

FOR SALE

24.18 Acres

Homesite, Pasture &
Recreation Land

Eddy, McLennan County, TX 76524

\$85,000

For a investment offering go to: www.texasfarmandranchrealty.com



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)

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Property Highlights

Location – Property is located on Franklin Road Southwest of Eddy (Waco), McLennan County, Texas. From I-35 and Hwy 7 go West .1 miles. Turn Left onto Franklin Rd. and go 1.7 miles. Property will be on the right (look for signs).

Acres – 24.18 acres according to survey dated 12/30/2015

Improvements – The property is partially fenced with barbed wire.

Water – Elm Creek Water have service in the area there is not currently a meter on the property.

Electricity – There is no existing meter to 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. Flood information is available on the report as well.

Minerals – Seller conveys all owned minerals.

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 – An electrical transmission line easement crosses the property. 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 - \$85,000 - \$3,515 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 20.2 Acres



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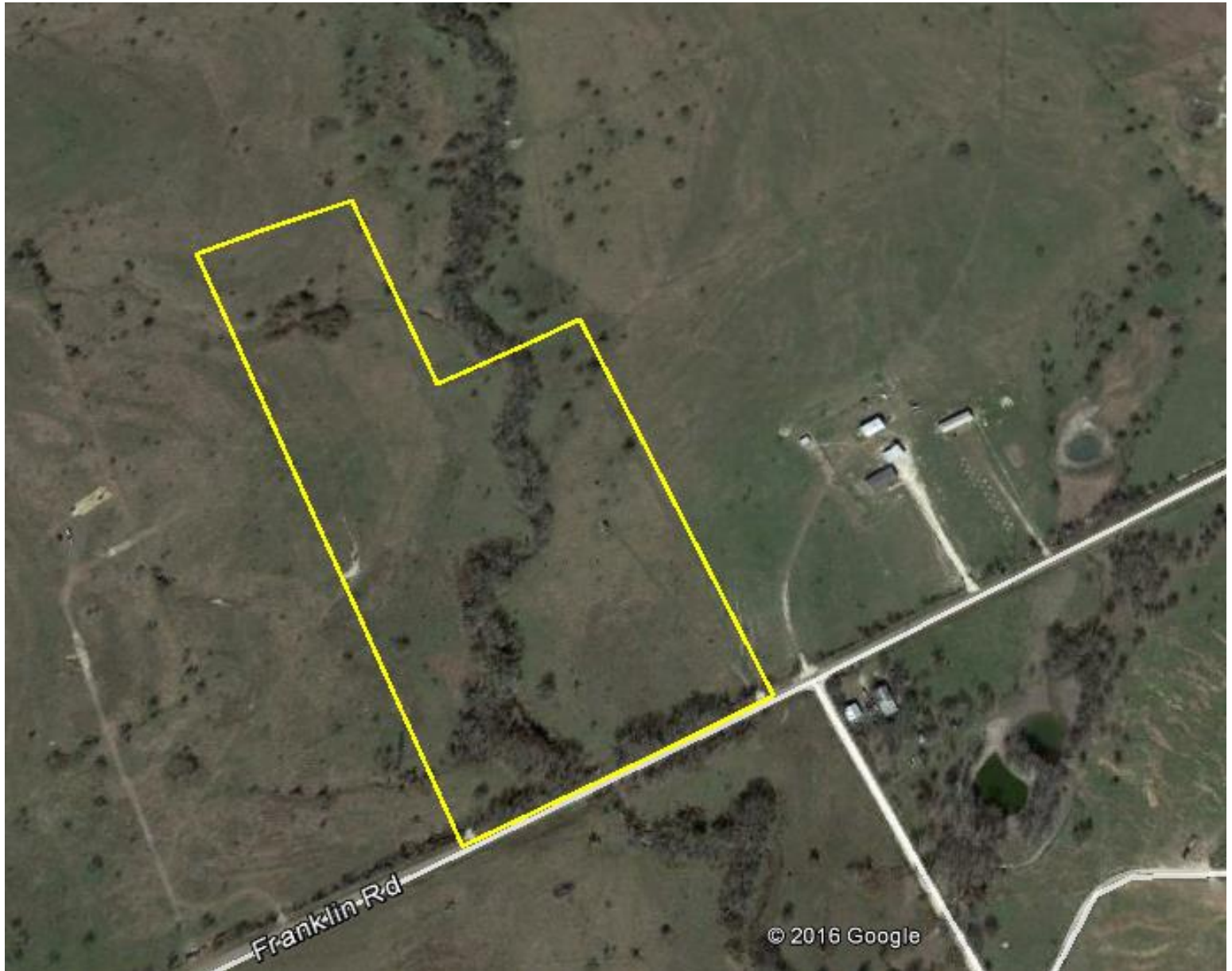
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Property Aerial View



