

FOR SALE

20.11, 20.20 & 24.18 Acres Subdivided Tracts

**Homesites, Pasture &
Recreation Land**

Eddy, McLennan County, TX 76524

\$75,000 to \$91,000

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



Morgan Tindle (Agent) 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker) 512-423-6670 (mobile)

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**FOR
SALE**

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Eddy, McLennan County, TX 76524

Property Highlights

Location – Property is located on Franklin Road Southwest of Eddy (Waco), McLennan County, Texas. From I-35 and Hwy 7 go West .1 miles. Turn Left onto Franklin Rd. and go 1.7 miles. Property will be on the right (look for signs).

Acres – 20.11 acres, 20.2 acres and 24.18 acres MOL out of a larger tract of 130.3 acres according to the McLennan County Appraisal District.

Improvements – The property is partially fenced with barbed wire.

Water – Elm Creek Water and City of Eddy Water have service in the area and there is no existing water meter to this property. Access to water will require a meeting between Buyer and Elm Creek Water or the City of Eddy Water. Please refer to the Information from the City of Eddy Water section of this brochure. No water well exists on the property to the seller's knowledge. Please refer to the well map located in this brochure for nearest installation and depth. A wet weather creek runs through the 24.18 acre tract.

Electricity – There is no existing meter to the property.

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.

Minerals – Seller reserves minerals.

Topography – The land is gently rolling and sloping.

Current Use – Privately owned and is used for grazing cattle and hunting.

Ground Cover – The land is mostly a mixture of native grasses and scattered trees. The area around the creek has some dense tree cover.

Easements – An electrical transmission line easement crosses the 20.2 and 24.18 acre tracts. Seller has not provided a survey on the property nor has an abstract of title been performed to determine if any other easements exist. A survey and abstract of title will be performed once property is under contract.

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 - 20.11 acres: \$75,413 - \$3,750 an acre, 20.2 Acres: \$75,750 - \$3,750 an acre & 24.18 acres: \$90,675 - \$3,750 an acre.



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Property Pictures 20.11 Acres



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Property Pictures 20.2 Acres



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Property Pictures 24.18 Acres



