FOR SALE

286 Acres MOL

Cattle & Crop Land – River Frontage

Marlin, Falls County, TX 76661

$999,500

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

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

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

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

286 Acres

Marlin, Falls County, TX 76661

286 Acres Brazos River Frontage & Bottom Land Cultivated/Grazing/Recreational

Location – 3.5 miles NW of Marlin, Falls County, Texas on CR 103.

Acres – 286 acres MOL acres – subject to a survey (see aerial included in the brochure).

Land Breakdown – 132 acres cultivated land current in corn.
38 acres cultivated land currently in wheat.
94 acres pasture land currently in cattle/hay production
22 acres wildlife, river and creek.

Fencing – Three sides fenced & cross fenced. High quality fencing & materials. Short spacing of posts & number of wires is above standard.

Water – Approximately 1,700 sf of Brazos River frontage with beach front which is rare. Cedar Creek also runs through the property. Property has an existing water well which is 20 feet deep and pumps 55 gallons water per minute. There is a long term lease on the water well that serves the neighbor's residence (approximately 600 gallons a day). The lease does not preclude new ownership from using the well.

Electricity – Navasota Valley Electric Coop services the area. Electricity available with easement from next door neighbor.

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.

Easements – Brazos Valley Electric has an electric easement that follows the CR 103 frontage road. There is a 2" water line easement (line is 3' deep) that runs from the well through the property to the next door neighbor. A title report will determine any other easements not known to Seller.

Minerals – Seller reserves all owned minerals which are believed to be 28%.

Gravel & Sand – The gravel & sand rights have not been severed and comes with the sale of the property.

Air Rights – The air rights have not been severed and comes with the sale of the property.

Topography – The cultivated land is mostly flat with 0 to 1% slight slopes which is excellent for cultivation. Land drops off into "river bottom land" with breath taking views and rolling topography.

Trees – Cotton Wood, Pecan, Elm, Oak, Willow, Mesquite and various others native to the area.

Current Use – Privately owned. Cultivated portion (approximately 170 acres) is leased out until 9/30/21 for corn & wheat farming. Lease does have termination rights if tied to harvest. Grazing & Pasture portion (approximately 72 acres) is currently used by Seller and in cattle/hay production. Seller is willing to sign a long term lease. The recreational portion (approximately 22 acres) is used for hunting deer, hog, fishing and family recreational. Seller is willing to sign a long term lease for this as well.

Price - $999,500 or $3,495 an acre

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Property Pictures

View of Brazos River looking southwest

View of Brazos River looking west

View of Brazos River looking north

View of hunting area

View of hunting area

View of fence and freshly planted corn field off county road

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Property Pictures

View of Brazos River looking north

View of freshly planted corn in cultivated area

View of bottom wheat land

View of fencing – wheat and pasture fields

View of pasture land.

