

FOR SALE

15.71 Acres

Cultivated Land With Golf Course View

Marlin, Falls County, TX 76661

\$64,393

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



Morgan Tindle (Agent)

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Property Highlights

Location – The property is located on Ward Street in Marlin, Texas. From the intersection of Hwy 6 and North Business Highway 6 turn right onto N Business Hwy 6 and travel one mile then turn right onto Virginia Avenue. Travel 0.3 mile on Virginia Ave. then turn right onto Ward Street. Travel for 0.4 mile and the property is on the left. Look for a Texas Farm & Ranch Realty sign.

Acres – 15.71 acres MOL according to the Falls County Appraisal District and has approximately 522 linear feet of road frontage on Ward Street and 1178 linear feet of golf course view.

Improvements – The property overlooks the country club and golf course and would make a great home site.

Water – There is no water meter to the property. City of Marlin services maybe available.

Electricity – There is no electric meter to the property.

Soil – Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller conveys all owned minerals.

Topography – The land is flat and gently rolling.

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

Ground Cover – Currently used for hay production.

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

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Price - \$64,393.00 - \$4,099 an acre



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Property Pictures



—“Stewards of Land”
A DBA of Dube’s Commercial, Inc. TREC# 484723

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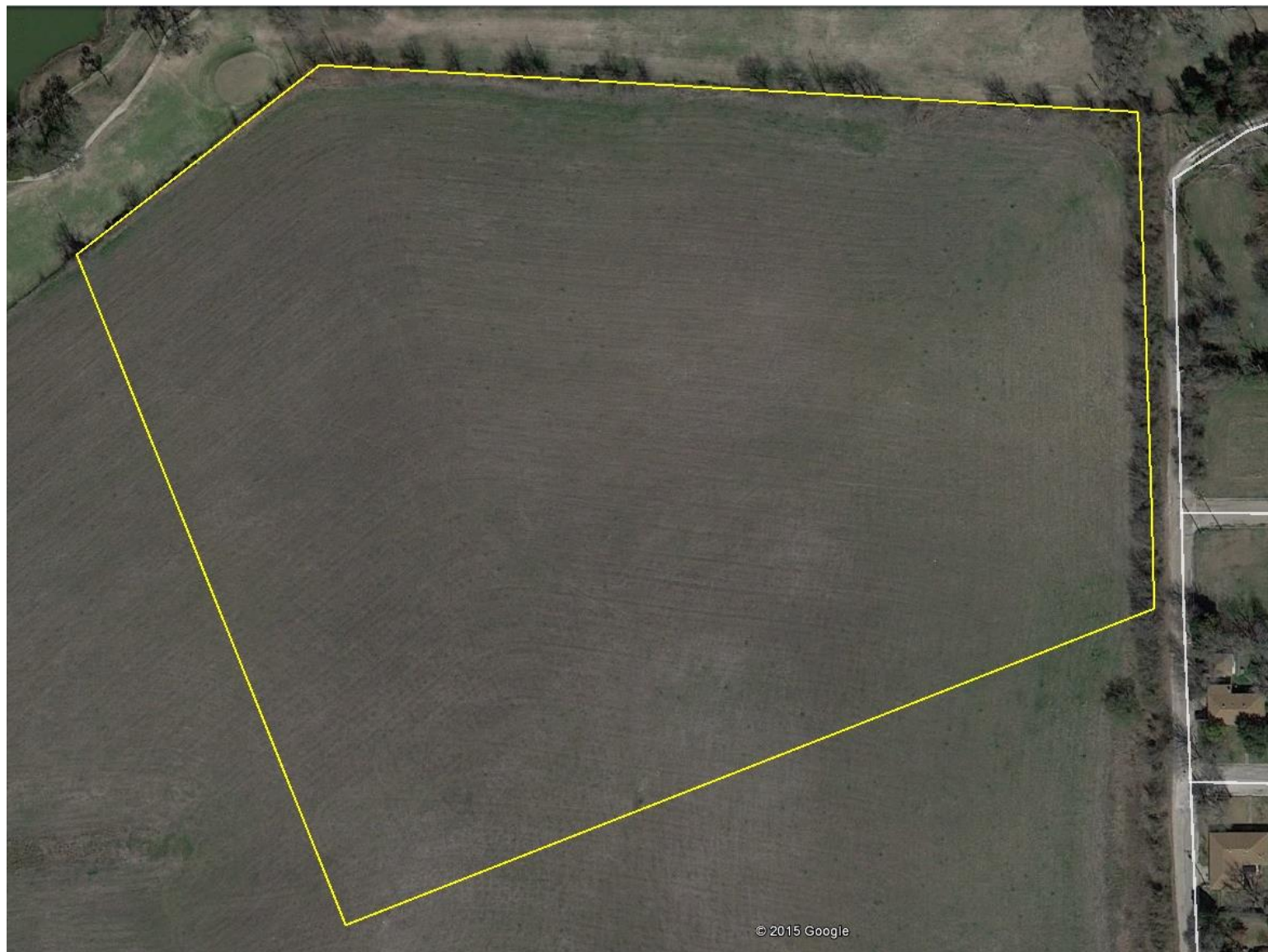
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Property Aerial View



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A satellite map of Central Texas. A red star is placed near Waco, with the word "Subject" written in large white text next to it. The map shows major highways like I-35, I-45, and I-610, and cities including Fort Worth, Dallas, Waco, Killeen, Temple, Austin, Georgetown, College Station, Houston, and Baytown. The terrain is a mix of green fields and brown patches, with some water bodies visible.

