

FOR SALE

24.933 Acres

Homesite, Pasture &
Recreation Land

Moody, McLennan County, TX 76557

\$137,115

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



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

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

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Property Highlights

Location – Property is located on West Big Elm & Guyton Road Southwest of Moody (Waco), McLennan County, Texas. Address to use is 4915 W Big Elm Road Moody, TX.

Property will be on the corner of Big Elm and Guyton look for the Texas Farm and Ranch Realty sign.

Acres – 24.933 acres according to survey completed by LETH LTD dated 03/24/2010

Improvements – The property is partially fenced with barbed wire. The remaining perimeter fence has been cleared and is ready for new fencing. There is a tank as well as a barn on the property that can be used for equipment storage or livestock shelter. There is a gravel driveway that has been installed to the highest point of the property for a potential home site area.

Water – Elm Creek Water have service in the area there is 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 – 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 - \$137,115 - \$5,500 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.



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Property Pictures



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Property Aerial View



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

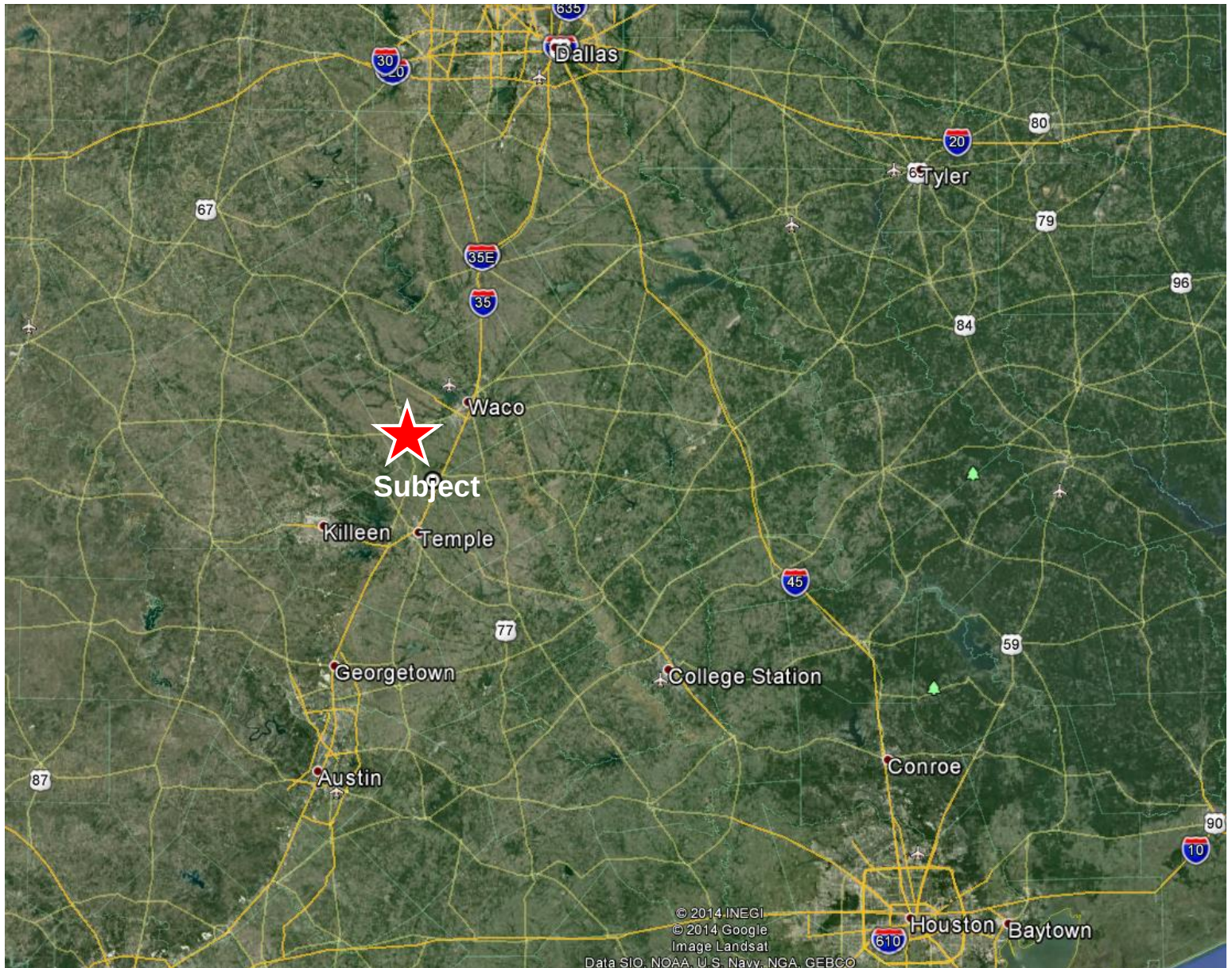
www.texasfarmandranchrealty.com

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Property Location Relative to DFW, Austin and Houston