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Property Aerial View



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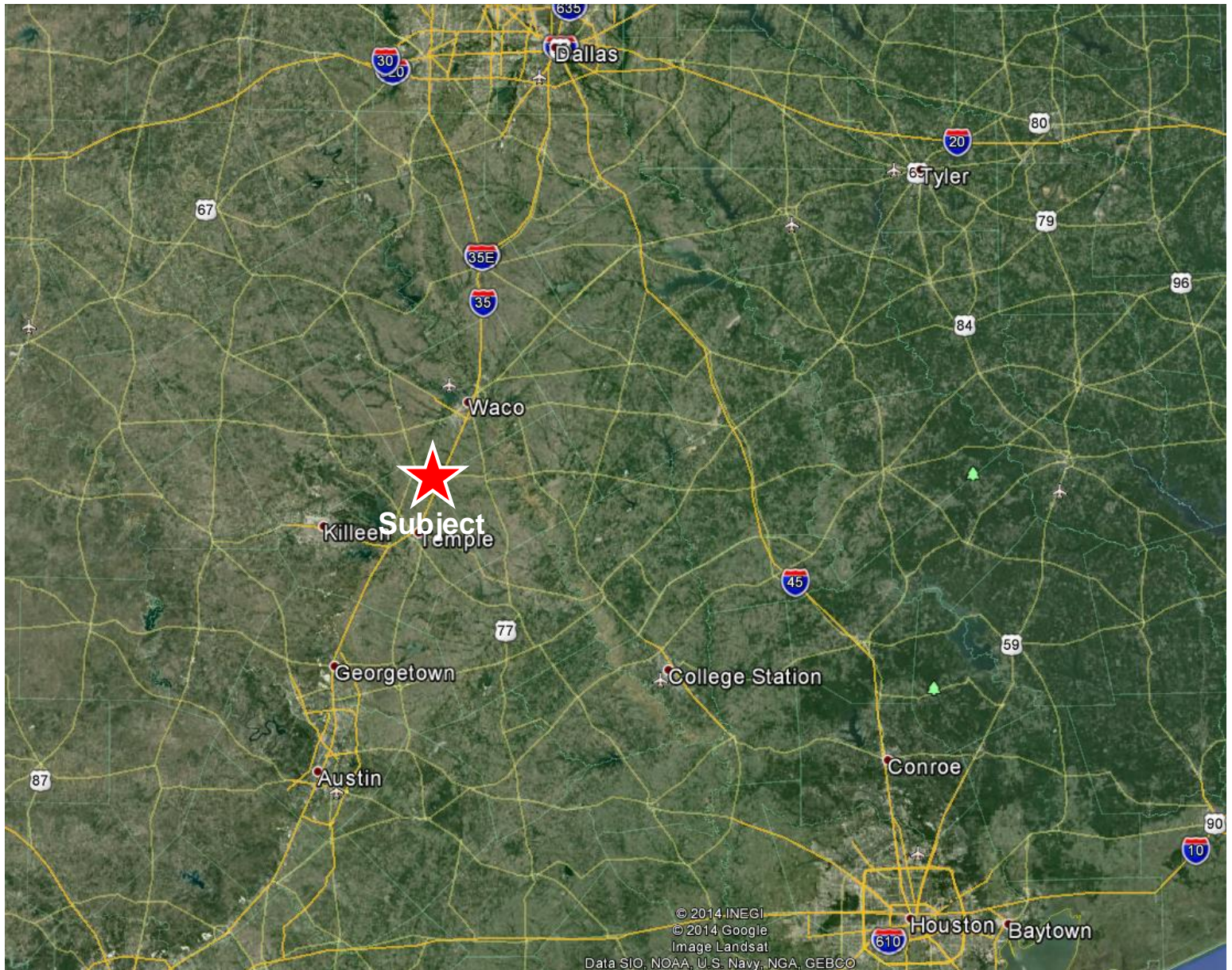
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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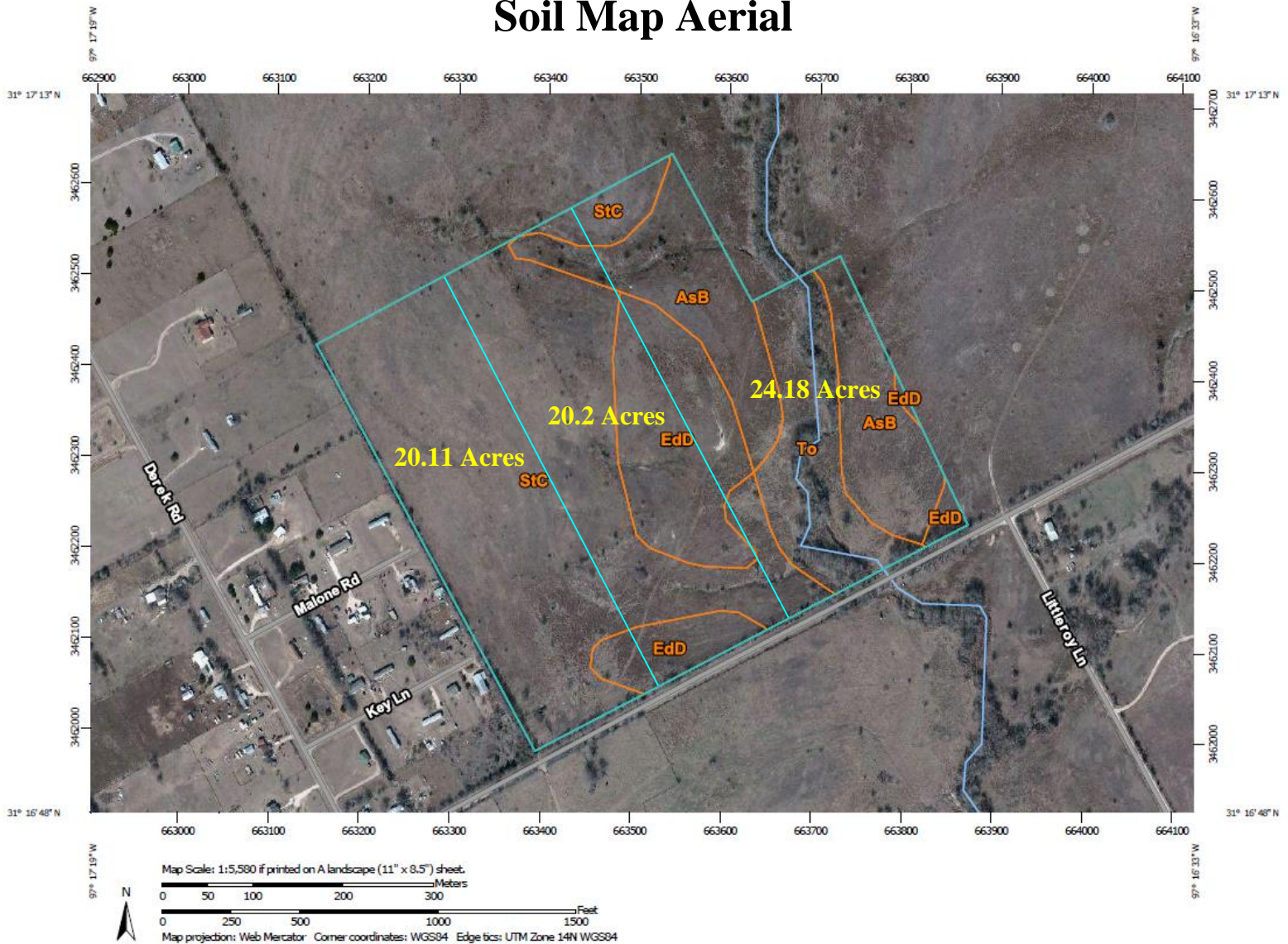
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Soil Map Aerial



