

FOR SALE

61.469 Acres

Custom Home Sites

Investment & Ranch Land

Robinson, McLennan County, TX 76706

\$338,195

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



Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – The property is located at 245 Tynes Road in Robinson TX. From the intersection of I-35 and Rosenthal Parkway/ FM 2837 in Lorena travel East on FM 2837 for 5.23 miles. Turn left onto Tynes Road after three quarters of a mile the property is located on the right. Look for the Texas Farm and Ranch Realty sign. Located just 10 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 – 61.496 acres MOL according to the McLennan County Appraisal District

Improvements- The front half of the property is covered in Coastal Bermuda with various mature native trees scattered throughout. The back half of the property is planted in sorghum and is used for hay production. Property is located just seven miles from I-35 and just minutes from Hillcrest Hospital, Dinning, Shopping and other amenities Waco has to offer.

Water – There is a water meter on the property serviced by Levi Water Supply. There are two stock tanks on the property.

Electricity –Heart of Texas Electric services the area there is not a 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 – There are no known minerals owned by the seller.

Topography – The land is gently rolling with several beautiful locations for a home site.

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

Ground Cover – Property is covered in improved grasses as well as sorghum.

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 - \$338,195- \$5,500 an acre



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Property Pictures



~"Stewards of Land"
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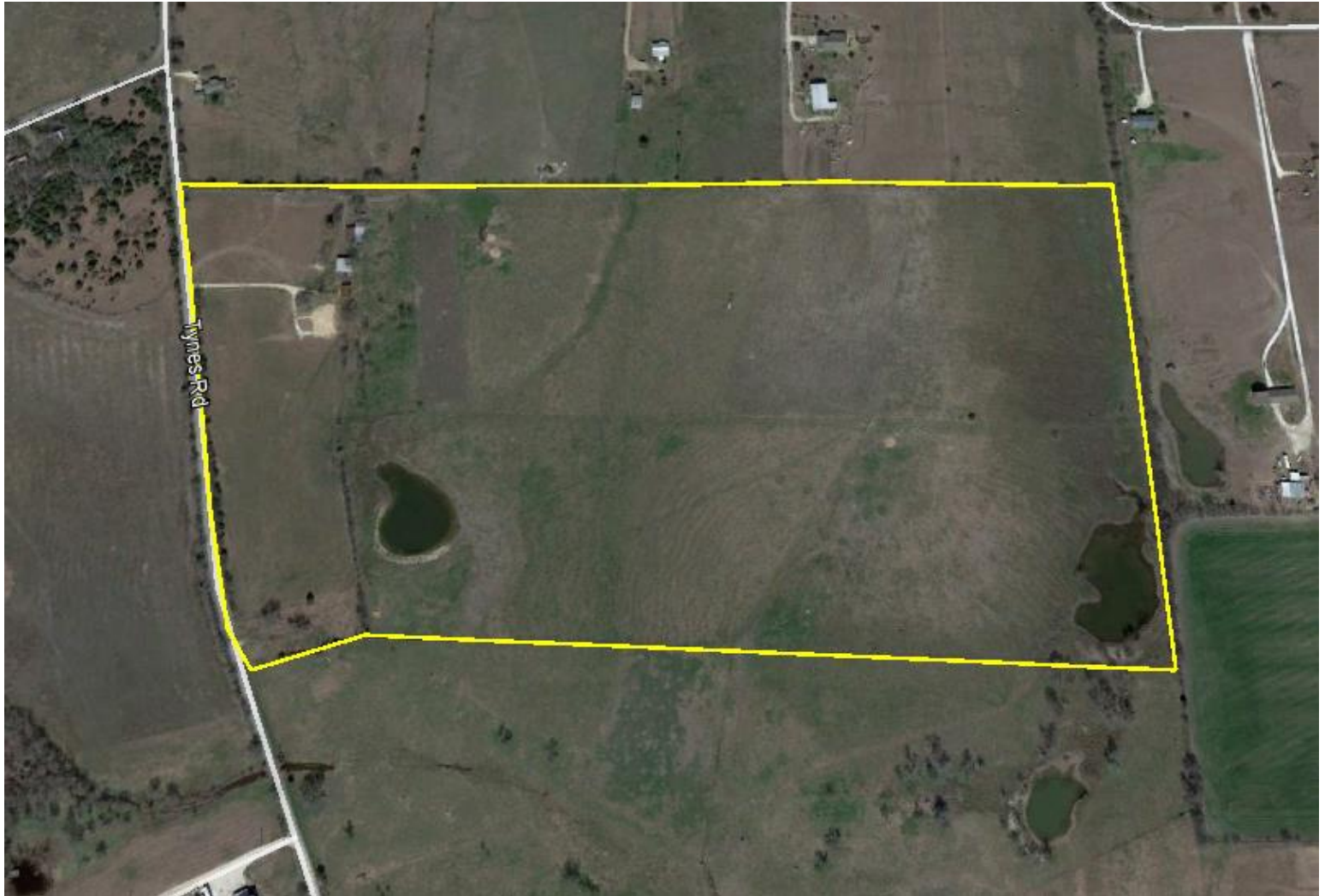
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Property Aerial View



