

FOR SALE

100.23 Acres MOL

Pasture & Recreation Land Home & Pool Built 2023

Riesel, Falls County, (Waco, MSA), TX 76682

REDUCE ~~\$872,000~~ \$750,000

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



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

Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

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Property Highlights

Location – 430 CR 152, Riesel, Falls County, TX. Coming from I-35 @ Loop 340 in Waco go 6.5 miles south-east on Loop 340. Turn right to continue on TX-6 Towards Marlin. Proceed 17.7 miles and turn left onto FM 2307. Go 1.5 miles and the property will be on your right. Look for the Texas Farm and Ranch Realty sign. Located just 30 minutes from Waco, approximately 1 hour 40 minutes from Dallas, Texas, 1 hour 45 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 100.23 Acres MOL.

Introduction

Discover this stunning 2023-built home nestled on 101 acres, featuring 3 spacious bedrooms and 2 full bathrooms. The open-concept kitchen, dining, and living areas provide an ideal setting for family gatherings and entertaining guests. Relax in the inviting above-ground pool and hot tub on warm evenings, or watch your cattle and horses graze peacefully across the expansive pasture. Create cherished memories fishing in the two serene ponds or exploring the beautiful wooded hunting areas. The land is mostly open with gentle rolling hills, fully fenced and cross-fenced, with working pens nestled beside the woods. The home includes all necessary appliances, HVAC, ceiling fans, and vinyl wood-colored flooring, all situated on a durable 4,000-psi concrete slab. The roof on the house is composition and park your car, truck, motorcycle or tractor under the metal carport which also sits on a concrete slab. For additional storage, enjoy the spacious shed conveniently located just outside the home, ideal for your household goods or gardening needs.

Water – The property has one water meter provided by Tri County Water View nearest well report in this brochure if you are looking at drilling a well. There are two large ponds on the property.

Electricity – Navasota Valley Electric services the property.

Soil – There are various soil types that make up the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Ag Exemption - The property is currently under Ag Exemption for tax purposes.

Minerals – All owned minerals convey.

Topography – The land is flat gentle rolling hills with coastal Bermuda, native grasses and wooded area.

Current Use – Privately owned and is used for livestock grazing and recreation.

Easements – An abstract of title will need to be performed to determine any easements that may exist.

Showings - By appointment only.

Presented At - \$750,000 or \$7,483 per 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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View of Home - Interior



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View of Home Exterior & Land