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/21/2014
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Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Austin silty clay, 1 to 3 percent slopes	12.1	18.7%
EdD	Eddy gravelly clay loam, 3 to 15 percent slopes	11.1	17.1%
StC	Stephen-Eddy complex, 2 to 5 percent slopes	34.4	53.1%
To	Tinn clay, frequently flooded	7.2	11.1%
Totals for Area of Interest		64.9	100.0%



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Soil Type – AsB

AsB—Austin silty clay, 1 to 3 percent slopes

Setting

Landform: Uplands of Lower Cretaceous age

Distinctive landscape features: Rolling to slightly concave

Landscape position: Foot slopes and broad ridgetops

Slope: Gently sloping, slightly concave

Shape of areas: Irregular or rounded

Size of areas: 5 to 200 acres

Typical Profile

Surface layer:

0 to 6 inches—dark grayish brown silty clay

Subsurface layer:

6 to 15 inches—dark brown silty clay

Subsoil:

15 to 27 inches—brown silty clay

27 to 30 inches—brown silty clay with about 30 percent chalk fragments

Underlying material:

30 to 36 inches—white, platy chalk

Soil Properties

Depth: Moderately deep

Drainage class: Well drained

Water table: None within a depth of 6 feet

Flooding: None

Runoff: Medium

Permeability: Moderately slow

Available water capacity: Low

Root zone: Moderately deep

Natural soil fertility: High

Soil reaction: Moderately alkaline

Shrink-swell potential: Moderate or high

Hazard of water erosion: Moderate

Hazard of wind erosion: Slight

Composition

Austin soil and similar inclusions: 85 percent

Contrasting inclusions: 15 percent

Contrasting Inclusions

- The shallow Eddy and Stephen soils along ridgetops and hillsides
- The deep Fairlie soils on foot slopes
- The well drained, deep Heiden and Ferris soils on hillsides
- Small areas of Austin soils with slopes of 3 to 5 percent

Land Uses

Major land use: Cropland

Other land uses: Pasture, rangeland, wildlife habitat, recreation, urban development

Management Concerns

Pasture

Major limitations:

- The low available water capacity and clayey texture limit the choice of forage plants. Many areas support improved bermudagrass and kleingrass.