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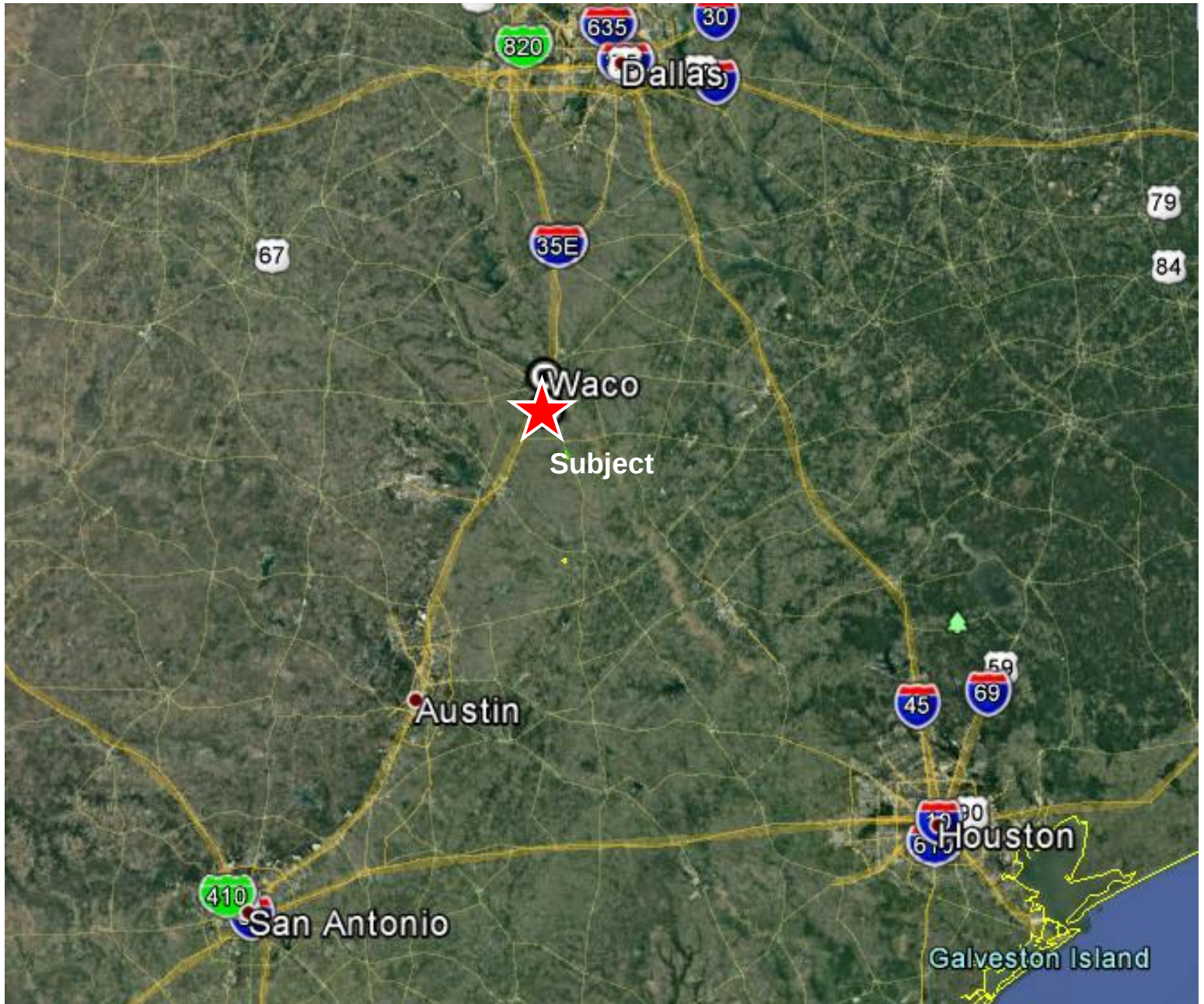
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**Property Location Relative to
DFW, Austin and Houston**



