

FOR SALE

24.9 Acres MOL

Custom Home Site,

Crop, Pasture & Recreation Land

Chilton, Falls County, (Waco,MSA), TX 76632

\$236,550

Seller Financing Available



~"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 – TBD CR 494N, Falls County, TX. Coming from I-35 @ Loop 340 in Waco go 1.5 miles south-east on Loop 340. Take exit to Hwy 77 South. Proceed 16 miles and turn left onto Hwy 7. Go 0.6 miles and turn right on CR 494 N. Go 0.2 miles and the property will be on your right. Look for the Texas Farm and Ranch Realty sign. Located just 20 minutes from Waco, approximately 1 hour 15 minutes from Dallas, Texas, 1 hour 15 minutes from Austin and 2 hours 30 minutes from Houston.

Acres – 24.9 Acres MOL. A survey will be needed to determine exact acreage.

Amenities

- 0.2 miles from Hwy 7
- Approximately 142 Linear Feet of frontage on CR 494 N
- Income producing
- Livestock & hay production
- Custom Homesite
- Wet weather creek borders the rear of the property.
- Walking distance from the new Dollar Store built at the intersection of Hwy 7 & CR 494A

Water – There is no meter on the property. West Brazos Water Supply has a water line that runs on the property parallel to CR 494N and stated as of June 9, 2026 there are meters available and they are accepting applications. An application for the meter can be obtained by calling 254-300-5757.

Electricity – There is not an electric meter on the property. The electric line is located on the property running parallel to CR 494N. Oncor Electric Delivery services the area.

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. FEMA maps are not available in Falls County, TX

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

Minerals – All owned minerals convey.

Lease – The property is leased to a hay farmer ending 2/28/29. Seller has a buy-out provision in the lease if Buyer does not want to retain tenant.

Topography – The land is flat.

Current Use – Privately owned and is used for livestock, hay production, and recreation.

Easements – An abstract of title will need to be performed to determine any easements that may exist. Known easements are an Atmos Gas line 9' feet off the property fence line that fronts CR 494A. Fuel pipeline runs across the property.

Showings - By appointment only.

