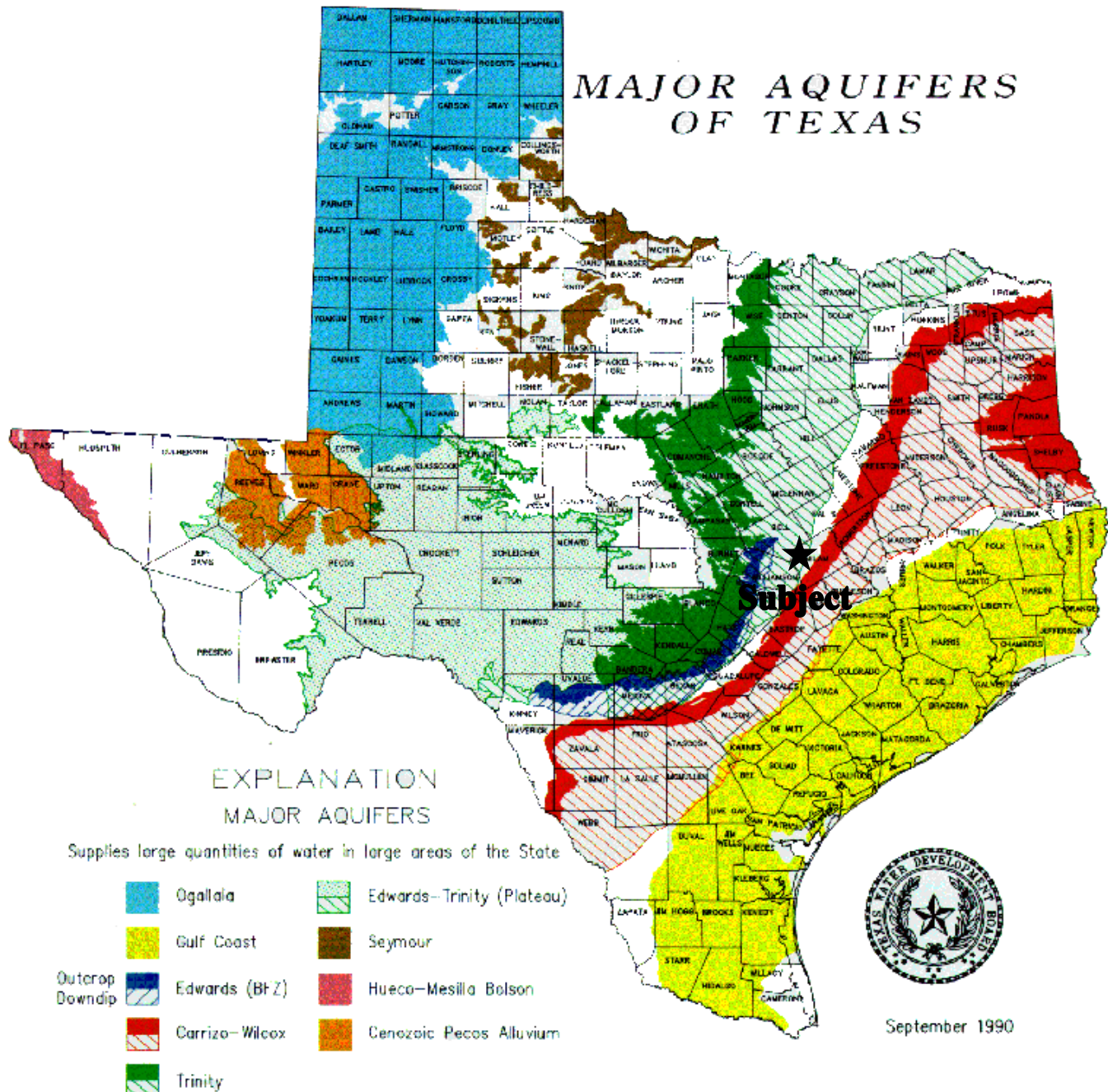
This soil has fair potential as habitat for openland wildlife. Small wild animals and birds inhabit the areas except during periods of flooding. The plant cover produces large quantities of seeds for food.

This soil is in capability subclass 5w and in the Clayey Bottomland ecological site.

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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

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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