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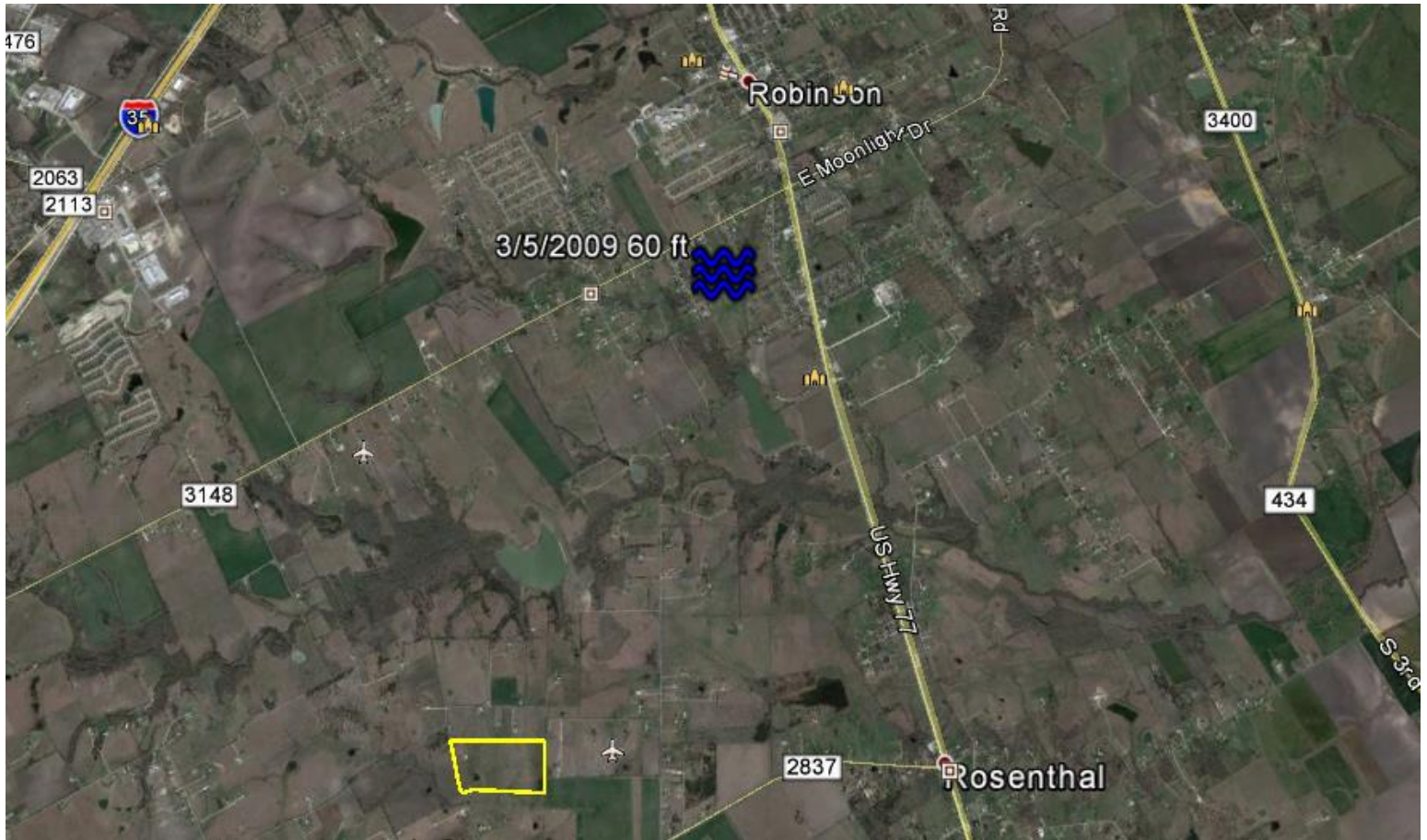
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Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeD	Heiden clay, 5 to 8 percent slopes	3.3	5.3%
HoB	Houston Black clay, 1 to 3 percent slopes	45.0	73.5%
LoB	Lott silty clay, 1 to 5 percent slopes	13.0	21.2%
To	Tinn clay, 0 to 1 percent slopes, frequently flooded	0.0	0.0%
Totals for Area of Interest		61.3	100.0%



