

# FOR SALE

129.53 Acres

Custom Home Sites, Pasture &  
Recreational Land

Lorena, McLennan County, TX 76655

\$1,200,000

For slide show and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



**TEXAS**

**FARM & RANCH REALTY**

—“Stewards of Land”

A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

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## **Property Highlights**

**Location** – From the intersection of Loop 340 and Interstate 35 in Waco travel South on Interstate 35 for approximately 8 miles. Take exit 322 toward Rosenthal Pkwy. Turn left onto Old Temple Rd then continue straight onto Rosenthal Rd and go 3.3 miles. Turn right onto Iron Bridge Rd and go .7 miles. The Property will be on the right. Located approximately 1 hour 30 minutes from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 30 minutes from Houston.

**Acres** – 129.53 acres MOL according to the McLennan County Appraisal District.

**Features** – Land use is for potential subdividing lots for custom homes, livestock and recreation. There are two nice stock ponds on the property. The property is fenced and in good condition. The property has several antique barns and outhouses.

**Water** – There are two stock tanks on the property as well as Cottonwood Creek which borders the property. Levi Water Supply services the area and there is no water meter currently on the property.

**Electricity** – Oncore services the area and there is no meter currently 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 and flooding information if applicable.

**Minerals** – Seller reserves all owned minerals.

**Topography** – The land is a combination of gently rolling hills and flat land areas.

**Current Use** – Privately owned and is used for cattle and recreation.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utilities.