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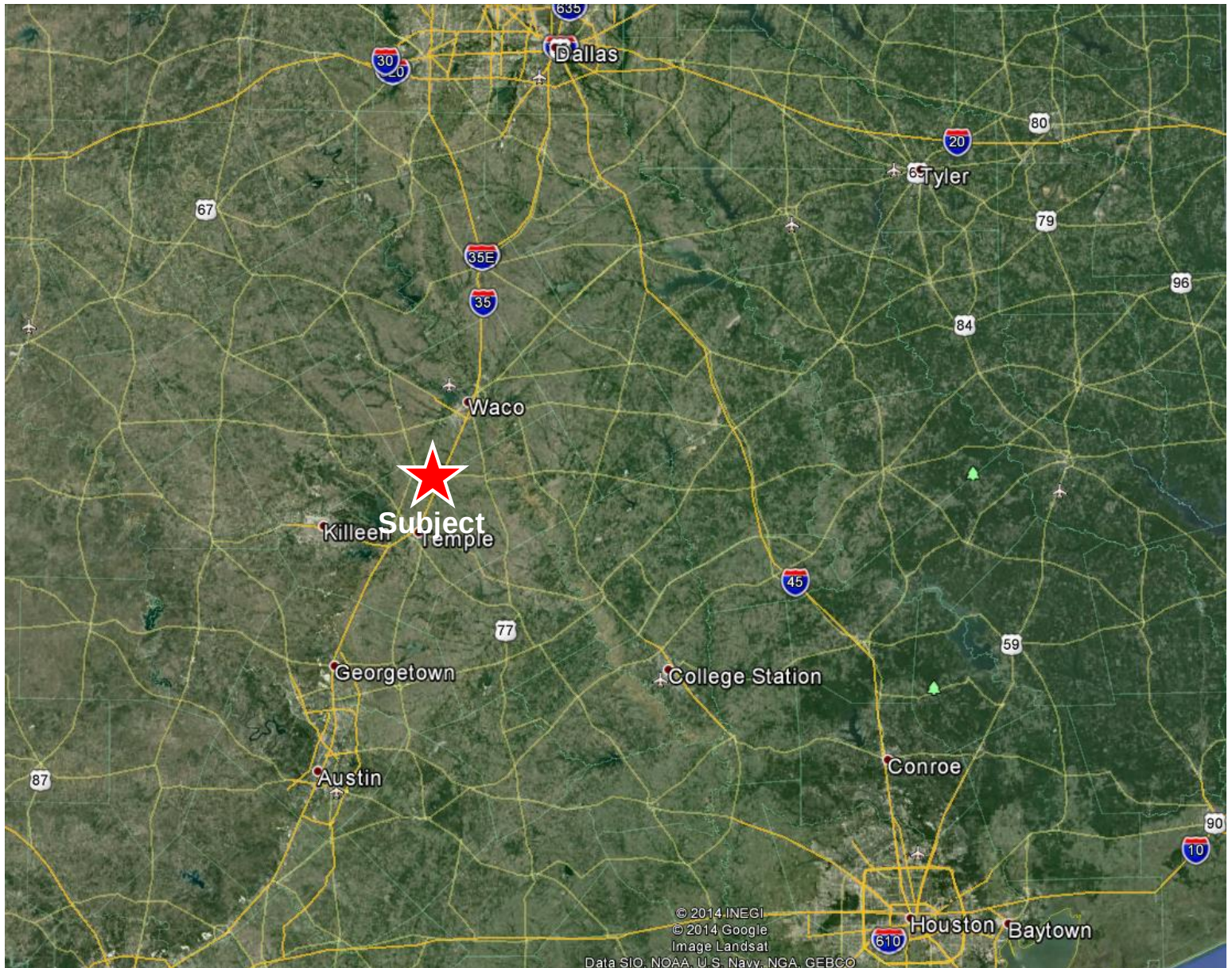
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Property Location Relative to DFW, Austin and Houston