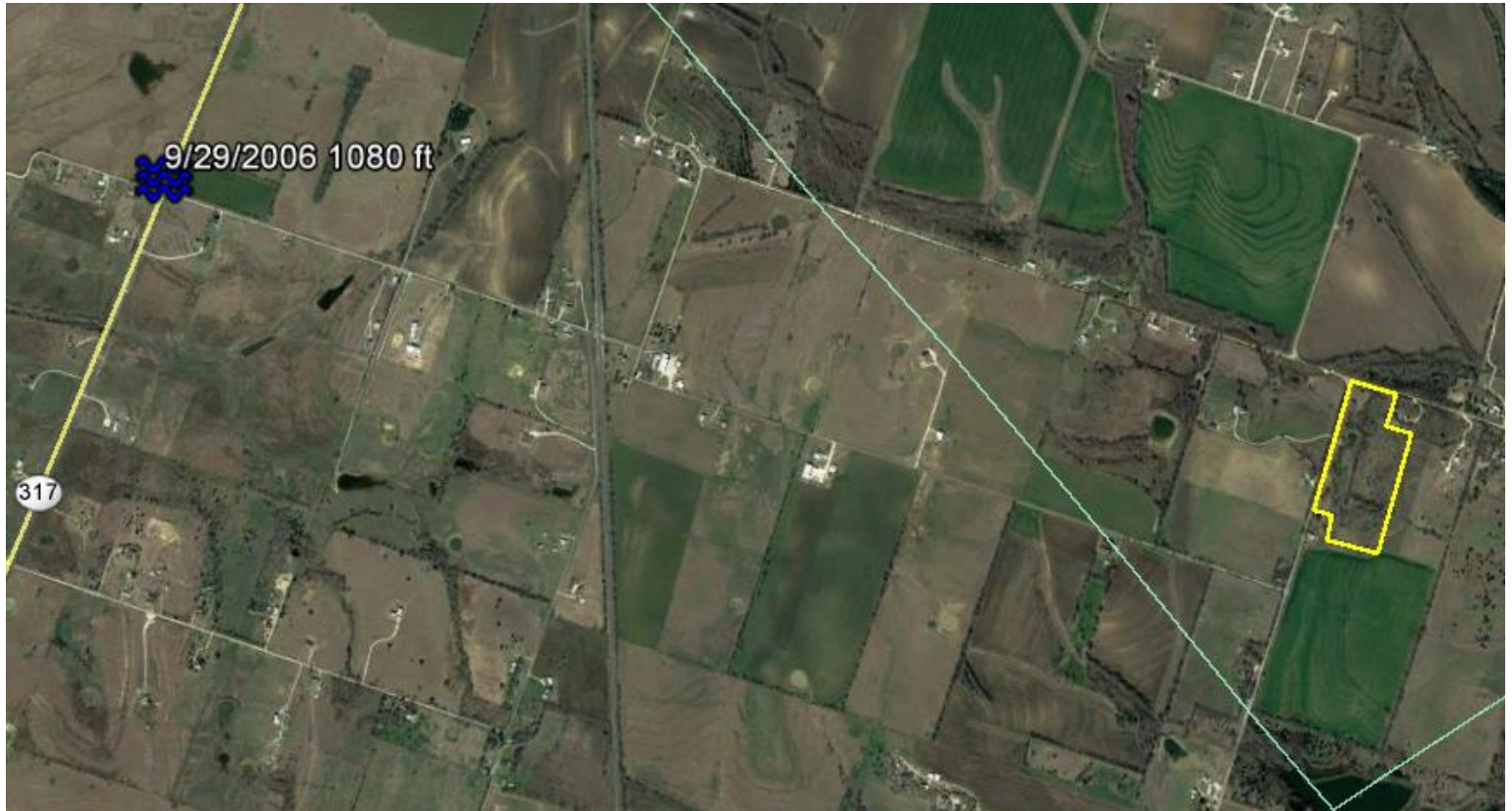


**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Aerial of Water Well Nearest Property



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

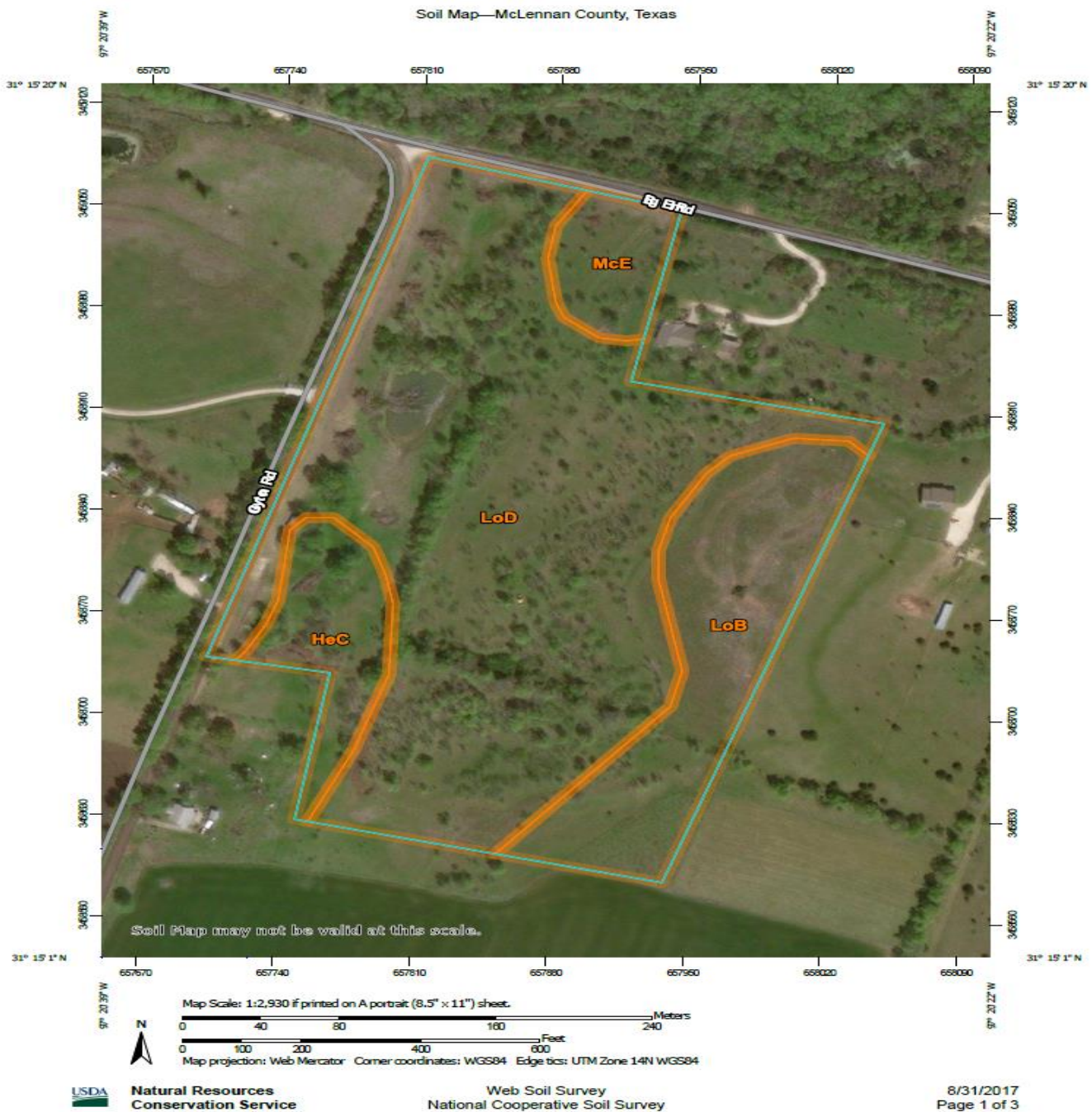
www.texasfarmandranchrealty.com

FOR
SALE

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Soil Map Aerial



**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeC	Heiden clay, 3 to 5 percent slopes	2.0	7.7%
LoB	Lott silty clay, 1 to 5 percent slopes	4.9	19.4%
LoD	Lott silty clay, 5 to 8 percent slopes	17.2	67.9%
McE	McLennan clay loam, 8 to 15 percent slopes	1.3	5.0%
Totals for Area of Interest		25.3	100.0%



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

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

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Soil Type – HeC

HeC—Heiden clay, 3 to 5 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Shaly hillsides
Landscape position: Hillsides
Slope: Gently sloping
Shape of areas: Elongated or irregular
Size of areas: 30 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—grayish brown clay
Subsurface layer:
6 to 22 inches—dark grayish brown clay
Subsoil:
22 to 52 inches—light brownish gray clay
Underlying material:
52 to 80 inches—olive gray and 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 Crockett soils on ridgetops and foot slopes
- The loamy McLennan soils along hillsides
- The very deep Ferris soils along hillsides

- A few gullies and areas of eroded Heiden soils

Land Uses

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

Management Concerns

Pasture

Major limitations:

- Establishment of pasture species is difficult on this clayey, 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, 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 very slow permeability can cause temporary wetness, which can sometimes 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:

- 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 can cause septic systems to work improperly.

