

FOR SALE

86.5 Acres

Home Site

Ranch Land & Recreation

Marlin, Falls County, TX 76661

\$259,068

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 off County Road 176 East of Marlin TX. From the intersection of Hwy 6 and Loop 340 in Waco travel South Hwy 6 for 21 miles. Then take Exit FM 147 and travel East FM 147 for three and three quarter miles then turn right onto CR 176. Travel for one and a half miles the property is on the right 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 – 86.5 acres MOL according to the Falls County Appraisal District

Improvements– Majority of the acreage is covered in native trees with scattered post oak, mesquite and cedar trees. Water and electricity are at adjoining property with a nice custom home that was recently built. The property is completely fenced.

Water – Tri-County services the area and there is not an existing water meter on the property. There are two stock tanks on the property.

Electricity –Navasota Valley Electric services the area and there is not an 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 will convey 50% of all owned minerals.

Topography – The land is flat.

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

Ground Cover – Property is covered in native grasses. The North/ South linear feet of the property is approximately 2,100 LF making it possible to a private runway.

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 - \$259,068.00- \$2,995 an acre

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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Property Aerial View



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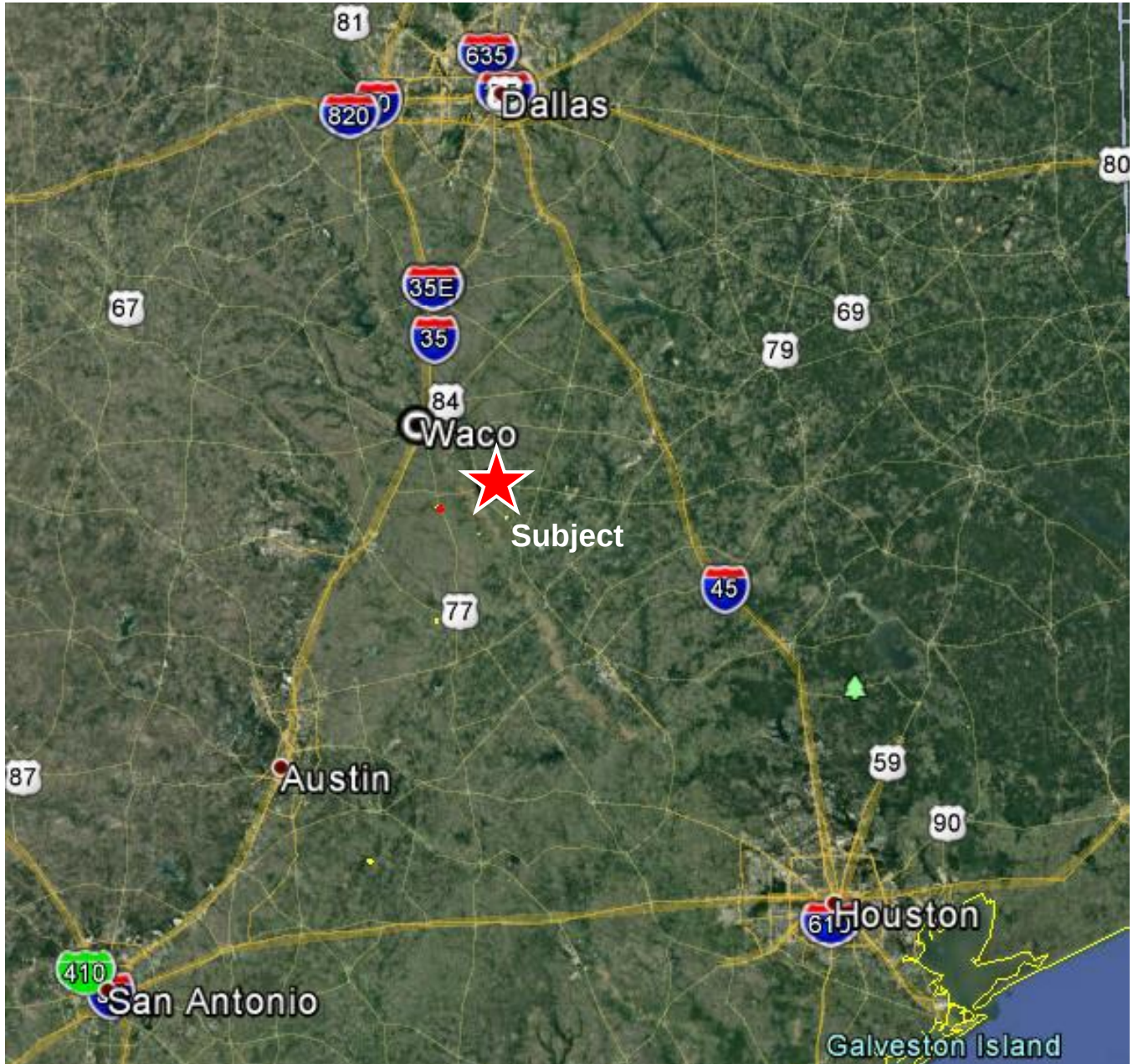
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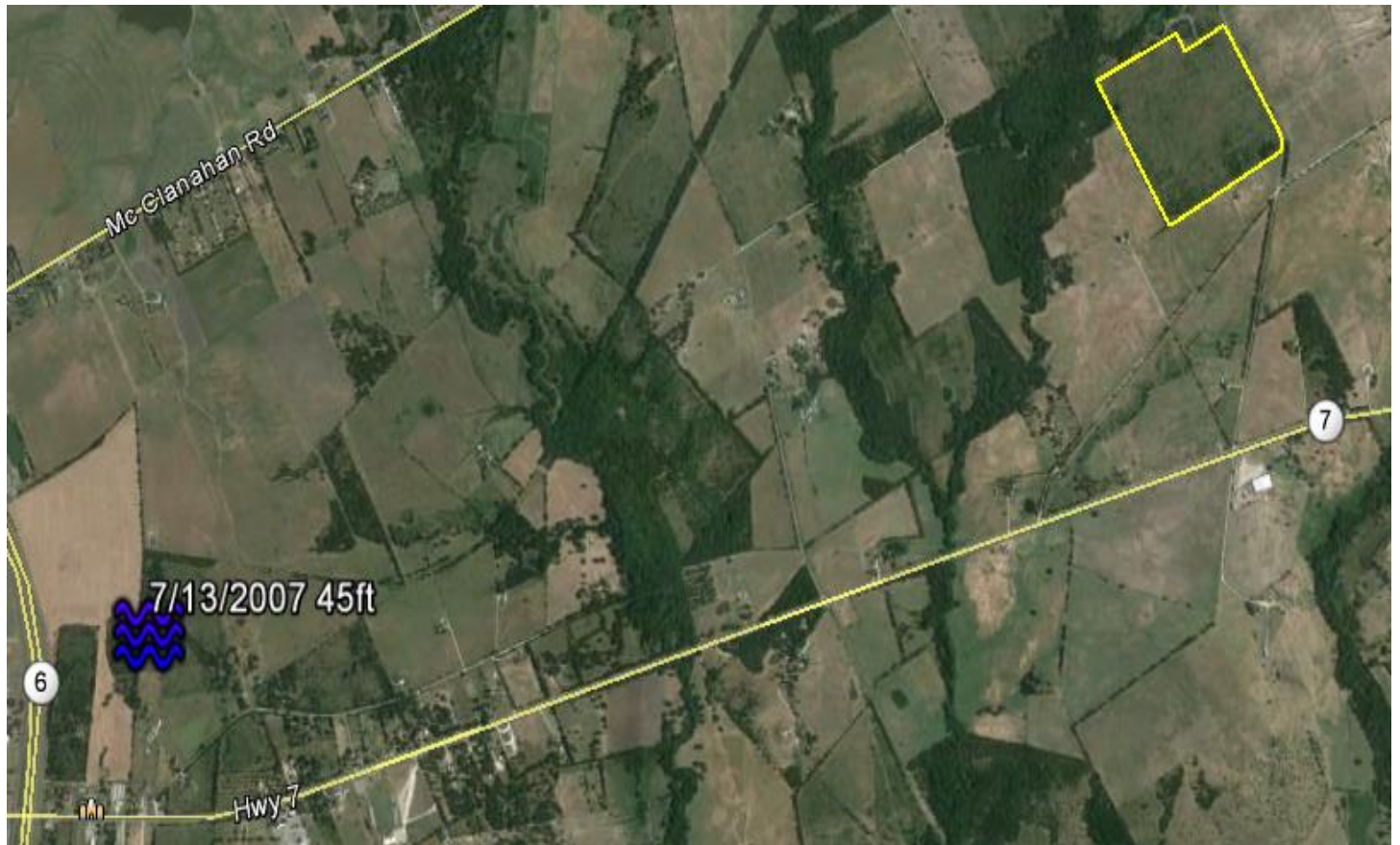
**Property Location Relative to
DFW, Austin and Houston**