Presented At - \$236,550 or \$9,500 per acre – Seller Financing Available

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 the Land



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Property Aerial View



Image © 2026 Airbus



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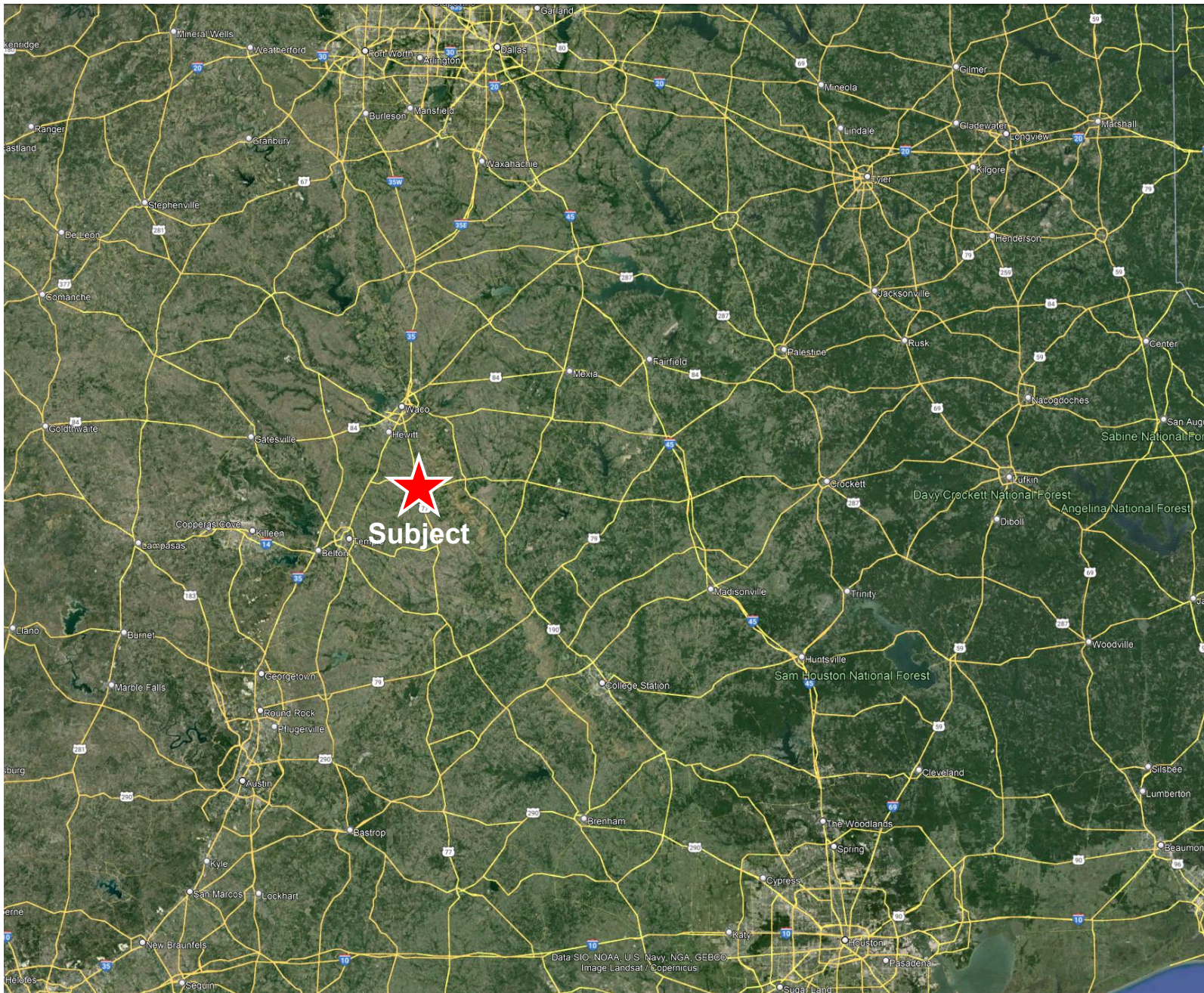
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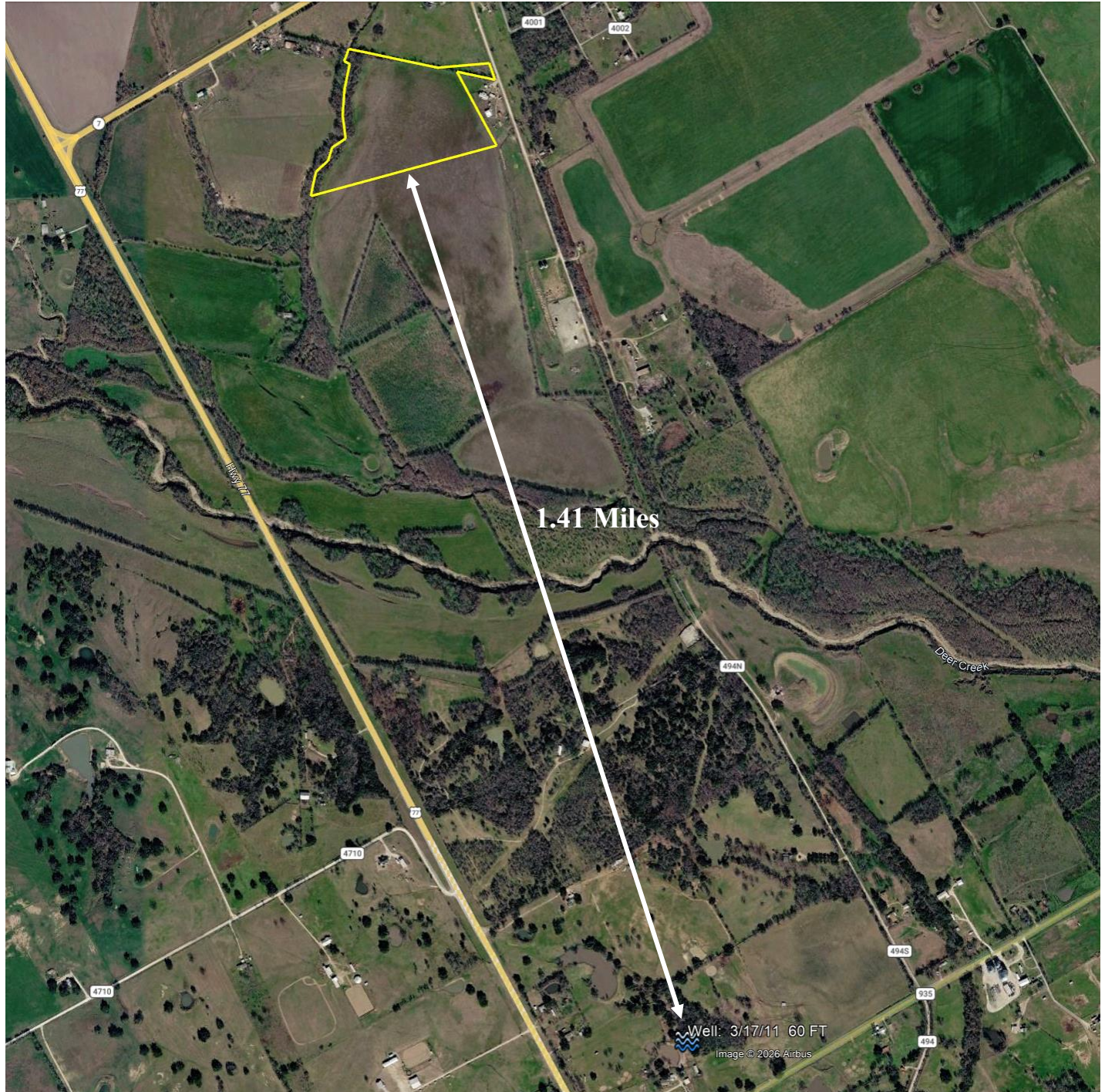
**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Nearest Permitted Water Well