View of pasture looking north

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Property Pictures

View of bottom wheat land

View of bottom wheat land

View of bottom wheat land

View of wheat

View of south border looking north. Note property is on both sides of fence

View of wheat and pasture land

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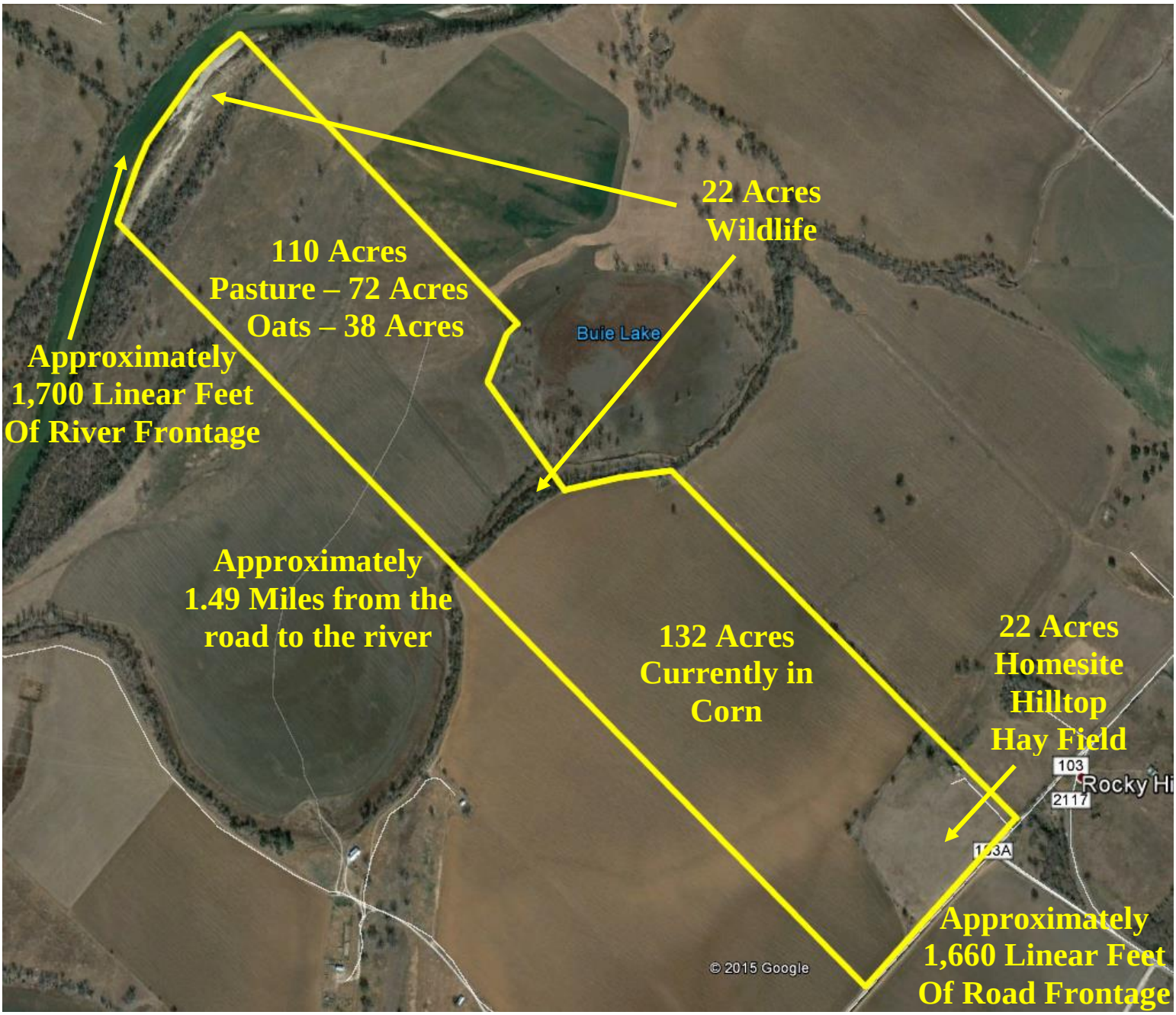
Property Aerial View