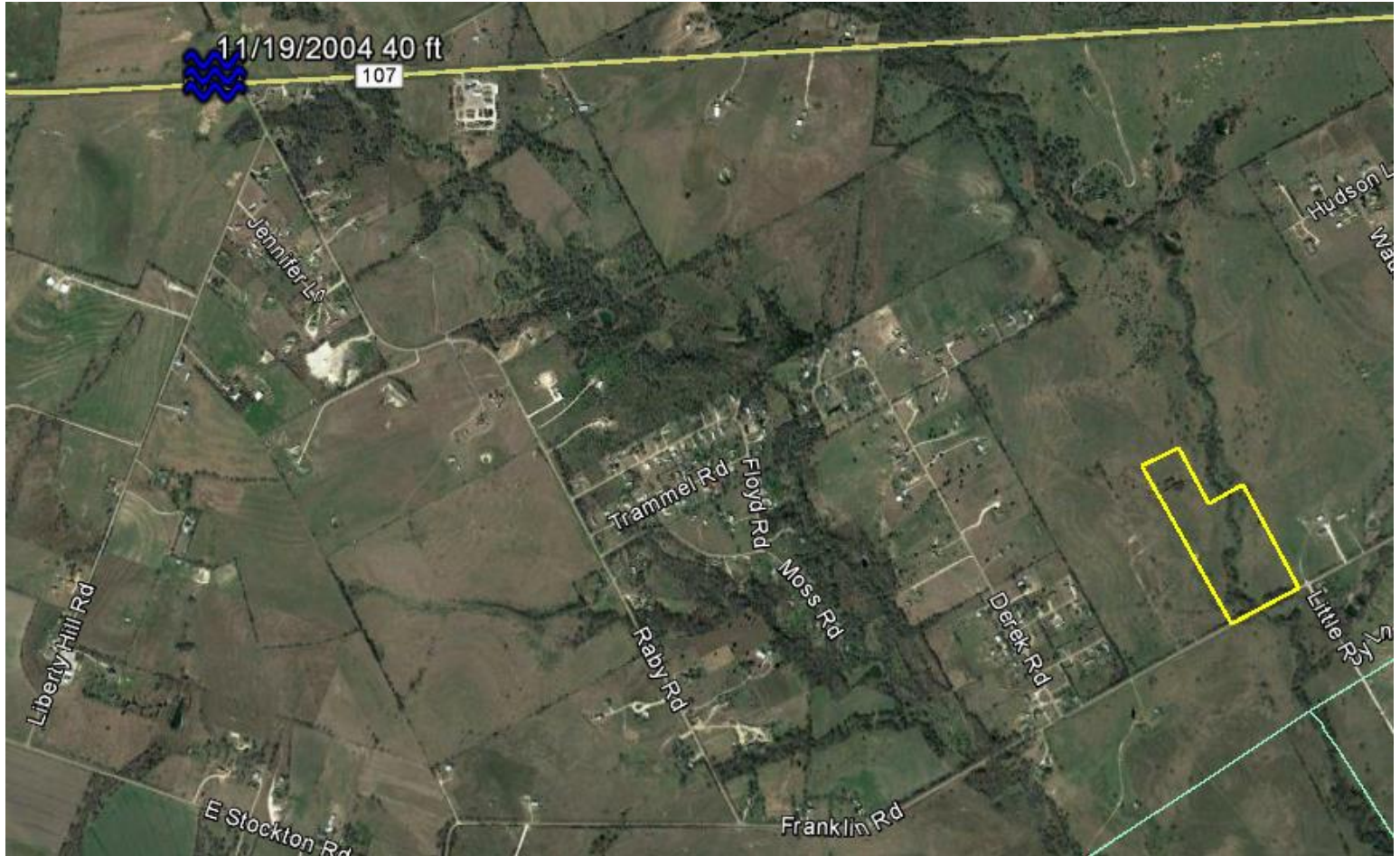


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Aerial of Water Well Nearest Property