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Soil Type – HeD

HeD—Heiden clay, 5 to 8 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Shaly hillsides
Landscape position: Hillsides
Slope: Moderately sloping
Shape of areas: Elongated or irregular
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—dark grayish brown clay
Subsurface layer:
6 to 14 inches—grayish brown clay
Subsoil:
14 to 50 inches—light brownish gray clay
Underlying material:
50 to 80 inches—yellow shale with clay texture

Soil Properties

Depth: Deep to shale
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Very slow
Available water capacity: High
Root zone: Deep
Natural soil fertility: High
Soil reaction: Moderately alkaline
Shrink-swell potential: Very high
Hazard of water erosion: Severe
Hazard of wind erosion: Slight

Composition

Heiden soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The moderately well drained Houston Black soils along foot slopes
- The loamy McLennan and Lamar soils and clayey Lott soils along hillsides
- The light colored Ellis and Ferris soils along hillsides

- A few uncrossable gullies and areas where the topsoil has been removed by erosion

Land Uses

Major land use: Rangeland
Other land uses: Cropland, pasture, recreation

Management Concerns

Pasture

Major limitations:

- Establishment of pasture species is difficult on this clayey, highly erodible soil.

Minor limitations:

- The very slow permeability and rapid runoff make it difficult for water to infiltrate the soil.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Cropland

Major limitations:

- Because of the severe hazard of water erosion and the slope, cropping systems that produce large amounts of crop residue are needed to maintain soil tilth, increase the rate of water infiltration, and prevent excessive soil loss. Terraces and grassed waterways also help to control erosion.

Minor limitations:

- The rapid runoff and very slow permeability may limit the amount of water that can enter the soil.
- Water enters the dry, cracked soil rapidly until the soil becomes sufficiently moist to swell and close the cracks, after which water enters the soil very slowly.

Rangeland

Major limitations:

- None

Minor limitations:

- The rapid runoff and very slow permeability make it difficult for water to infiltrate the soil.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Urban development

Major limitations:

- Shrinking and swelling of the soil can cause houses, roads, streets, and sidewalks to crack or buckle.
- The very slow permeability and the slope can cause septic systems to work improperly.

Minor limitations:

- Establishment and maintenance of lawns and



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Soil Type – HoB

**HoB—Houston Black clay, 1 to 3 percent
slopes**

Setting

Landform: Uplands of Upper Cretaceous age

Distinctive landscape features: None

Landscape position: Foot slopes

Slope: Gently sloping

Shape of areas: Rounded or irregular

Size of areas: 10 to 2,000 acres

Typical Profile

Surface layer:

0 to 6 inches—very dark gray clay

Subsurface layer:

6 to 25 inches—very dark gray clay

Subsoil:

25 to 75 inches—dark gray, gray, and grayish brown
clay

Underlying material:

75 to 80 inches—yellow shale with clay texture

Soil Properties

Depth: Very deep

Drainage class: Moderately well drained

Water table: None within a depth of 6 feet

Flooding: None

Runoff: Slow

Permeability: Very slow

Available water capacity: High

Root zone: Very deep

Natural soil fertility: High

Soil reaction: Moderately alkaline

Shrink-swell potential: Very high

Hazard of water erosion: Moderate

Hazard of wind erosion: Slight

Composition

Houston Black soil and similar inclusions: 90 percent

Contrasting inclusions: 10 percent

Contrasting Inclusions

- The noncalcareous Burleson soils on broad flats
- The well drained Heiden and Ferris soils on the upper slopes and hillsides



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Soil Type – LoB

**LoB—Lott silty clay, 1 to 5 percent
slopes**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: None
Landscape position: Convex hillsides
Slope: Gently sloping
Shape of areas: Elongated or irregular
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 5 inches—dark brown silty clay
Subsurface layer:
5 to 12 inches—brown silty clay
Subsoil:
12 to 36 inches—brown silty clay
36 to 52 inches—reddish yellow silty clay and silty clay
loam
Underlying material:
52 to 80 inches—reddish yellow silty clay loam and
clayey marl

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Medium
Permeability: Moderately slow
Available water capacity: Moderate
Root zone: Very deep
Natural soil fertility: Medium
Soil reaction: Moderately alkaline
Shrink-swell potential: Moderate
Hazard of water erosion: Severe
Hazard of wind erosion: Slight

Composition

Lott soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The very deep Ellis, Ferris, and Lamar soils along hillsides
- The loamy McLennan soils along hillsides
- The deep Heiden and very deep Houston Black soils along foot slopes
- A few uncrossable gullies and areas where the topsoil has been removed by erosion

Land Uses

Major land use: Cropland
Other land uses: Rangeland, pasture, recreation

Management Concerns

Pasture

Major limitations:

- None

Minor limitations:

- The moderate available water capacity limits production.

Cropland

Major limitations:

- Because of the severe hazard of water erosion, cropping systems that produce large amounts of crop residue are needed to prevent excessive soil loss and maintain the content of organic matter.

Minor limitations:

- None

Rangeland

Major limitations:

- None

Minor limitations:

- Production may be low during dry periods because of the moderate available water capacity.



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Soil Type – To

To—Tinn clay, frequently flooded

Setting

Landform: Holocene-age flood plains along local streams

Distinctive landscape features: None

Landscape position: Bottomland

Slope: Nearly level

Shape of areas: Elongated or rounded

Size of areas: 20 to 1,000 acres

Typical Profile

Surface layer:

0 to 8 inches—dark gray clay

Subsurface layer:

8 to 16 inches—very dark gray clay

Subsoil:

16 to 55 inches—very dark gray and grayish brown clay

Underlying material:

55 to 80 inches—light gray clay

Soil Properties

Depth: Very deep

Drainage class: Moderately well drained

Water table: None within a depth of 6 feet

Flooding: Frequent, of brief duration

Runoff: Very slow

Permeability: Very slow

Available water capacity: High

Root zone: Very deep

Natural soil fertility: High

Soil reaction: Moderately alkaline

Shrink-swell potential: Very high

Hazard of water erosion: Slight

Hazard of wind erosion: Slight

Composition

Tinn soil and similar inclusions: 85 percent

Contrasting inclusions: 15 percent

Contrasting Inclusions

- The well drained, clayey Frio soils on flood plains
- The well drained, loamy Bosque soils on flood plains
- The moderately well drained, clayey Ships soils on hillsides
- The well drained Sunev and Lewisville soils on hillsides
- The well drained Yahola and Weswood and somewhat excessively drained Gaddy soils in the areas closer to the present-day Brazos River

Land Uses

Major land use: Pasture

Other land uses: Cropland, rangeland, recreation

Management Concerns

Pasture

Major limitations:

- The soil is flooded about once every 2 years. Floods can destroy fences, cause scour erosion, and deposit sediment on established pastures.

Minor limitations:

- None

Cropland

Major limitations:

- The frequent floods can destroy fences and crops, cause scour erosion, or deposit sediment on crops.

Minor limitations:

- The very slow permeability can cause temporary wetness, which can delay farming operations.
- Water enters the dry, cracked soil rapidly until the soil becomes sufficiently moist to swell and close the cracks, after which water enters the soil very slowly.