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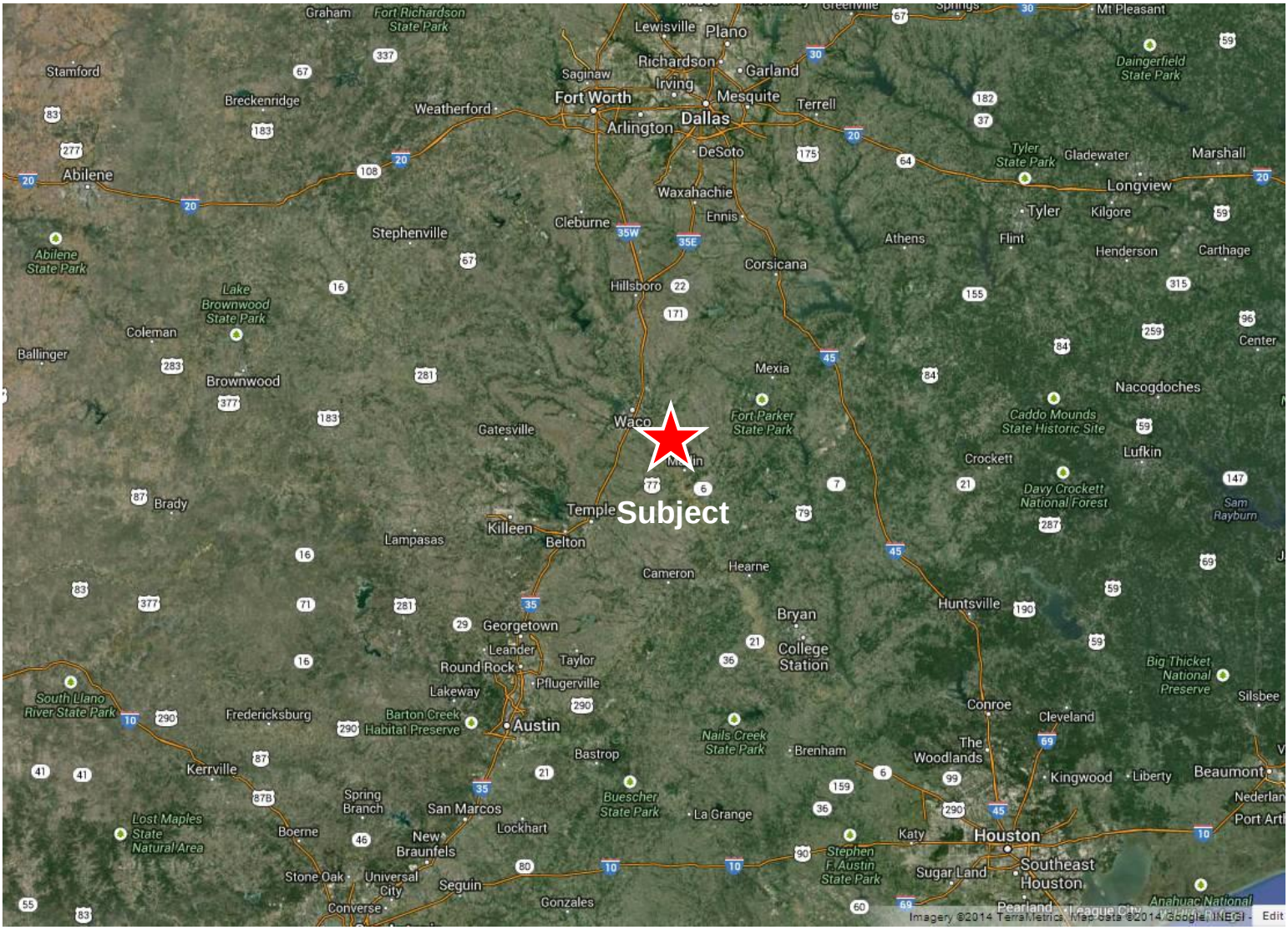
Property Location Relative to DFW, Austin and Houston