Minor limitations:

- Construction of farm ponds is not recommended because of the depth to chalky bedrock and seepage.

Cropland

Major limitations:

- Yields are sometimes low because of the low available water capacity.

Minor limitations:

- Because of the moderate hazard of water erosion, cropping systems that produce large amounts of crop residue are needed to maintain soil tilth, increase the rate of water infiltration, and prevent excessive soil loss.

Rangeland

Major limitations:

- This soil produces only moderate amounts of grazeable native forage because of the low available water capacity.

Minor limitations:

- Construction of farm ponds for livestock water is not recommended because of the depth to bedrock and seepage.

Urban development

Major limitations:

- Effluent filtration is poor and ground-water contamination is possible in areas used for septic tank absorption fields.

Minor limitations:

- Shrinking and swelling of the soil can cause buildings, roads, and streets to crack or buckle.
- Excavation of the chalky bedrock is difficult.

Interpretive Groups

Land capability classification: IIIe

Range site: Clay Loam



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Soil Type – EdD

EdD—Eddy gravelly clay loam, 3 to 15 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Chalky hillsides
Landscape position: Hillsides and ridges
Slope: Gently sloping to moderately steep
Shape of areas: Rounded or irregular
Size of areas: 50 to 2,500 acres

Typical Profile

Surface layer:
0 to 4 inches—brown gravelly clay loam
Subsoil:
4 to 8 inches—brown very gravelly clay loam
Underlying material:
8 to 20 inches—white, chalky limestone interbedded with chalky marl

Soil Properties

Depth: Shallow or very shallow
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Moderately slow
Available water capacity: Very low
Root zone: Shallow or very shallow
Natural soil fertility: Medium
Soil reaction: Moderately alkaline
Shrink-swell potential: Low
Hazard of water erosion: Severe
Hazard of wind erosion: Slight

Composition

Eddy soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The moderately deep Austin soils along foot slopes
- The darker colored Stephen soils along ridges and side slopes
- The deep Fairlie soils along foot slopes
- The very deep Houston Black and deep Heiden soils along foot slopes
- Areas of Eddy soils and rock outcrop with slopes of 15 to 50 percent

Land Uses

Major land use: Rangeland
Other land uses: Pasture, recreation

Management Concerns

Pasture

Major limitations:

- The very low available water capacity and the gravelly surface layer limit forage production. Some areas support drought-tolerant species, such as King Ranch bluestem and kleingrass.

Minor limitations:

- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
- Construction of fences is expensive and difficult because of the chalky bedrock.

Cropland

Major limitations:

- This soil is not suited to cropland because of the depth to bedrock and the very low available water capacity.
- This shallow or very shallow soil is very easily eroded if cultivated.

Minor limitations:

- This soil is difficult to cultivate because it is gravelly.

Rangeland

Major limitations:

- Production may be low in dry years because of the very low available water capacity and the limited root zone.

Minor limitations:

- Construction of fences is expensive because digging in the chalky bedrock is difficult.
- Farm ponds are not recommended because of excessive seepage and the depth to bedrock.

Urban development

Major limitations:

- Septic systems are difficult to install in the chalky bedrock.
- Establishment of lawns, road construction, and excavations are difficult because of the chalky bedrock.
- The very low available water capacity makes maintenance of yards and plants expensive.

Minor limitations:

- Road and street excavations are difficult because of the chalky bedrock.
- Construction is difficult on the moderately steep slopes.

Interpretive Groups

Land capability classification: VIe
Range site: Chalky Ridge



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Soil Type – StC

**StC—Stephen-Eddy complex, 2 to 5
percent slopes**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: None
Landscape position: Convex hilltops and ridges
Slope: Gently sloping
Shape of areas: Rounded or elongated
Size of areas: 10 to 2,000 acres

Typical Profile

Stephen soil

Surface layer:
0 to 8 inches—dark brown silty clay
Subsoil:
8 to 12 inches—platy chalk interbedded with dark
brown silty clay

Underlying material:
12 to 28 inches—pink and white, platy chalk

Eddy soil

Surface layer:
0 to 5 inches—brown gravelly clay loam
Subsoil:
5 to 9 inches—brown gravelly clay loam