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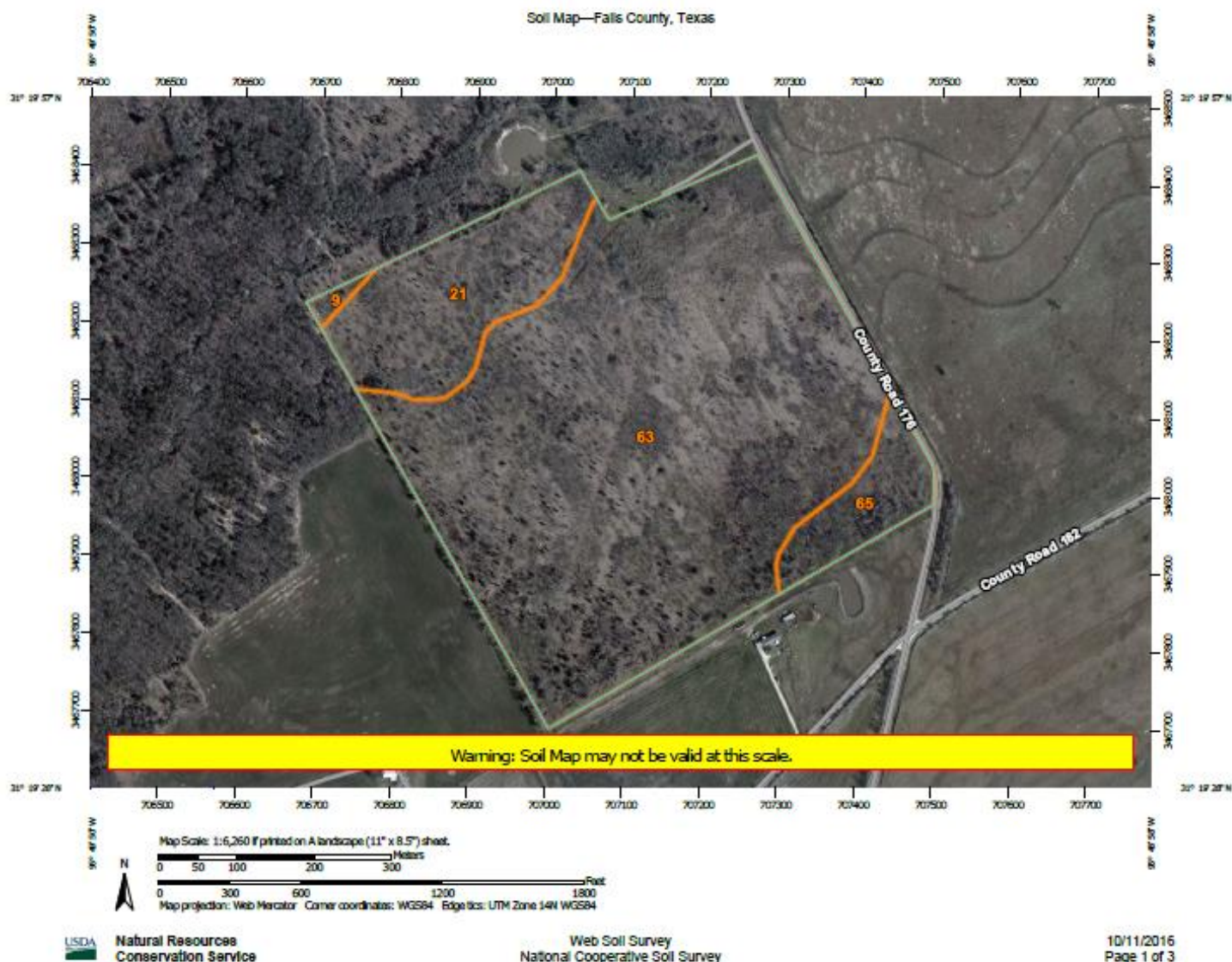
Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Axtell fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.5	0.6%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	12.5	14.5%
63	Wilson loam, 0 to 1 percent slopes	68.4	79.3%
65	Wilson silty clay loam, 0 to 1 percent slopes	4.9	5.6%
Totals for Area of Interest		86.3	100.0%



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Soil Type – 9

9—Axtell fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Part of the original surface layer has been removed by erosion. Shallow gullies, 1 to 2 feet deep, occur at intervals of 200 to 500 feet. Slopes are convex, and average about 20 to 30 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 6 inches thick. Below the surface layer, to a depth of 24 inches, is yellowish red, strongly acid clay that has grayish brown and yellowish brown mottles. Between depths of 24 and 48 inches is brown, medium acid clay that has dark grayish brown, dark yellowish brown, and yellowish red mottles. Between depths of 48 and 59 inches is light yellowish brown, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish red mottles. The underlying layer, to a depth of 63 inches, is very pale brown, moderately alkaline sandy clay loam that has yellowish brown, brownish yellow, and strong brown mottles.