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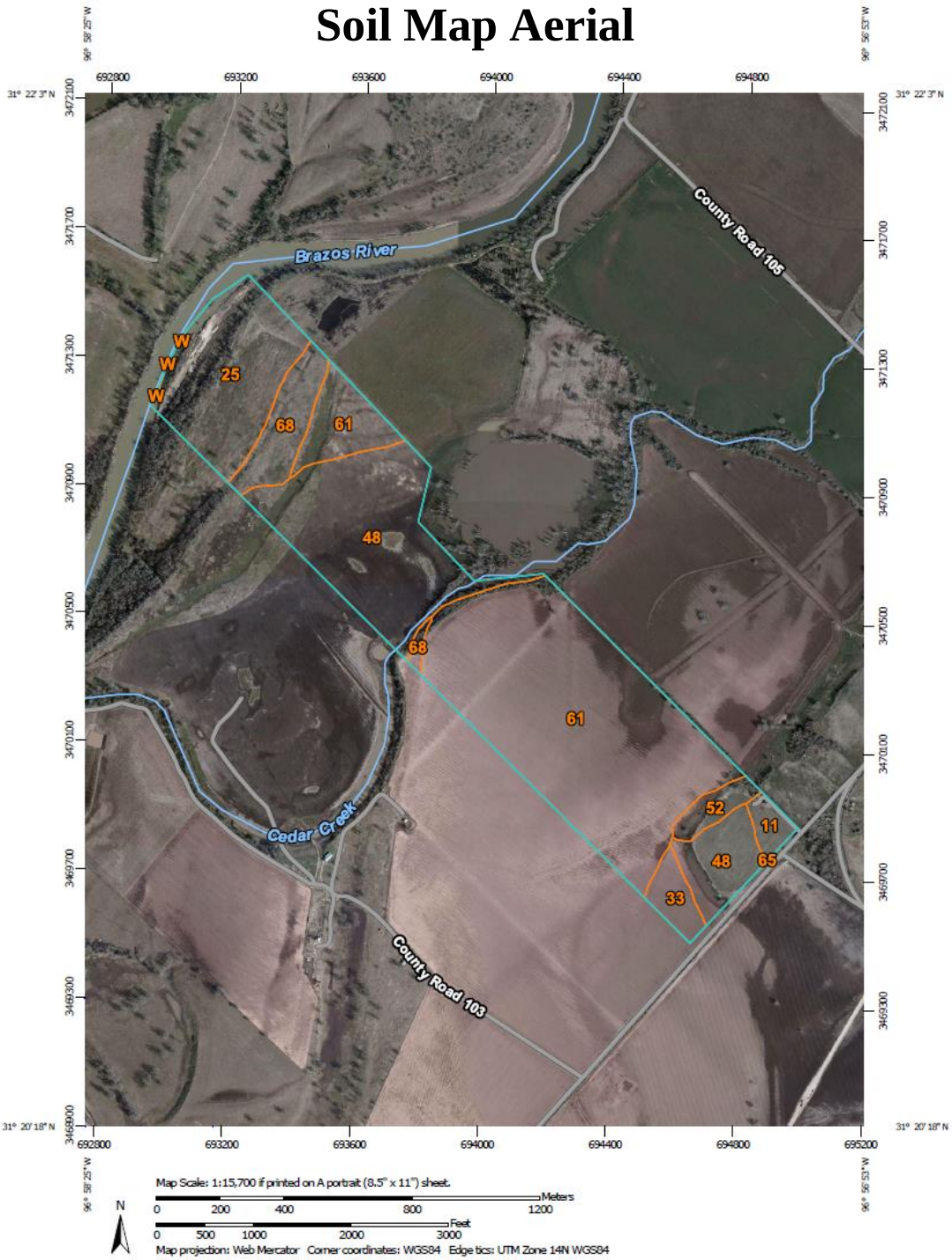
Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
11	Bastrop fine sandy loam, 0 to 1 percent slopes	4.4	1.5%
25	Gaddy silt loam, occasionally flooded	42.9	15.2%
33	Highbank silty clay loam	6.8	2.4%
48	Ships clay	75.2	26.6%
52	Silawa fine sandy loam, 3 to 5 percent slopes	5.9	2.1%
61	Weswood silty clay loam, 0 to 1 percent slopes	131.8	46.6%
65	Wilson silty clay loam, 0 to 1 percent slopes	0.0	0.0%
68	Yahola fine sandy loam, occasionally flooded	15.9	5.6%
W	Water	0.1	0.0%
Totals for Area of Interest		**283.0**	**100.0%**

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Soil Type - 11

11—Bastrop fine sandy loam. This deep, well drained, nearly level soil is on low terraces just above the flood plain of the Brazos River. Slopes are convex and range from 0 to 1 percent. Areas are oval in shape and range from 15 to 75 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 11 inches thick. Between depths of 11 and 15 inches is reddish brown, slightly acid sandy clay loam. Between depths of 15 and 51 inches is yellowish red, slightly acid sandy clay loam. Below this layer, to a depth of 67 inches, is red, slightly acid gravelly sandy clay loam. Between depths of 67 and 75 inches is red, slightly acid very gravelly sandy clay loam. Between depths of 75 and 80 inches is red, slightly acid very gravelly loamy fine sand.