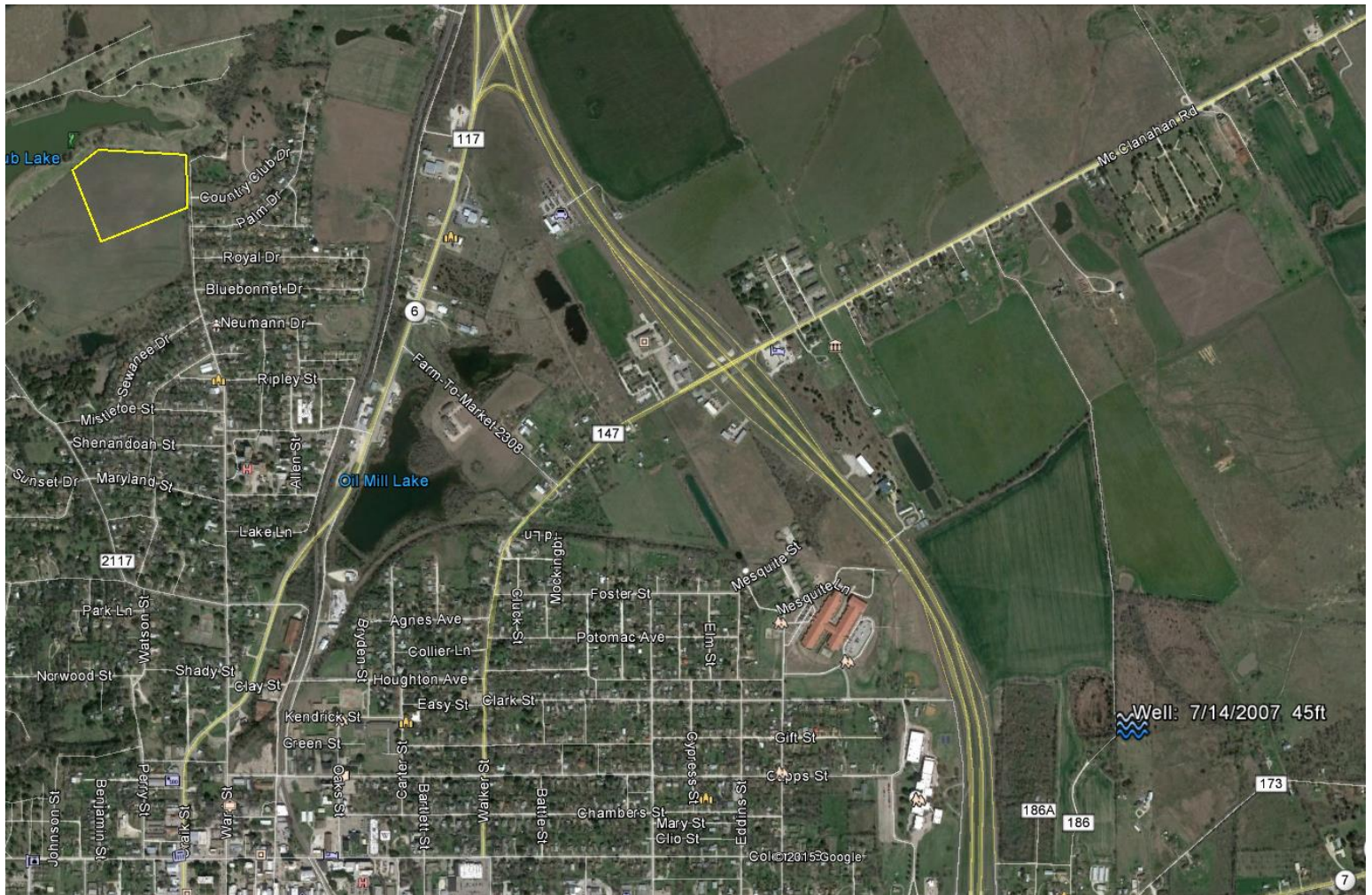


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Aerial of Water Well Nearest Property



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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
31	Heiden clay, 2 to 5 percent slopes, eroded	5.7	34.9%
35	Houston Black clay, 1 to 3 percent slopes	10.6	65.1%
Totals for Area of Interest		16.2	100.0%



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Soil Type – 31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky and plastic; when 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 slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. Grain sorghum, cotton, and small grain are the main crops. 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 control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. 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. Its most restrictive limitations are 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 medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.