**Showings** - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings.

**Presented At** - \$1,200,000 - \$9,264 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 Pictures**



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**Property Aerial View**

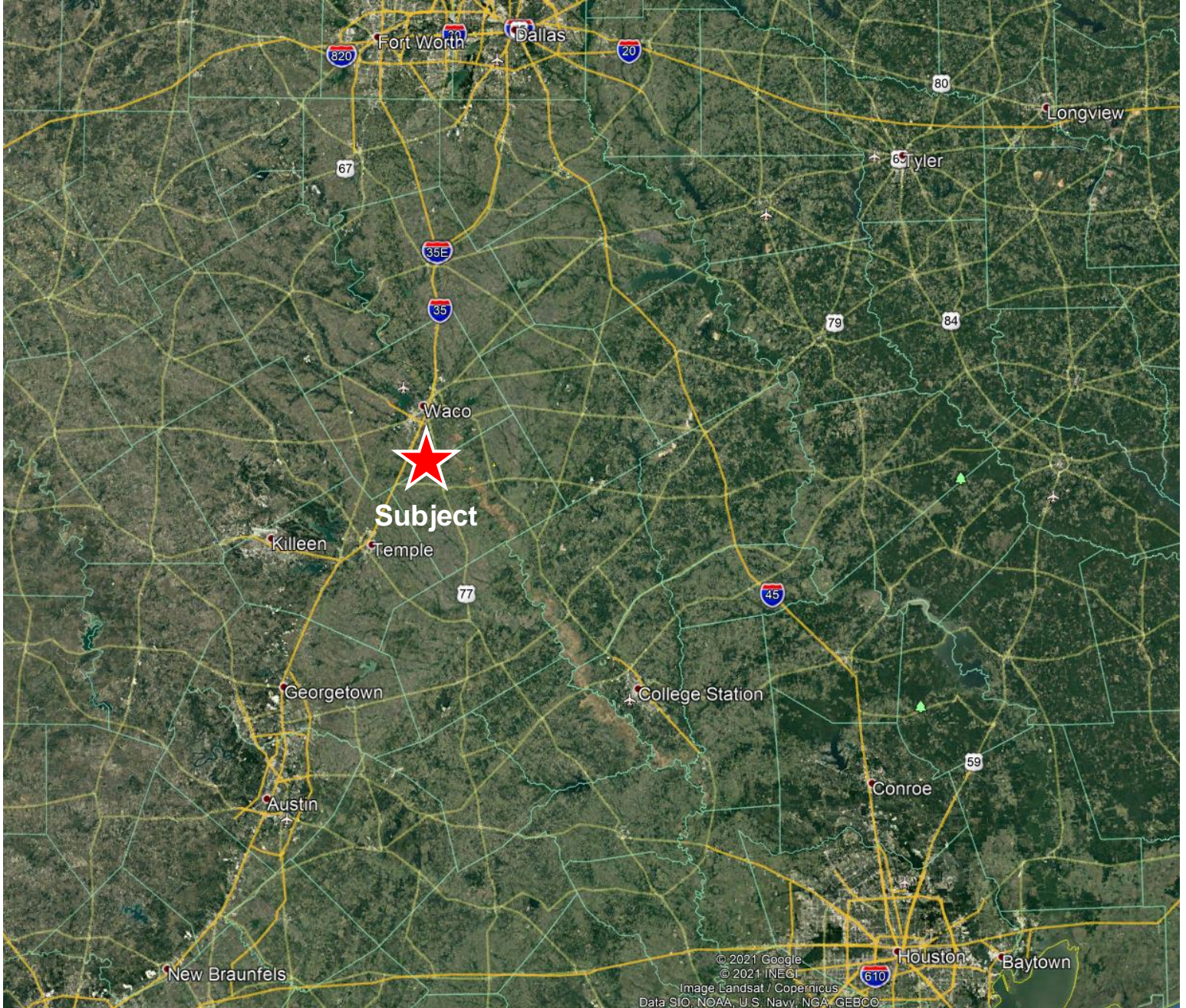


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**Property Location Relative to  
DFW, Austin and Houston**