This soil has good tilth and can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is high. Roots penetrate the deep root zone. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Silstid, Silawa, and Weswood soils. The Silawa and Silstid soils are on terraces of higher elevation, and the Weswood soils are on the flood plain. Included soils make up less than 20 percent of this map unit.

This soil has high potential for crops, and such specialty crops as watermelons and tomatoes are grown in some areas. The major objectives of management are maintaining soil tilth and fertility. Using a cropping system that includes cool-season legumes and growing crops that produce large amounts of residue help to maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Proper management includes weed control, fertilization with nitrogen and phosphorus, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of mid and tall grasses and an overstory of scattered post oak and blackjack oak. This soil has high potential for most urban recreation uses. It has no limitation that cannot be easily overcome. Potential for both openland and rangeland wildlife habitat is high. Capability subclass I; Sandy Loam range site.

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Soil Type - 25

25—Gaddy silt loam, occasionally flooded. This deep, somewhat excessively drained, nearly level soil is on flood plains of the Brazos River. It is flooded every 4 to 10 years for several hours. Areas are in long, narrow bands paralleling the river. Some areas have plane slopes and others are deeply channeled by drainageways. Slopes range from 0 to 1 percent. Individual areas range from 10 to about 95 acres in size.

This soil has a surface layer of light brown, moderately alkaline silt loam about 8 inches thick. Below the surface layer, to a depth of 14 inches, is stratified, light brown, moderately alkaline loamy fine sand and very pale brown, moderately alkaline silt loam. The underlying layer, to a depth of 80 inches, is pink, moderately alkaline fine sand.

This soil is easy to work throughout a wide range of moisture conditions. Permeability is moderately rapid, and the available water capacity is low. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Yahola soils and Gaddy soils that have a loamy fine sandy surface layer. The Yahola soils are at higher elevations on the flood plain. The included soils make up less than 10 percent of this unit.

This soil has medium potential for production of crops, but it is limited by a low available water capacity. Proper management includes fertilization.

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

This soil has low potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses. It is limited by the danger of flooding. This limitation can be overcome only by major flood control. This soil has medium potential for recreation. Flooding is the most restrictive limitation for this use. Potential is high for openland wildlife habitat and medium for rangeland wildlife habitat. Capability subclass IIIw; Sandy Bottomland range site.

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Soil Type - 33

33—**Highbank silty clay loam.** This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are plane and are 0 to 1 percent. Areas range from 25 to 150 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 14 inches thick. Below the surface layer, to a depth of 24 inches, is reddish brown, moderately alkaline silty clay. The underlying layer, to a depth of 62 inches, is reddish brown, moderately alkaline clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Ships, Weswood, and Yahola soils. The included soils make up about 10 to 20 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The main objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue and growing deep-rooted legumes help maintain tilth.

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

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

This soil has low potential for urban uses because of the danger of flooding. The potential for recreation is medium. The clayey surface layer and flooding are the most restrictive limitations for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIs; Loamy Bottomland range site.

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Soil Type - 48

48—Ships clay. This deep, moderately well drained, nearly level soil is on flood plains of the Brazos River. It is rarely flooded. Areas are long and narrow. They range from 50 to about 200 acres in size. Slopes are plane and are 0 to 1 percent.

