

# CENTRAL TEXAS FARMLAND

East of Temple, Texas

FALLS COUNTY, TEXAS

*49.15 Acres fronting on SH 53.*



Operated by the same family since the 1950's, the land has been continuously maintained in excellent condition and produces top area crop yields. It can be a solid addition to an existing farming operation or serve as an investment that generates consistent crop lease income.

The neighborhood consists of rural family dwellings, agricultural and recreational tracts that are well-maintained and show pride of ownership. The farm has good access to SH 53 which leads to schools, shopping centers, and places of employment in the area.

Located approximately 17.5 miles east of Temple, Texas, the property's north boundary fronts on SH 53. The farm is a candidate for establishing a residence and related out-buildings on — thereby providing a country living setting that combines the enjoyment of rural living with the benefits of low taxes and a reliable income.



## DESCRIPTIVE INFORMATION

**LOCATION:** Approximately 17 miles east of Temple, Texas; about 2 miles east of the community of Barclay.

**ACCESS:** From NE H K Dodgen Loop (Loop 363) in Temple — travel 15.7 miles east on SH 53 — to north boundary of property.

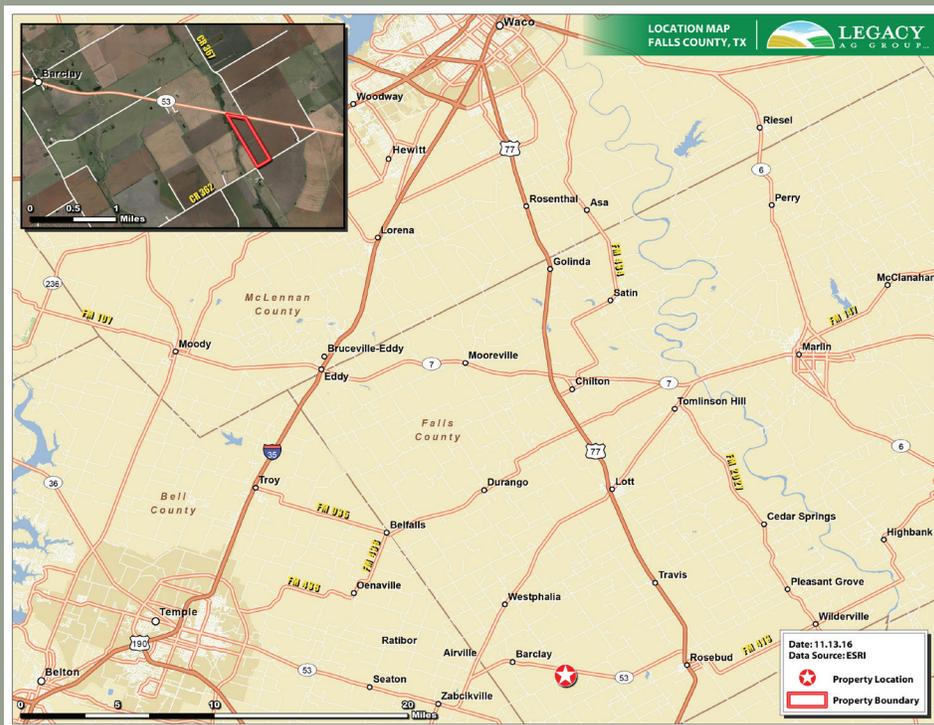
**EASEMENTS:** Power line, southwest corner of property.

### UTILITIES:

**Electricity:** Heart of Texas Electric Co-op.

**Water:** Bell-Milam-Falls Water Supply Corporation

**Sewer:** Requires installation of septic system.



## FINANCIAL INFORMATION

**SALES PRICE:** \$126,560.00

**PRICE PER ACRE:** \$2,575.00

**TAXES (Projected 2016):** \$181.42

**MINERAL RIGHTS:** Seller will convey 100% of owned mineral rights.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



**LEGACY**  
AG GROUP, LLC

For additional information contact:

**JODIE RAPP**

Office: (512) 551-9580

Mobile: (806) 236-1453

[jwrapp@legacyaggroup.com](mailto:jwrapp@legacyaggroup.com)

[LEGACYAGGROUP.COM](http://LEGACYAGGROUP.COM)