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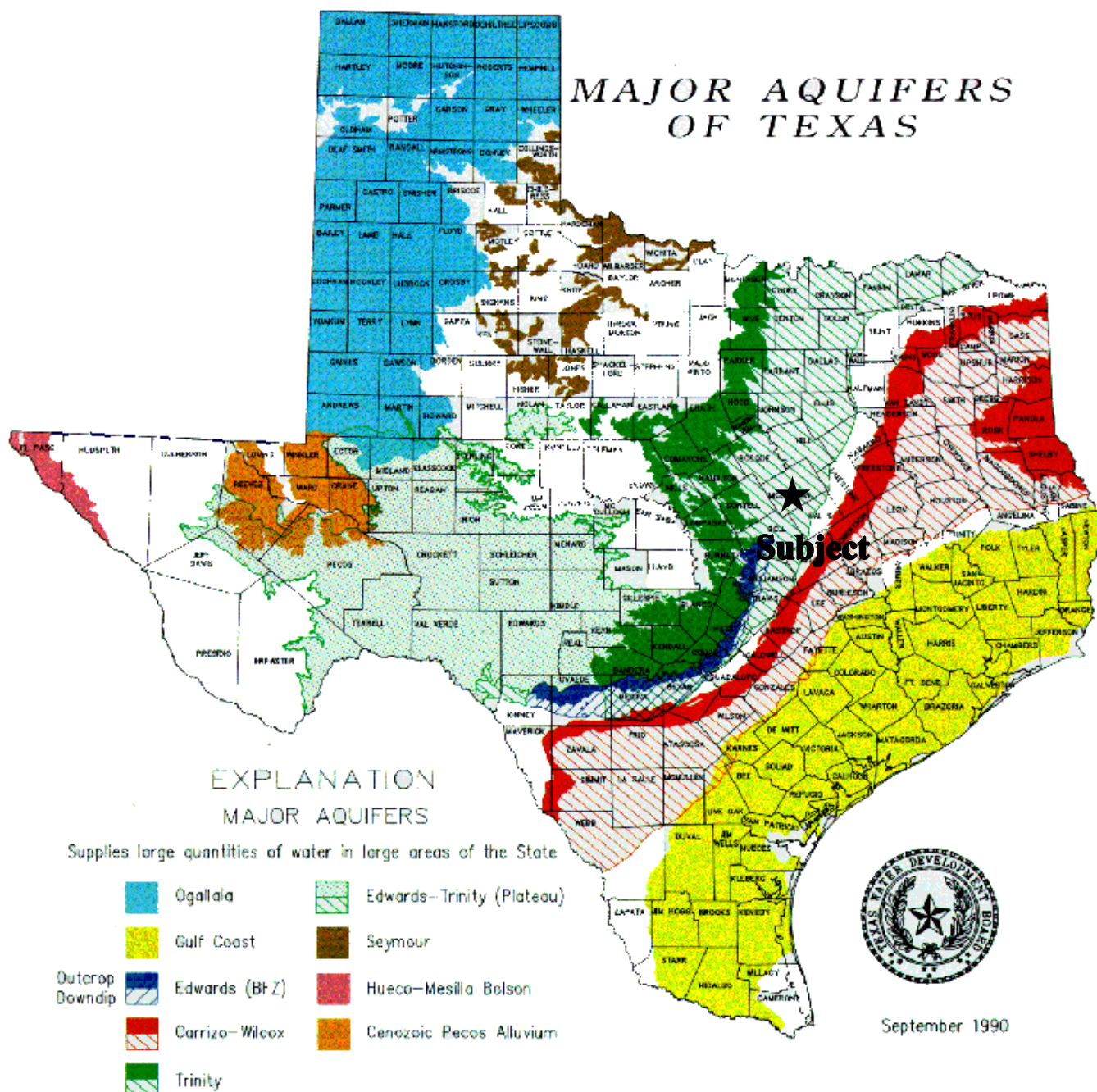
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Property Location to Major Aquifers of Texas



TEXAS
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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.

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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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Info about Bro

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