This soil has a surface layer of reddish brown, moderately alkaline clay about 34 inches thick. The subsoil, to a depth of 54 inches, is red, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is reddish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky; and when dry, it is extremely hard and clods when plowed. Permeability is very slow, and the available water capacity is high. The root zone is deep, but dense plowpan layers that form in cultivated areas restrict root penetration. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Highbank, Roetex, Yahola, and Weswood soils. The Weswood and Highbank soils are intermingled. The Yahola soils are at a lower elevation on the flood plain, and the Roetex soils are in the less well drained positions. These 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, and some corn is also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes assists in maintaining the soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper 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 and an overstory of oak, elm, hackberry, cottonwood, and black willow trees along the stream.

This soil has low potential for urban uses. Its most restrictive limitations are flooding, shrinking and swelling with changes in moisture, corrosivity to uncoated steel, 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 wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIs; Clayey Bottomland range site.

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Soil Type - 52

52—Silawa fine sandy loam, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on ridges and side slopes. Soil areas are in long narrow bands and have convex slopes. Individual areas are about 5 to 40 acres in size.

This soil has a surface layer of fine sandy loam about 11 inches thick. This layer is dark grayish brown and slightly acid to a depth of 4 inches and brown and medium acid below. Between depths of 11 and 32 inches is yellowish red, and strongly acid sandy clay loam. Between depths of 32 and 45 inches is reddish yellow, strongly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are some soils that have a gravelly sandy clay loam layer at depths of 11 to 32 inches. Also included are areas of Silawa soils that have short slopes of 5 to 7 percent and areas that have a few shallow gullies. A few intermingled areas of Silawa loamy fine sand and Axtell soils are also included. The included soils make up about 10 to 20 percent of this unit.

This soil has low potential for production of crops, but it is limited by the erosion hazard, slope, low natural fertility, and medium available water capacity. Terracing and growing crops that produce large amounts of residue help to control erosion and maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has high potential for urban and recreation uses. Low strength is the most restrictive limitation for these uses. Potential for both openland and rangeland wildlife habitats is high. Capability subclass IIIe; Sandy Loam range site.

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Soil Type - 61

61—Weswood silty clay loam, 0 to 1 percent slopes. This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is subject to flooding only once in about 4 to 10 years and then only for a short duration. Slopes are plane. Areas are long and narrow, and they range from 15 to 200 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 6 inches thick. The subsoil, to a depth of 18 inches, is reddish brown, moderately alkaline silty clay loam. Between depths of 18 and 38 inches is stratified reddish brown silty clay loam and yellowish red clay loam. The underlying layer, to a depth of 60 inches, is reddish brown, moderately alkaline silty clay loam and thin layers of very fine sandy loam and silt loam.

This soil is easily worked, although crusts form on the surface. Permeability is moderate, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Weswood silt loam and Yahola soils. The included soils make up about 14 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue or growing legumes helps maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper 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 and an overstory of oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses, because of the danger of flooding. The potential for recreation is medium. The silty clay loam surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability class I; Loamy Bottomland 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 - 68

68—Yahola fine sandy loam, occasionally flooded. This deep, well drained, nearly level soil is on flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are 0 to 1 percent and plane. Areas are long, narrow bands paralleling the river. Some areas are smooth, and others are channeled by shallow drainageways. These areas range from 10 to 110 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline fine sandy loam about 10 inches thick. Below the surface layer, to a depth of 37 inches, is reddish yellow, moderately alkaline fine sandy loam. Between depths of 37 and 58 inches is reddish brown, moderately alkaline loam. The underlying layer, to a depth of 80 inches, is yellowish red, moderately alkaline fine sandy loam and thin strata of loamy fine sand and clay loam.

This soil is easily worked, although crusts form on the surface. Permeability is moderately rapid, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Weswood and Gaddy soils. The Weswood soils are at higher elevations on the flood plain, and the Gaddy soils are parallel to the stream channel. The included soils make up 10 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are maintaining fertility and improving tilth. Growing crops that produce large amounts of residue or growing legumes helps to maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper 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 oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses. It is limited by the danger of flooding. The potential for recreation is medium. Flooding is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIw; Loamy Bottomland range site.