— "Stewards of Land" —
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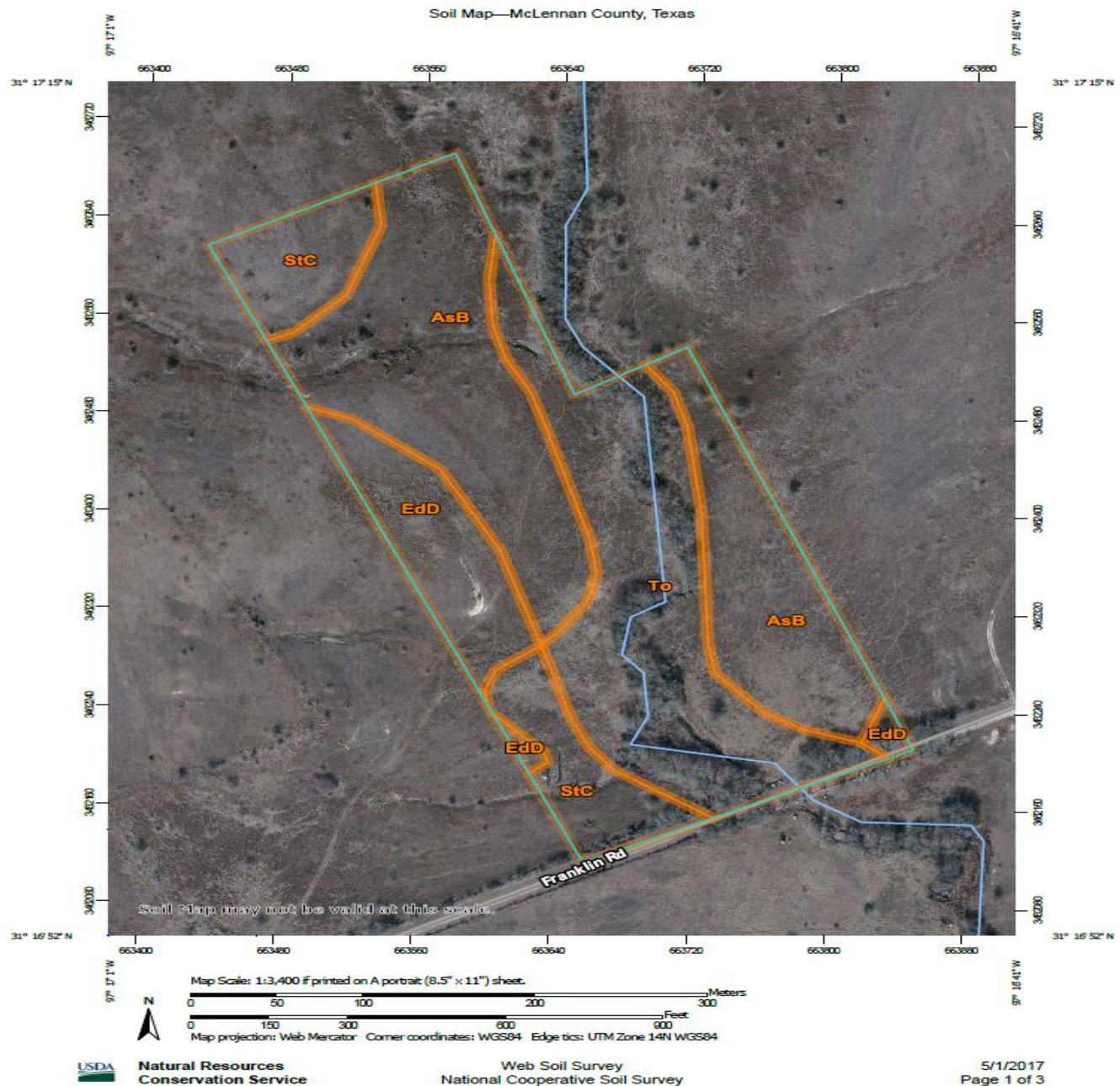
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Soil Map Aerial