Minor limitations:

- Establishment and maintenance of lawns and landscape plants can be difficult on this clayey, gently sloping soil.

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

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

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.

Urban development

Major limitations:
• The moderately slow permeability may cause septic systems to fail.
Minor limitations:
• Maintenance of lawns and grasses is difficult on this clayey, gently sloping soil.
• Shrinking and swelling of the soil can cause houses, roads, and streets to crack or buckle.

Interpretive Groups

Land capability classification: IIIe
Range site: Clay Loam

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Soil Type – LoD

**LoD—Lott silty clay, 5 to 8 percent
slopes**

Setting

Landform: Uplands of Upper Cretaceous age

Distinctive landscape features: None

Landscape position: Convex hillsides

Slope: Moderately sloping

Shape of areas: Elongated or irregular

Size of areas: 10 to 200 acres

Typical Profile

Surface layer:

0 to 4 inches—dark gray silty clay

Subsurface layer:

4 to 16 inches—dark grayish brown silty clay

Subsoil:

16 to 44 inches—light yellowish brown silty clay

Underlying material:

44 to 60 inches—pale yellow shale with clay texture
and clayey marl.

Soil Properties

Depth: Very deep

Drainage class: Well drained

Water table: None within a depth of 6 feet

Flooding: None

Runoff: Rapid

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

Land Uses

Major land use: Rangeland

Other land uses: Pasture, recreation

Management Concerns

Pasture

Major limitations:

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

Minor limitations:

- The moderate available water capacity limits production.
- The rapid runoff and moderately slow permeability make it difficult for water to infiltrate the soil.

Cropland

Major limitations:

- This soil is poorly suited to cropland because of the slope and the severe hazard of water erosion.

Minor limitations:

- None

Rangeland

Major limitations:

- None

Minor limitations:

- Production may be low during dry periods because of the moderate available water capacity.
- Weeds and brush are difficult to control on this moderately sloping soil.

Urban development

Major limitations:

- The moderately slow permeability and the slope can cause septic systems to fail.

Minor limitations:

- Maintenance of lawns and grasses is difficult on this clayey, moderately sloping soil.
- Shrinking and swelling of the soil can cause buildings, roads, and streets to crack or buckle.

Interpretive Groups

Land capability classification: IVe

Range site: Clay Loam



—“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

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Soil Type – McE

**McE—McLennan clay loam, 8 to 15
percent slopes**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Shaly hills
Landscape position: Hillsides
Slope: Strongly sloping or moderately steep, convex
Shape of areas: Elongated or irregular
Size of areas: 30 to 300 acres

Typical Profile

Surface layer:
0 to 7 inches—grayish brown clay loam
Subsoil:
7 to 14 inches—light olive brown clay loam
14 to 32 inches—light yellowish brown clay loam
Underlying material:
32 to 80 inches—olive yellow silty clay loam
interbedded with limestone and weathered shale

Soil Properties

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

Composition

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

Contrasting Inclusions

- The clayey Ellis and Ferris soils along hillsides
- The very deep Lott and Lamar soils along the lower hillsides
- The deep, clayey Heiden and very deep, clayey Houston Black soils along foot slopes
- Many uncrossable gullies and areas where the topsoil has been removed by erosion

Land Uses

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

Management Concerns

Pasture

Major limitations:
• Establishment of pasture species is difficult on this highly erodible soil.
Minor limitations:
• The low available water capacity limits production.
• The rapid runoff and moderately slow permeability make it difficult for water to infiltrate the soil.

Cropland

Major limitations:
• This soil is poorly suited to cropland because of the slope and the severe hazard of water erosion.
Minor limitations:
• The low available water capacity limits yields.

Rangeland

Major limitations:
• Production may be low during dry periods because of the low available water capacity.
Minor limitations:
• Weeds and brush are difficult to control on the moderately steep slopes.