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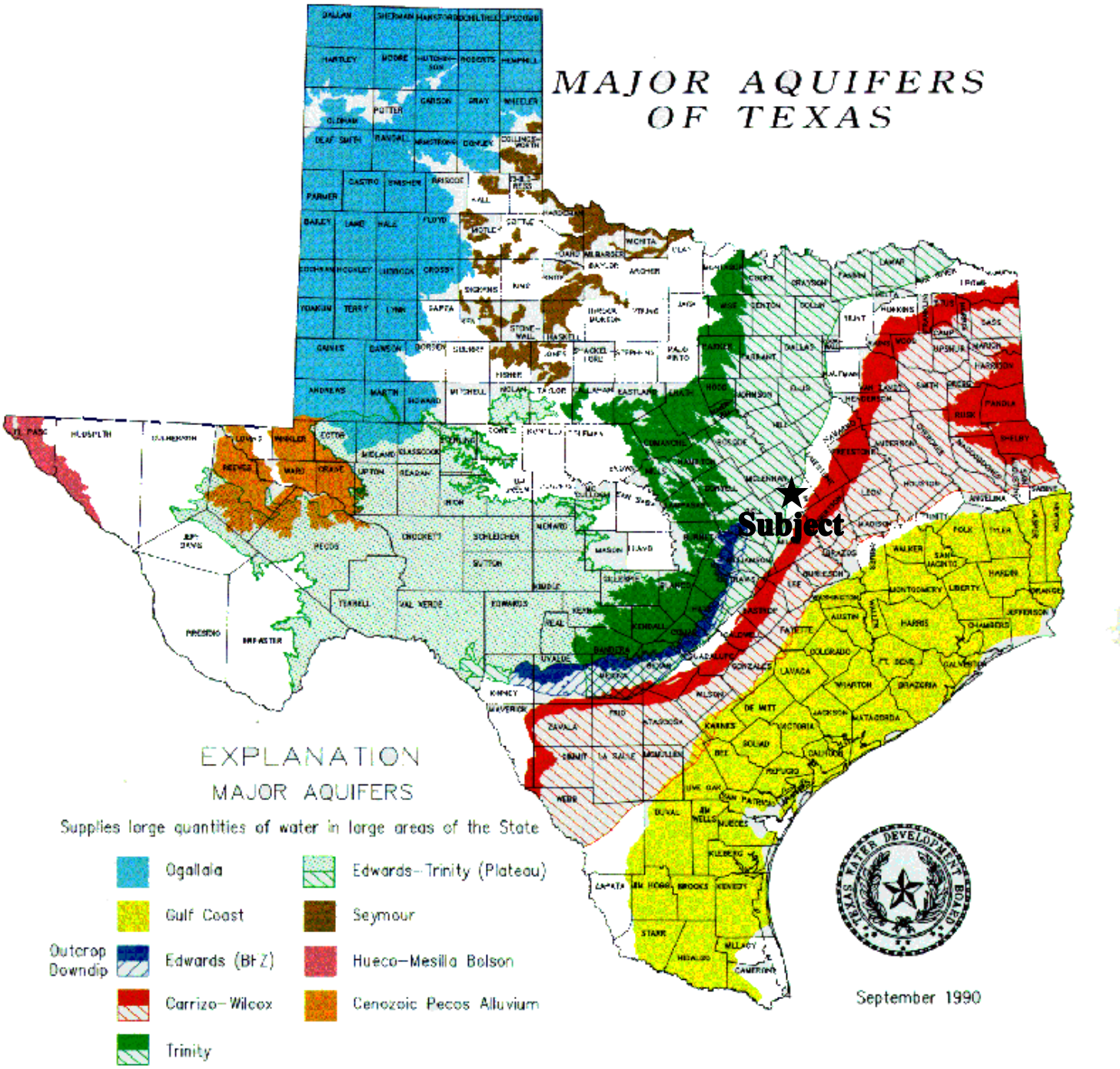
Property Location to Major Aquifers of Texas



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Marlin, Falls County, TX 76661

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EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

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