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Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Austin silty clay, 1 to 3 percent slopes	11.5	43.4%
EdD	Eddy gravelly clay loam, 3 to 15 percent slopes	3.0	11.3%
StC	Stephen-Eddy complex, 2 to 5 percent slopes	3.7	13.9%
To	Tinn clay, 0 to 1 percent slopes, frequently flooded	8.4	31.5%
Totals for Area of Interest		26.6	100.0%



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Soil Type – AsB

AsB—Austin silty clay, 1 to 3 percent slopes

Setting

Landform: Uplands of Lower Cretaceous age
Distinctive landscape features: Rolling to slightly concave
Landscape position: Foot slopes and broad ridgetops
Slope: Gently sloping, slightly concave
Shape of areas: Irregular or rounded
Size of areas: 5 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—dark grayish brown silty clay
Subsurface layer:
6 to 15 inches—dark brown silty clay
Subsoil:
15 to 27 inches—brown silty clay
27 to 30 inches—brown silty clay with about 30 percent chalk fragments
Underlying material:
30 to 36 inches—white, platy chalk

Soil Properties

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

Composition

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

Contrasting Inclusions

- The shallow Eddy and Stephen soils along ridgetops and hillsides
- The deep Fairlie soils on foot slopes
- The well drained, deep Heiden and Ferris soils on hillsides
- Small areas of Austin soils with slopes of 3 to 5 percent

Land Uses

Major land use: Cropland
Other land uses: Pasture, rangeland, wildlife habitat, recreation, urban development

Management Concerns

Pasture

Major limitations:

- The low available water capacity and clayey texture limit the choice of forage plants. Many areas support improved bermudagrass and kleingrass.

Minor limitations:

- Construction of farm ponds is not recommended because of the depth to chalky bedrock and seepage.

Cropland

Major limitations:

- Yields are sometimes low because of the low available water capacity.

Minor limitations:

- Because of the moderate hazard of water erosion, 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.

Rangeland

Major limitations:

- This soil produces only moderate amounts of grazeable native forage because of the low available water capacity.

Minor limitations:

- Construction of farm ponds for livestock water is not recommended because of the depth to bedrock and seepage.

Urban development

Major limitations:

- Effluent filtration is poor and ground-water contamination is possible in areas used for septic tank absorption fields.

Minor limitations:

- Shrinking and swelling of the soil can cause buildings, roads, and streets to crack or buckle.
- Excavation of the chalky bedrock is difficult.

Interpretive Groups

Land capability classification: IIIe
Range site: Clay Loam



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Soil Type – EdD

EdD—Eddy gravelly clay loam, 3 to 15 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Chalky hillsides
Landscape position: Hillsides and ridges
Slope: Gently sloping to moderately steep
Shape of areas: Rounded or irregular
Size of areas: 50 to 2,500 acres

Typical Profile

Surface layer:
0 to 4 inches—brown gravelly clay loam
Subsoil:
4 to 8 inches—brown very gravelly clay loam
Underlying material:
8 to 20 inches—white, chalky limestone interbedded with chalky marl

Soil Properties

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

Composition

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

Contrasting Inclusions

- The moderately deep Austin soils along foot slopes
- The darker colored Stephen soils along ridges and side slopes
- The deep Fairlie soils along foot slopes
- The very deep Houston Black and deep Heiden soils along foot slopes
- Areas of Eddy soils and rock outcrop with slopes of 15 to 50 percent

Land Uses

Major land use: Rangeland
Other land uses: Pasture, recreation

Management Concerns

Pasture

Major limitations:

- The very low available water capacity and the gravelly surface layer limit forage production. Some areas support drought-tolerant species, such as King Ranch bluestem and kleingrass.