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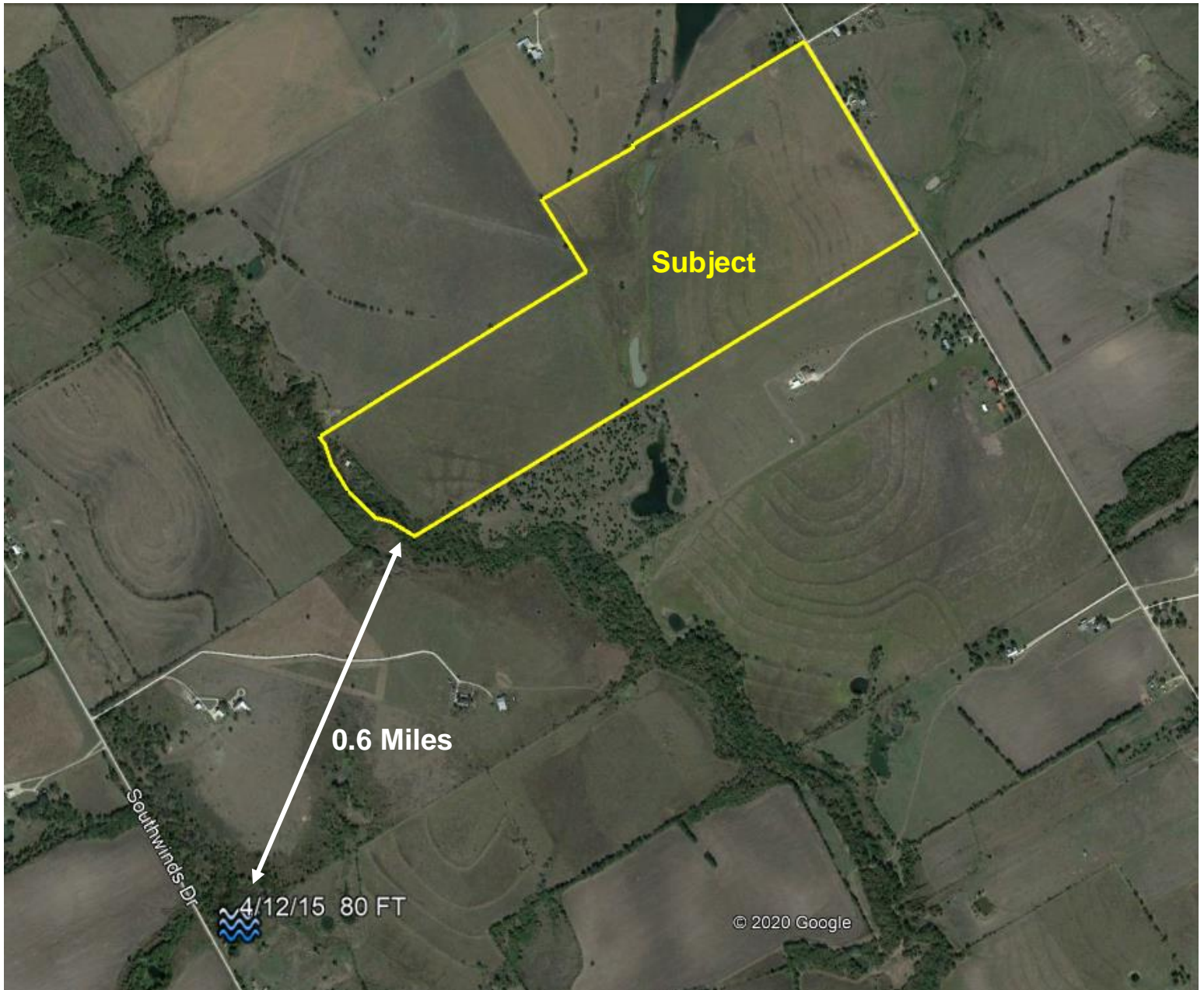
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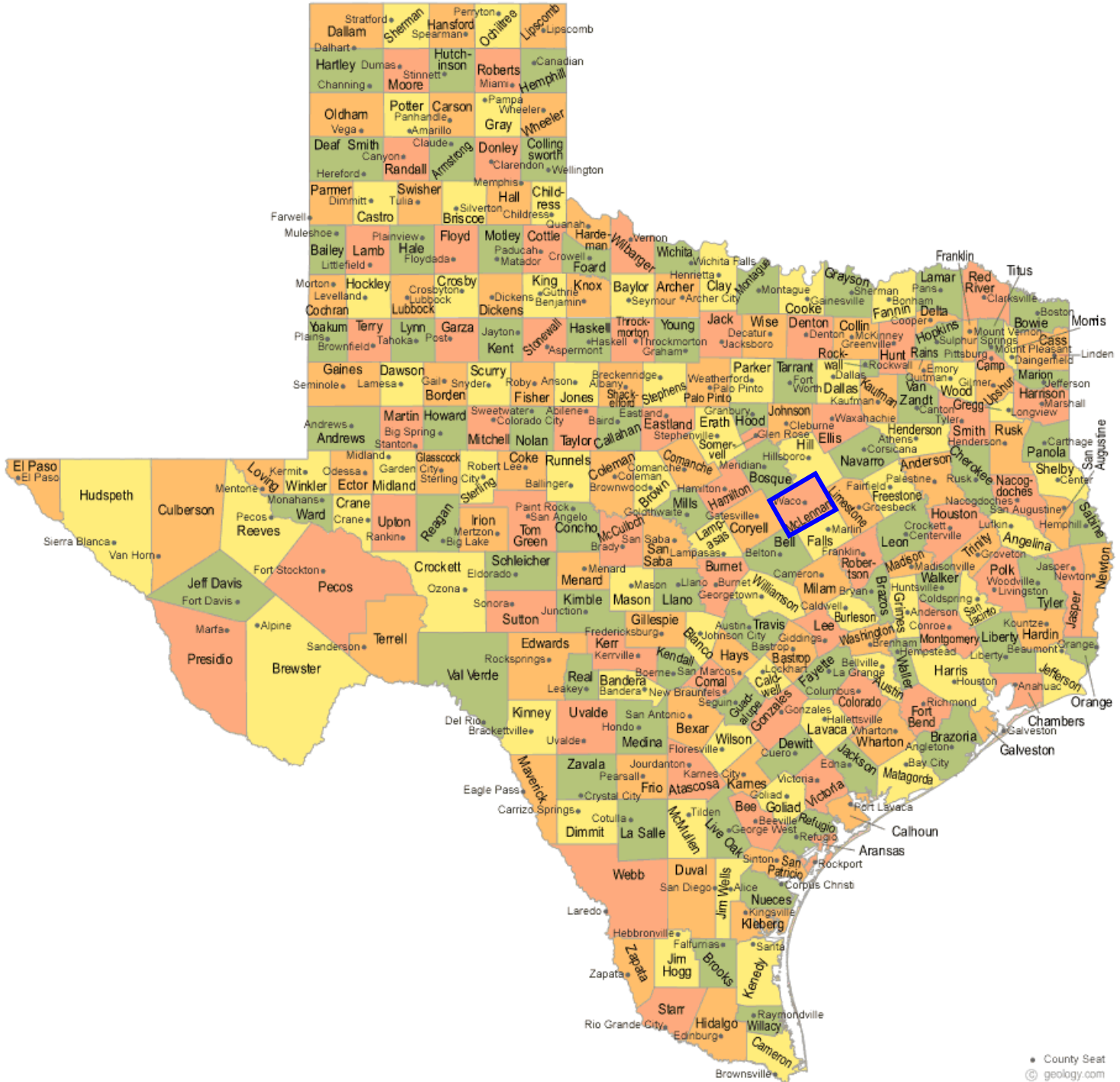
**Aerial of Water Well Nearest Property**