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Crop, Pasture & Recreation Land

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Soil Map Aerial

Map Scale: 1:3,170 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Soil Map may not be valid at this scale.



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Branyon clay, 1 to 3 percent slopes	12.7	52.6%
36	Lewisville silty clay, 1 to 3 percent slopes	11.4	47.4%
Totals for Area of Interest		24.1	100.0%



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Soil Type –14

14—Branyon clay, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on narrow terraces along major streams. Slopes are plane or slightly concave. Areas range from 10 to 150 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 39 inches thick. Below the surface layer, to a depth of 48 inches, is gray, moderately alkaline clay. Between depths of 48 and 61 inches is grayish brown, moderately alkaline clay that has brown mottles. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has yellowish brown 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. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by plant roots is restricted by the clayey lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Houston Black, Heiden, and Lewisville soils. Houston Black and Heiden soils are on uplands, and Lewisville soils are on steeper side slopes. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for this use is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objective in management is controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue help control erosion and help maintain soil tilth.

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, corrosivity to uncoated steel, low strength, and slow percolation. The potential for recreation is low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland and rangeland wildlife habitat is medium. Capability subclass IIe; Blackland range site.



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Soil Type –36

36—Lewisville silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on terraces along the major streams. Slopes are plane and convex. Areas are long narrow bands or irregular in shape and range from 15 to about 100 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 15 inches thick. Between depths of 15 and 34 inches is brown, moderately alkaline silty clay. Between depths of 34 and 50 inches is strong brown, moderately alkaline silty clay. Below this layer, to a depth of 65 inches, is light brown, moderately alkaline silty clay.

This soil has good tilth and is easily worked. Permeability is moderate, and available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few areas of Lewisville soils that have slopes of less than 1 percent and some Lewisville soils that have been slightly damaged by erosion. Also included are a few intermingled areas of Altoga, Ferris, and Heiden soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help to control erosion and maintain tilth.

This soil has a high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses, an overstory of hackberry, elm, and pecan trees along drainageways; and scattered oak trees.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and low strength. The potential for recreation is medium. The most restrictive limitation for this use is the clayey surface layer. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIe; Clay Loam range site.