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View of the Land



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Property Aerial View



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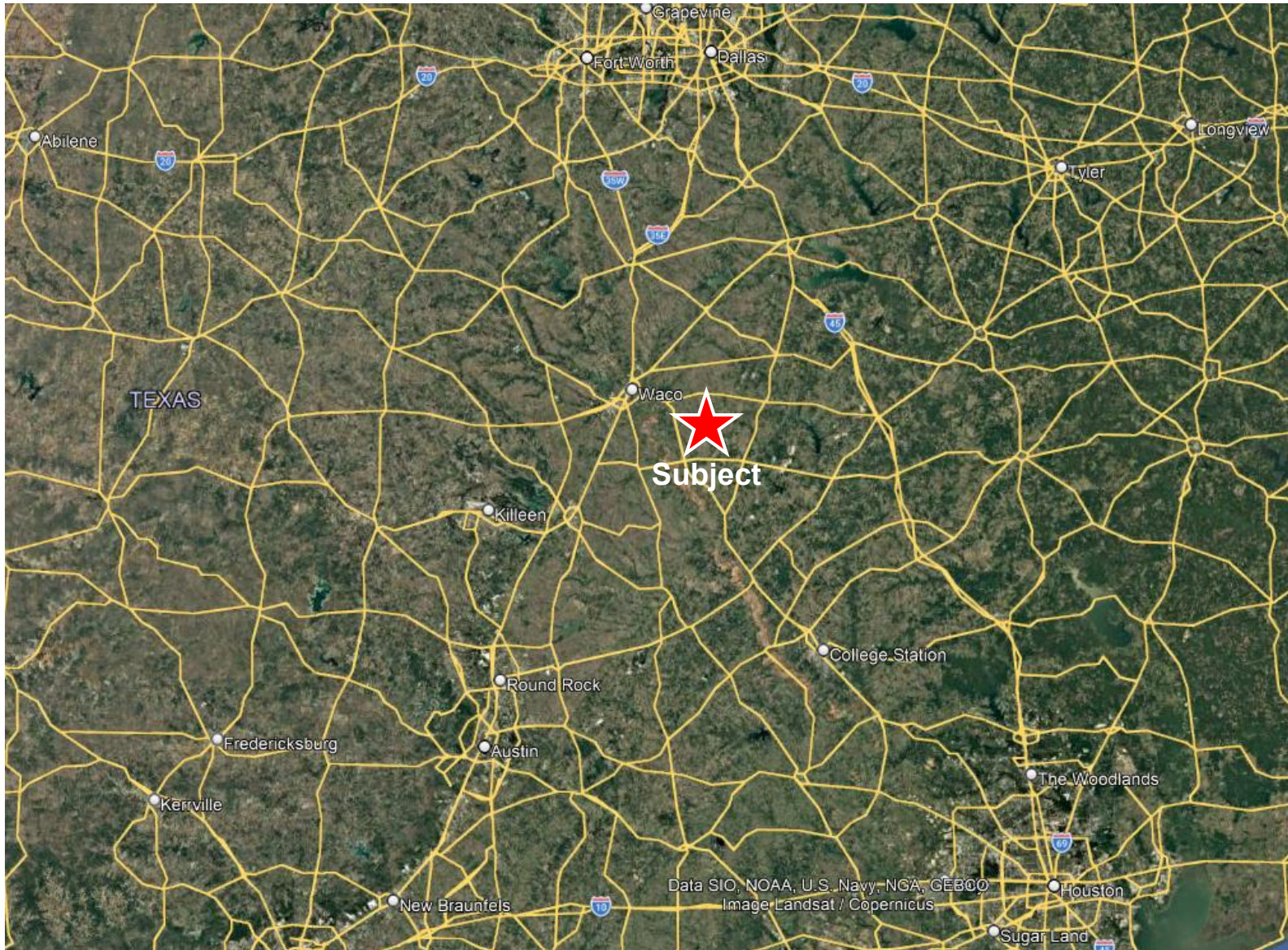
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Nearest Permitted Water Well