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## Location of McLennan County





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## Soil Map Aerial



**USDA** Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/23/2020  
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**Soil Type Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeB	Heiden clay, 1 to 3 percent slopes	22.7	18.0%
HeD	Heiden clay, 5 to 8 percent slopes	15.7	12.4%
HoB	Houston Black clay, 1 to 3 percent slopes	82.9	65.7%
LoB	Lott silty clay, 1 to 5 percent slopes	1.6	1.3%
Ov	Ovan silty clay, frequently flooded	3.2	2.5%
<b>Totals for Area of Interest</b>		<b>126.1</b>	<b>100.0%</b>



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### Soil Type – HeB

**HeB—Heiden clay, 1 to 3 percent slopes**

#### *Management Concerns*

#### **Setting**

*Landform:* Uplands of Upper Cretaceous age  
*Distinctive landscape features:* None  
*Landscape position:* Foot slopes  
*Slope:* Gently sloping, slightly concave  
*Shape of areas:* Irregular or rounded  
*Size of areas:* 10 to 400 acres

#### **Typical Profile**

*Surface layer:*  
0 to 6 inches—dark grayish brown clay  
*Subsurface layer:*  
6 to 14 inches—dark grayish brown clay  
*Subsoil:*  
14 to 55 inches—dark grayish brown, grayish brown, and light brownish gray clay  
*Underlying material:*  
55 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:* Moderate  
*Hazard of wind erosion:* Slight

#### **Composition**

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

#### **Contrasting Inclusions**

- The well drained Lott and McLennan soils on hillsides
- The moderately deep Austin soils on foot slopes and ridges
- The well drained, deep Ferris soils on hillsides
- The moderately well drained Houston Black soils on the lower foot slopes

#### **Land Uses**

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

#### **Pasture**

*Major limitations:*

- None
- Minor limitations:*
  - The very slow permeability can cause temporary wetness during wet periods.
  - Maintenance of fences is costly because of shrinking and swelling of the soil.

#### **Cropland**

*Major limitations:*

- None
- Minor limitations:*
  - The very slow permeability can cause temporary wetness, which can sometimes delay farming operations.
  - Because of the moderate hazard of water erosion, management of crop residue, terraces, or grassed waterways may be needed to prevent excessive soil loss.
  - 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.
  - 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, sidewalks, roads, and streets to crack or buckle.
- The very slow permeability may cause septic systems to work improperly.
- Establishing and maintaining lawns and landscape plants can be difficult on this clayey soil.
- Shallow excavations sometimes cave in.
- Minor limitations:*
  - The very slow permeability can cause water to accumulate for short periods in some areas.

#### **Interpretive Groups**

*Land capability classification:* IIe  
*Range site:* Blackland



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## **Soil Type – HeD**

**HeD—Heiden clay, 5 to 8 percent slopes**

### **Land Uses**

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

### **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

### **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.

### **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

#### **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.

### **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

#### **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.

### **Composition**

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

#### **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 landscape plants can be difficult on this clayey, moderately sloping soil.