The surface layer is easily worked, but the underlying layers are difficult to work.

Permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but root development is slow in the underlying layer. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of this map unit.

This soil has low potential for crops and range, but it is limited because of the size of areas, slope, and loss of the surface layer by erosion. Terracing and planting crops that produce large amounts of residue help to control erosion and maintain soil tilth.



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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.



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Soil Type – 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the 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 Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

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. Proper management 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 occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are 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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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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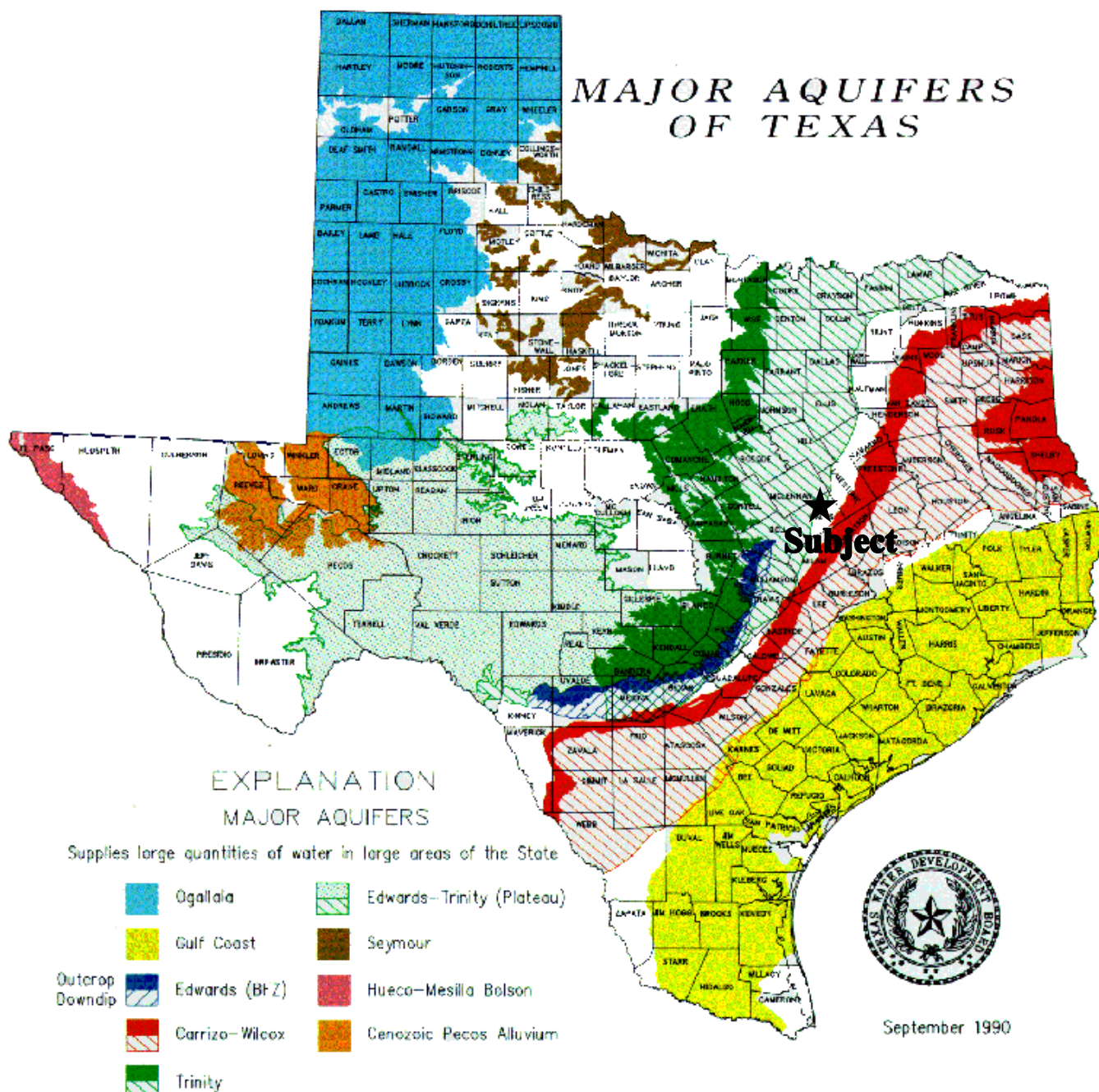
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Property Location to Major Aquifers of Texas



TEXAS
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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@dubescmercial.com</u>	<u>(512) 671-8008</u>
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Designated Broker of Firm	License No.	Email	Phone
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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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