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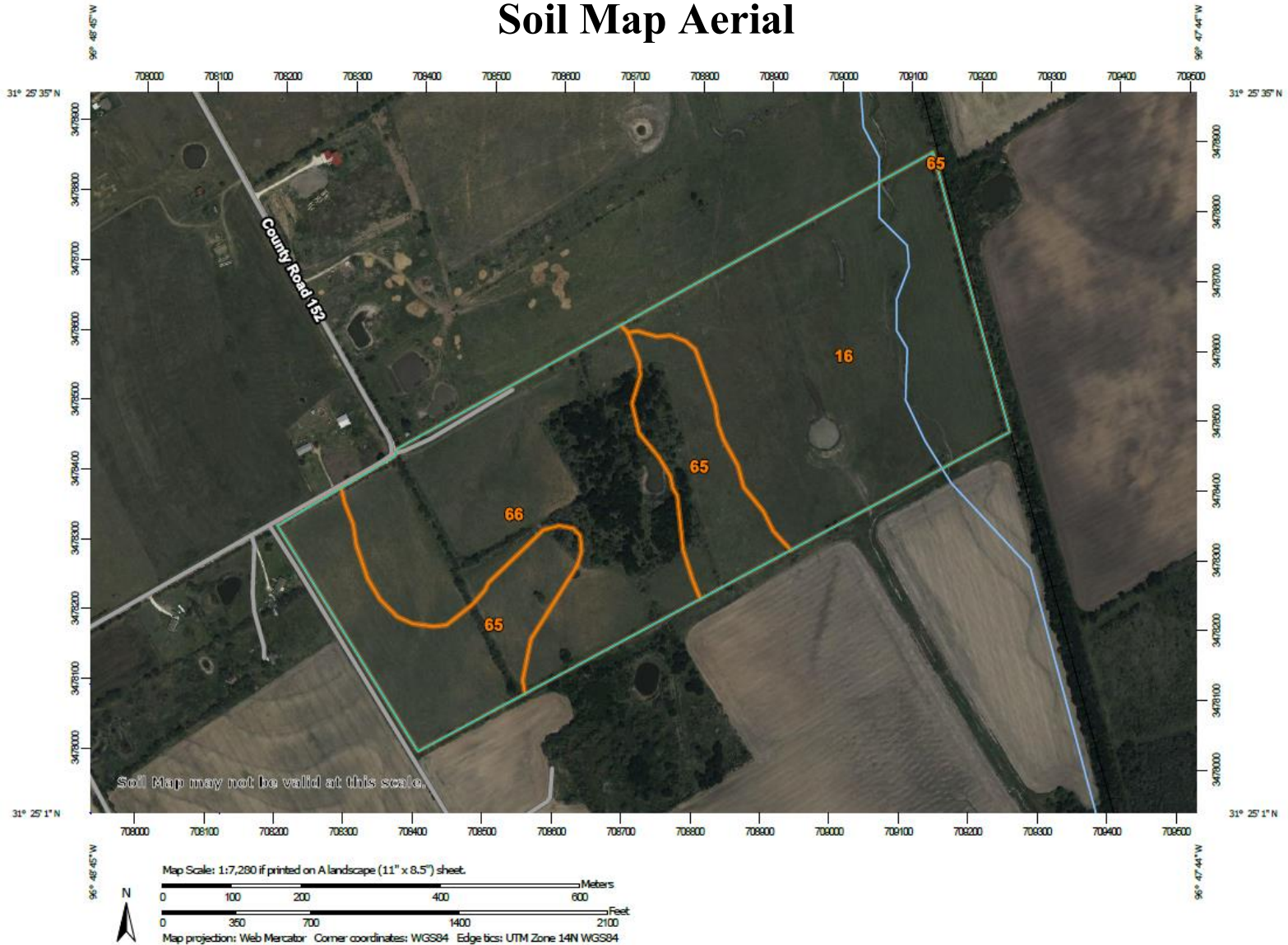
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Soil Map Aerial



USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/22/2026
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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Burleson clay, 0 to 1 percent slopes	41.1	40.6%
65	Wilson silty clay loam, 0 to 1 percent slopes	25.1	24.9%
66	Wilson silty clay loam, 1 to 3 percent slopes	34.9	34.5%
Totals for Area of Interest		101.1	100.0%



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Soil Type – 16

16—Burleson clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on stream terraces and uplands. Slopes are plane. Areas range from 10 to 125 acres in size.

This soil has a surface layer of dark gray, mildly alkaline clay about 5 inches thick. Below the surface is very dark gray, mildly alkaline clay to a depth of 19 inches. Between depths of 19 and 37 inches is dark gray, mildly alkaline clay. Below this layer, to a depth of 47 inches, is dark gray, moderately alkaline clay that has grayish brown mottles. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is sticky when wet and is difficult to work. When it is dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is restricted by the clayey lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Houston Black, Branyon, and Wilson soils. The included soils make up 10 to 20 percent of this map unit.

This soil is used dominantly for crops. It has high potential for this use. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility and providing adequate surface drainage. Proper management includes growing crops that produce large amounts of residue and maintaining smooth surface gradients.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along the drainageways.

This soil has low potential for most urban uses. The limitations that affect urban development are shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation. Potential for recreation is low. The clayey surface layer and very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIw; Blackland 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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Soil Type – 66

66—Wilson silty clay loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

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 gummy. 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 moderate.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture 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. Occasional 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 IIIe; Claypan Prairie range site.