### **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

### **Interpretive Groups**

*Land capability classification:* IVe  
*Range site:* Blackland



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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
- The well drained Krum and Lewisville soils in the slightly lower positions
- The moderately well drained Branyon soils on broad flats
- The moderately well drained Slidell soils in the slightly higher positions

#### **Land Uses**

*Major land use:* Cropland  
*Other land uses:* Pasture, rangeland

#### **Management Concerns**

##### **Pasture**

*Major limitations:*

- None
- Minor limitations:*
  - The very slow permeability can cause temporary wetness during wet periods.
  - Maintenance of fences is costly because of shrinking and swelling of the soil.

##### **Cropland**

*Major limitations:*

- None
- Minor limitations:*
  - The very slow permeability can cause temporary wetness, which can sometimes delay farming operations.
  - Because of the moderate hazard of water erosion, management of crop residue, terraces, or grassed waterways may be needed to prevent excessive soil loss.
  - 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.
  - Shrinking and swelling of the soil can cause fences to sag.

##### **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.
- Establishing lawns and landscape plants is difficult on this clayey soil.
- Shallow excavations sometimes cave in.
- Minor limitations:*
  - The slow runoff and very slow permeability can cause water to accumulate for short periods.

#### **Interpretive Groups**

*Land capability classification:* IIe  
*Range site:* Blackland



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## **Lorena, McLennan County, TX 76655**

### **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.

##### **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



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### Soil Type – Ov

#### Ov—Ovan silty 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 and narrow  
*Size of areas:* 20 to 300 acres

##### Typical Profile

*Surface layer:*  
0 to 20 inches—dark grayish brown silty clay  
*Subsurface layer:*  
20 to 35 inches—grayish brown silty clay  
*Subsoil:*  
35 to 80 inches—pale brown silty clay

##### Soil Properties

*Depth:* Very deep  
*Drainage class:* Moderately well drained  
*Water table:* None within a depth of 6 feet  
*Flooding:* Frequent, of very brief duration  
*Runoff:* Slow  
*Permeability:* Very slow  
*Available water capacity:* High  
*Root zone:* Very deep  
*Natural soil fertility:* High  
*Soil reaction:* Moderately alkaline  
*Shrink-swell potential:* High  
*Hazard of water erosion:* Slight  
*Hazard of wind erosion:* Slight

##### Composition

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

##### Contrasting Inclusions

- The well drained, clayey Frio soils on flood plains
- The moderately well drained, clayey Tinn soils on hillsides bordering flood plains
- The well drained Sunev and Lewisville soils on hillsides bordering flood plains
- The well drained Heiden and moderately well drained Houston Black soils along foot slopes bordering flood plains

##### Land Uses

*Major land use:* Pasture  
*Other land uses:* Cropland, rangeland, recreation

#### Management Concerns

##### Pasture

###### Major limitations:

- The soil is flooded about once every 1 to 2 years. Floods can destroy fences, cause scour erosion, and deposit sediment on established pastures.

###### Minor limitations:

- None

##### Cropland

###### Major limitations:

- Crop losses can occur because of flooding. Some areas are used for small grain, forage sorghum, or other crops.

###### Minor limitations:

- This slowly permeable, clayey soil can be wet for short periods. The wetness may delay planting in some years.

##### Rangeland

###### Major limitations:

- This soil is well suited to rangeland, but flooding may be a problem in some years.

###### Minor limitations:

- None

##### Urban development

###### Major limitations:

- Flooding is a severe hazard on sites for streets, houses, or other urban structures.
- The very slow permeability can cause septic systems to fail.

###### Minor limitations:

- Shrinking and swelling of the soil can cause buildings and roads to crack or buckle.