Minor limitations:

- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
- Construction of fences is expensive and difficult because of the chalky bedrock.

Cropland

Major limitations:

- This soil is not suited to cropland because of the depth to bedrock and the very low available water capacity.
- This shallow or very shallow soil is very easily eroded if cultivated.

Minor limitations:

- This soil is difficult to cultivate because it is gravelly.

Rangeland

Major limitations:

- Production may be low in dry years because of the very low available water capacity and the limited root zone.

Minor limitations:

- Construction of fences is expensive because digging in the chalky bedrock is difficult.
- Farm ponds are not recommended because of excessive seepage and the depth to bedrock.

Urban development

Major limitations:

- Septic systems are difficult to install in the chalky bedrock.
- Establishment of lawns, road construction, and excavations are difficult because of the chalky bedrock.
- The very low available water capacity makes maintenance of yards and plants expensive.

Minor limitations:

- Road and street excavations are difficult because of the chalky bedrock.
- Construction is difficult on the moderately steep slopes.

Interpretive Groups

Land capability classification: V1e
Range site: Chalky Ridge



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Soil Type – StC

**StC—Stephen-Eddy complex, 2 to 5
percent slopes**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: None
Landscape position: Convex hilltops and ridges
Slope: Gently sloping
Shape of areas: Rounded or elongated
Size of areas: 10 to 2,000 acres

Typical Profile

Stephen soil

Surface layer:
0 to 8 inches—dark brown silty clay
Subsoil:
8 to 12 inches—platy chalk interbedded with dark
brown silty clay

Underlying material:
12 to 28 inches—pink and white, platy chalk

Eddy soil

Surface layer:
0 to 5 inches—brown gravelly clay loam
Subsoil:
5 to 9 inches—brown gravelly clay loam

Underlying material:
9 to 20 inches—white, platy chalk

Soil Properties

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

Composition

Stephen soil and similar inclusions: 80 percent
Eddy soil and similar inclusions: 25 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The clayey Austin, Fairlie, Houston Black, and Heiden soils on foot slopes
- Rock outcrops along hillsides

- A clayey soil that is similar to the Stephen soil but has a calcium carbonate equivalent of more than 40 percent

Land Uses

Major land use: Rangeland
Other land uses: Cropland, pasture, urban development

Management Concerns

Pasture

- Major limitations:*
- The very low available water capacity limits production.
- Minor limitations:*
- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
 - Construction of fences is expensive and difficult because of the chalky bedrock.

Cropland

- Major limitations:*
- These soils are poorly suited to cropland because of the depth to bedrock and the very low available water capacity.
 - These shallow or very shallow soils are easily eroded. A cover of crop residue is needed to control erosion.
- Minor limitations:*
- None

Rangeland

- Major limitations:*
- Productivity may be low because of the very shallow or shallow root zone and the very low available water capacity.
- Minor limitations:*
- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
 - Construction of fences is difficult because of the chalky bedrock.

Urban development

- Major limitations:*
- Septic systems are difficult to install in the chalky bedrock, and sewage effluent may seep into ground water.
 - Lawn and grasses are difficult to establish and maintain on these shallow or very shallow soils.
- Minor limitations:*
- Excavations for roads and streets are difficult because of the chalky bedrock.

Interpretive Groups

Land capability classification: Stephen soil—Ive;
Eddy soil—Vle
Range site: Stephen and Eddy soils—Chalky Ridge



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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 18 inches—very dark gray clay

Subsoil:

18 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 8 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.

Rangeland

Major limitations:

- None

Minor limitations:

- The very slow permeability can cause temporary wetness.

Urban development

Major limitations:

- Flooding is a severe hazard on sites for streets, houses, or other urban structures.
- Shrinking and swelling of the soil can cause houses, roads, and streets to crack or buckle.
- The very slow permeability can cause septic systems to fail.

Minor limitations:

- The very slow permeability and very slow runoff can cause water to accumulate on the surface for short periods.