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Soil Type – 35

35—Houston Black clay, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on smooth ridges on foot slopes of uplands. Slopes are convex. Areas are long and narrow to broad in shape and range from 10 to 50 acres in size.

The soil has a surface layer of very dark gray, moderately alkaline clay to a depth of 28 inches. The next layer is dark gray, moderately alkaline clay to a depth of 48 inches. Between depths of 48 and 67 inches is olive gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow and light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work. When wet, it is sticky; when 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 slow. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Burleson and Heiden soils have no particular pattern of occurrence. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for growing crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help control erosion and maintain the 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. Its most restrictive limitations 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 both openland and rangeland wildlife habitat is medium. Capability subclass IIe; Blackland range site.



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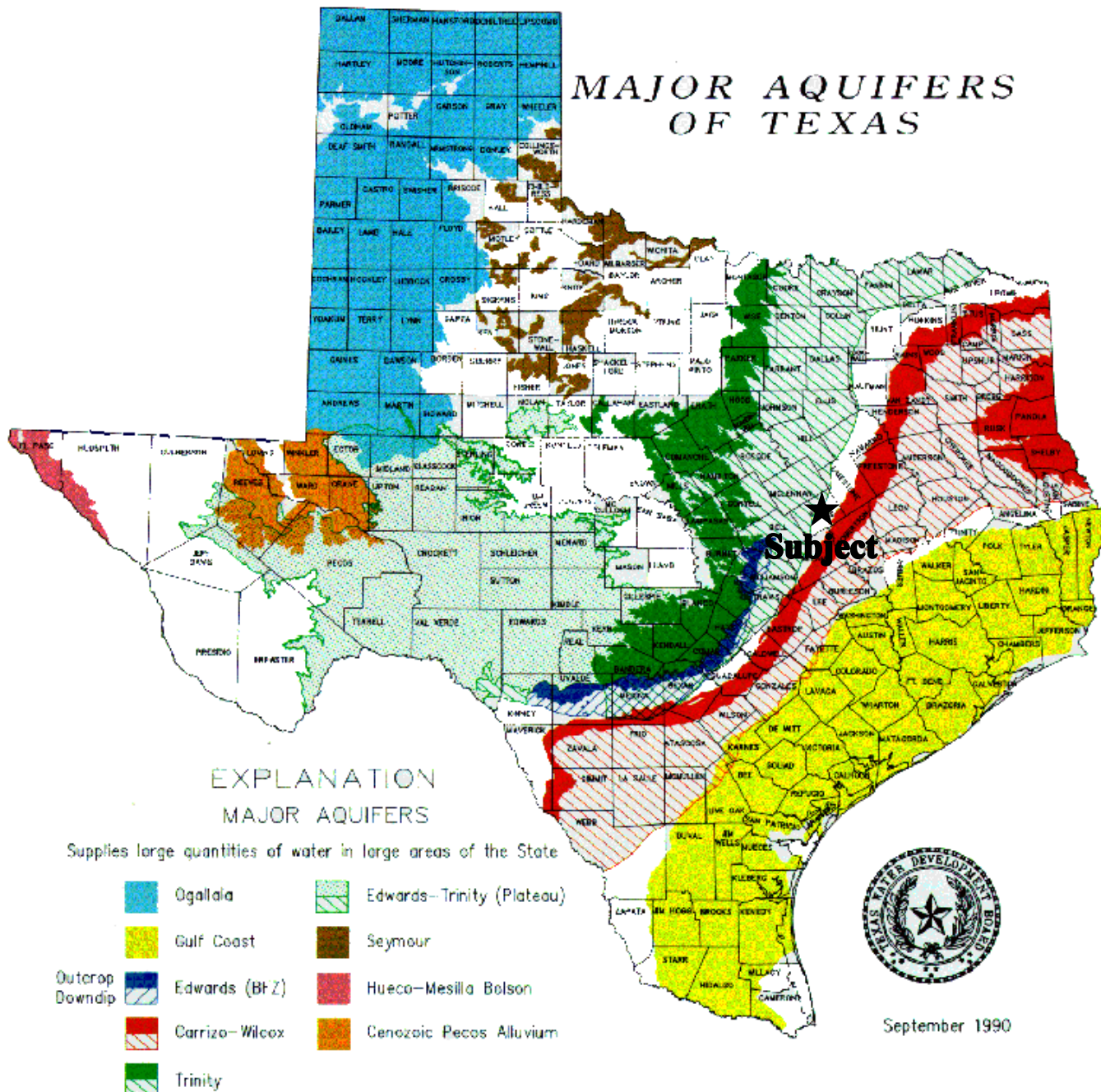
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Property Location to Major Aquifers of Texas



TEXAS
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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>)

(TAR-2501) 10-10-11

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