#### Interpretive Groups

*Land capability classification:* Vw

*Range site:* Clayey Bottomland



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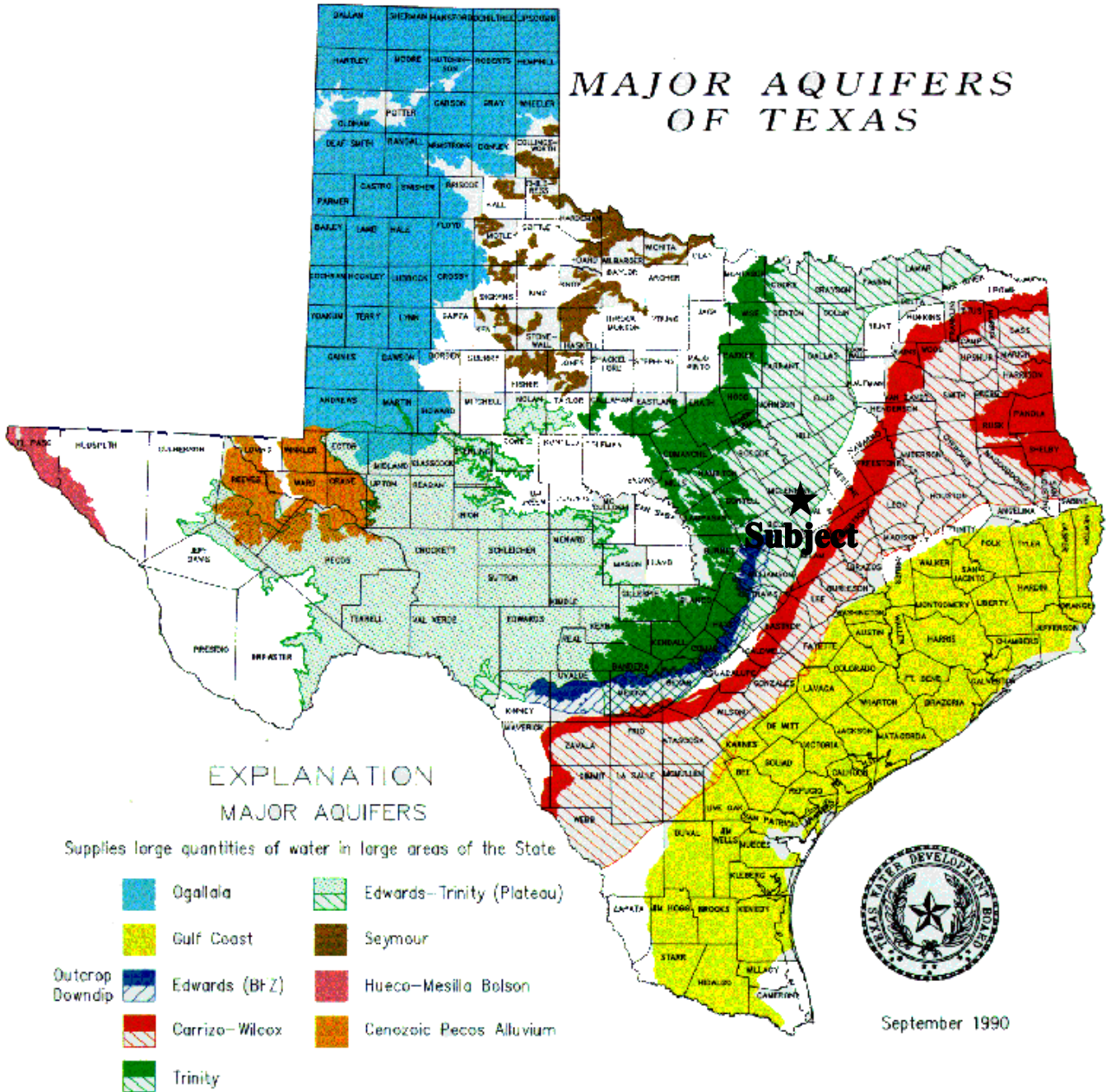
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**Property Location to Major Aquifers of Texas**





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**Lorena, McLennan County, TX 76655**

**Topo Map**



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AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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IF CERTAIN REQUIREMENTS ARE MET**

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P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000**



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

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— "Stewards of Land" —  
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