Interpretive Groups

Land capability classification: Vw

Range site: Clayey Bottomland



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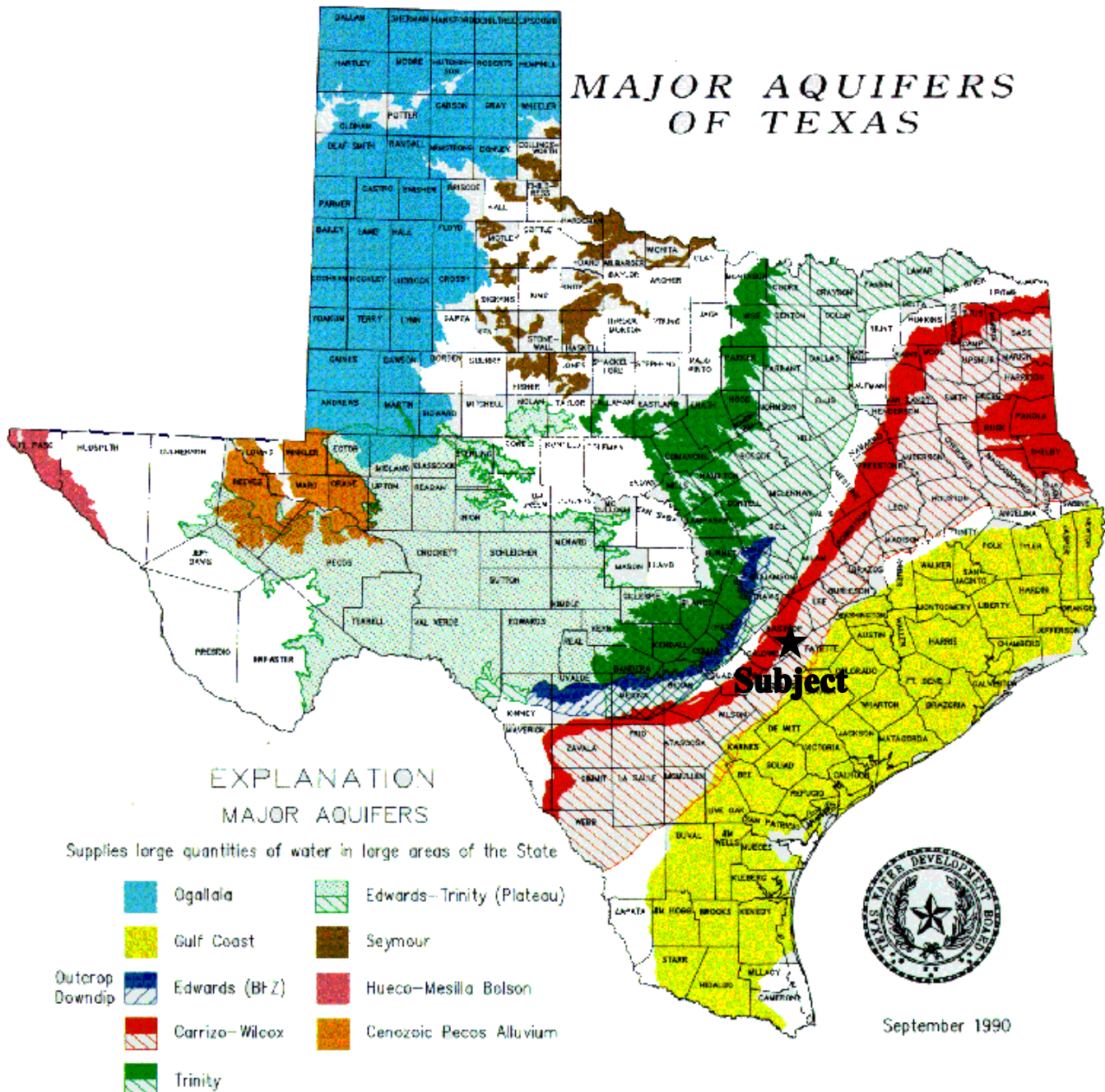
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Property Location to Major Aquifers of Texas



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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@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 y.com</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	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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