Urban development

Major limitations:
• The moderately slow permeability and the slope can cause septic systems to fail.
• Shrinking and swelling of the soil can cause buildings and roads to crack or buckle.
Minor limitations:
• Maintenance of lawns and grasses is difficult on



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

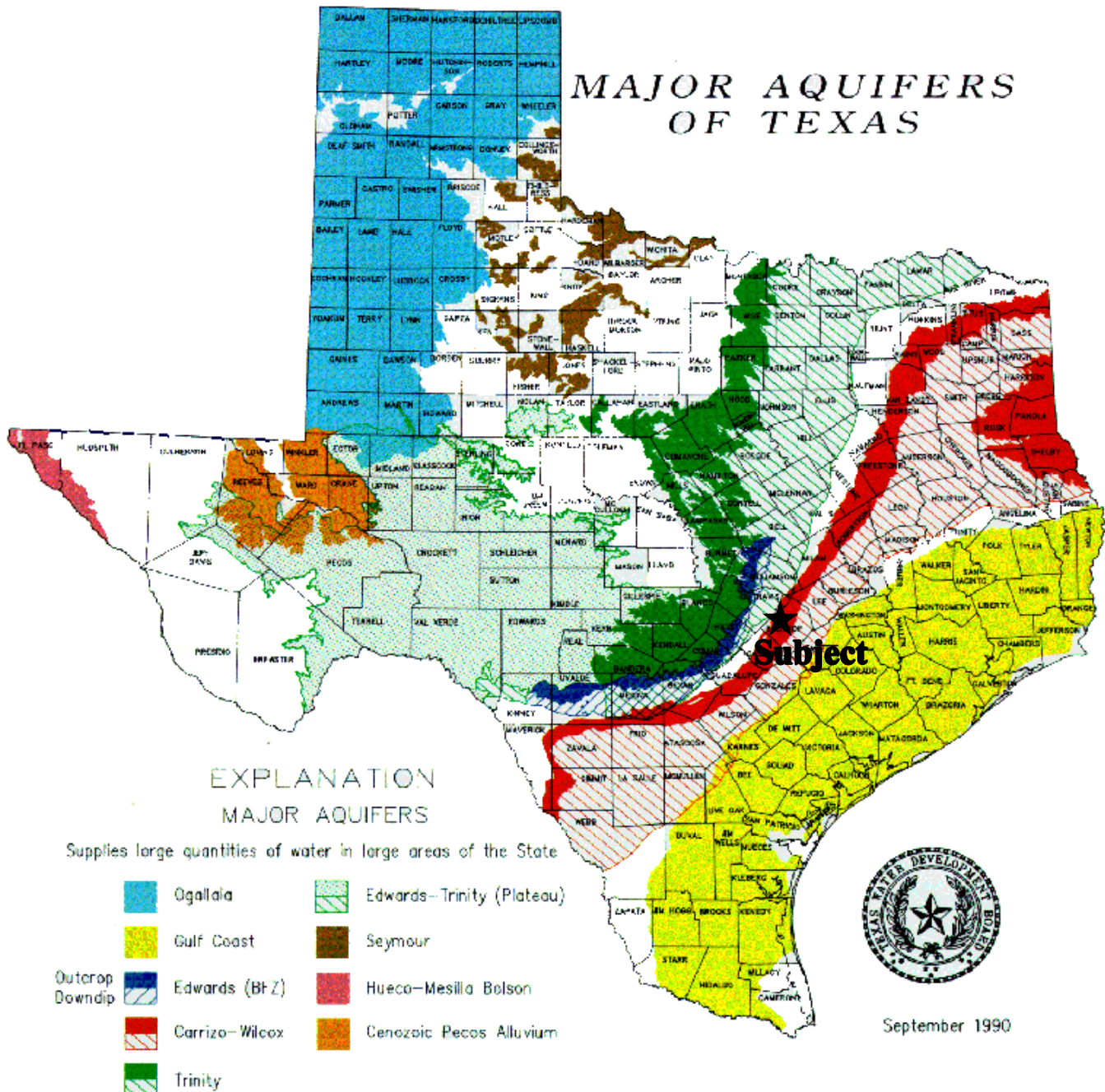
www.texasfarmandranchrealty.com

FOR
SALE

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

—“Stewards of Land”—
A DBA of Dube’s Commercial, Inc. TRECA 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

**FOR
SALE**

24.933 Acres Homesite, Pasture & Recreational Land

Moody, McLennan County, TX 76557

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty and should not be made available to any other person or entity without the written consent of Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects, or any buyer's plans or intentions to continue its ownership of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com



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>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.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@dubescmercial.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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com