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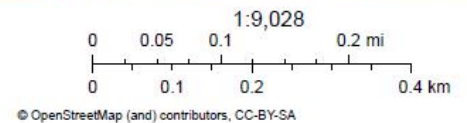
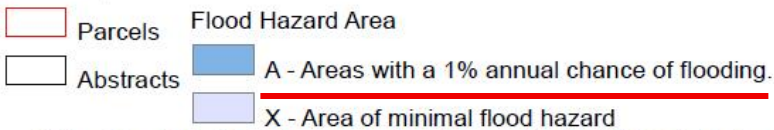
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Falls County Appraisal District Flood Map



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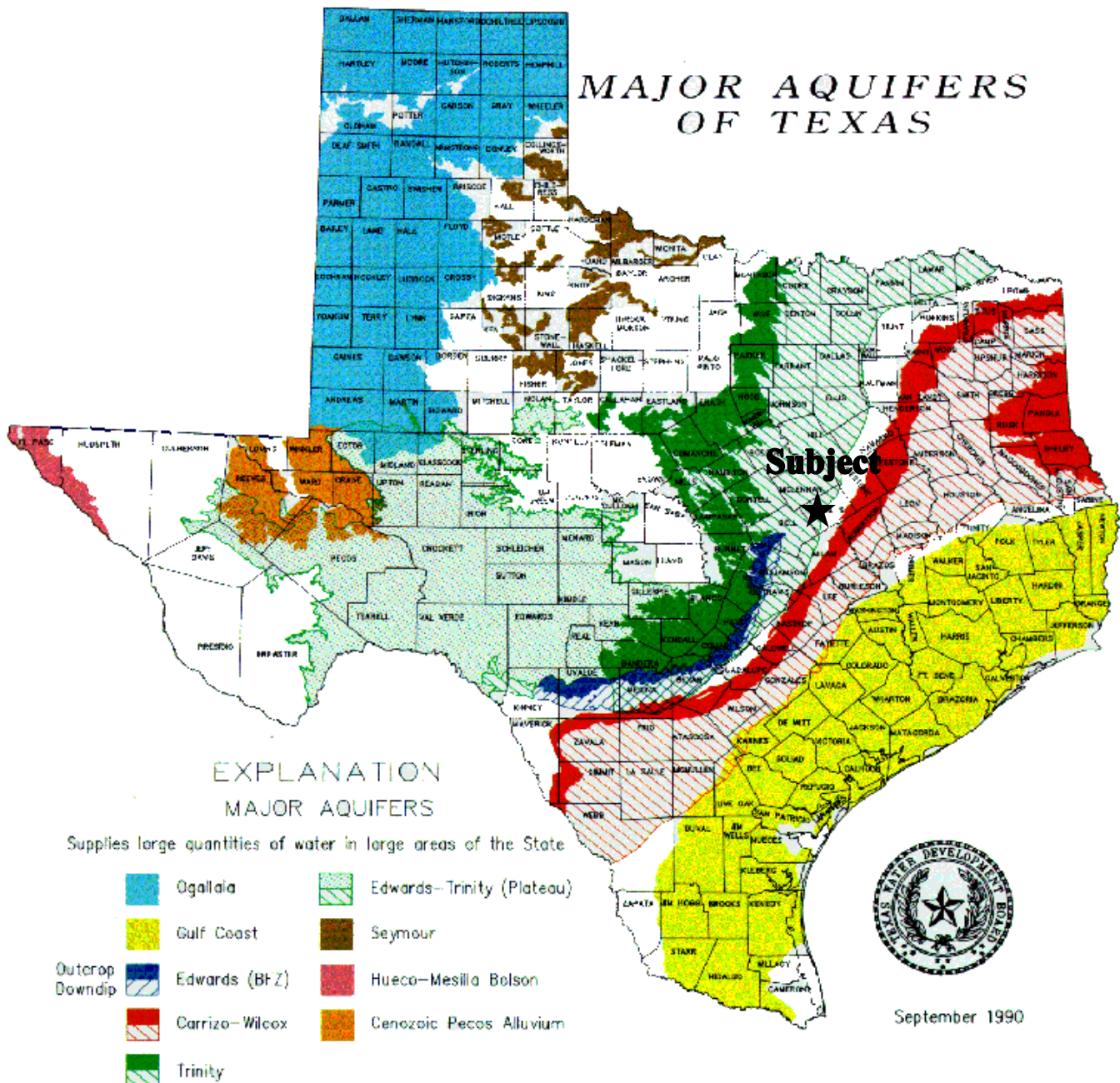
Falls County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Property Location to Major Aquifers of Texas



TEXAS
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Topo Map



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
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
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
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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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

<u>Dube's Commercial Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(254)803-5263</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(254)803-5263</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.com</u>	<u>(254)803-5263</u>
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
IABS 1-0 Date



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