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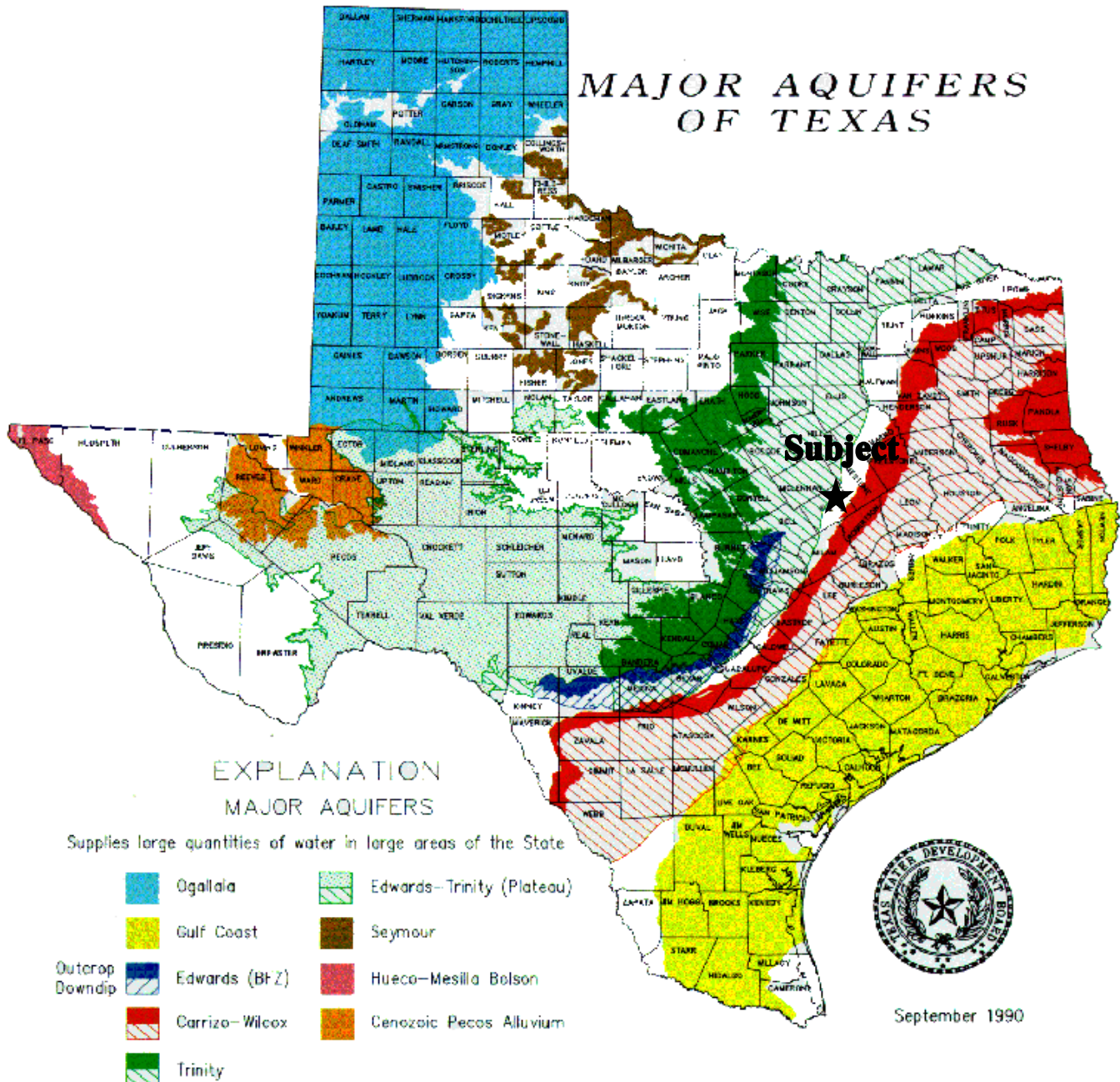
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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Topo Map



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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
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WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
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RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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



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