Underlying material:
9 to 20 inches—white, platy chalk

Soil Properties

Depth: Very shallow or shallow
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Moderately slow
Available water capacity: Very low
Root zone: Very shallow or shallow
Natural soil fertility: High
Soil reaction: Moderately alkaline
Shrink-swell potential: Moderate
Hazard of wind erosion: Slight

Composition

Stephen soil and similar inclusions: 80 percent
Eddy soil and similar inclusions: 25 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The clayey Austin, Fairlie, Houston Black, and Heiden soils on foot slopes
- Rock outcrops along hillsides

- A clayey soil that is similar to the Stephen soil but has a calcium carbonate equivalent of more than 40 percent

Land Uses

Major land use: Rangeland
Other land uses: Cropland, pasture, urban development

Management Concerns

Pasture

- Major limitations:*
- The very low available water capacity limits production.
- Minor limitations:*
- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
 - Construction of fences is expensive and difficult because of the chalky bedrock.

Cropland

- Major limitations:*
- These soils are poorly suited to cropland because of the depth to bedrock and the very low available water capacity.
 - These shallow or very shallow soils are easily eroded. A cover of crop residue is needed to control erosion.
- Minor limitations:*
- None

Rangeland

- Major limitations:*
- Productivity may be low because of the very shallow or shallow root zone and the very low available water capacity.
- Minor limitations:*
- Construction of farm ponds is not recommended because of the depth to bedrock and seepage.
 - Construction of fences is difficult because of the chalky bedrock.

Urban development

- Major limitations:*
- Septic systems are difficult to install in the chalky bedrock, and sewage effluent may seep into ground water.
 - Lawn and grasses are difficult to establish and maintain on these shallow or very shallow soils.
- Minor limitations:*
- Excavations for roads and streets are difficult because of the chalky bedrock.

Interpretive Groups

Land capability classification: Stephen soil—Ive;
Eddy soil—Vle
Range site: Stephen and Eddy soils—Chalky Ridge



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Soil Type – To

To—Tinn clay, frequently flooded

Setting

Landform: Holocene-age flood plains along local streams

Distinctive landscape features: None

Landscape position: Bottomland

Slope: Nearly level

Shape of areas: Elongated or rounded

Size of areas: 20 to 1,000 acres

Typical Profile

Surface layer:

0 to 8 inches—dark gray clay

Subsurface layer:

8 to 16 inches—very dark gray clay

Subsoil:

16 to 55 inches—very dark gray and grayish brown clay

Underlying material:

55 to 80 inches—light gray clay

Soil Properties

Depth: Very deep

Drainage class: Moderately well drained

Water table: None within a depth of 8 feet

Flooding: Frequent, of brief duration

Runoff: Very slow

Permeability: Very slow

Available water capacity: High

Root zone: Very deep

Natural soil fertility: High

Soil reaction: Moderately alkaline

Shrink-swell potential: Very high

Hazard of water erosion: Slight

Hazard of wind erosion: Slight

Composition

Tinn soil and similar inclusions: 85 percent

Contrasting inclusions: 15 percent

Contrasting Inclusions

- The well drained, clayey Frio soils on flood plains
- The well drained, loamy Bosque soils on flood plains
- The moderately well drained, clayey Ships soils on hillsides
- The well drained Sunev and Lewisville soils on hillsides
- The well drained Yahola and Weswood and somewhat excessively drained Gaddy soils in the areas closer to the present-day Brazos River

Land Uses

Major land use: Pasture

Other land uses: Cropland, rangeland, recreation

Management Concerns

Pasture

Major limitations:

- The soil is flooded about once every 2 years. Floods can destroy fences, cause scour erosion, and deposit sediment on established pastures.

Minor limitations:

- None

Cropland

Major limitations:

- The frequent floods can destroy fences and crops, cause scour erosion, or deposit sediment on crops.

Minor limitations:

- The very slow permeability can cause temporary wetness, which can delay farming operations.
- Water enters the dry, cracked soil rapidly until the soil becomes sufficiently moist to swell and close the cracks, after which water enters the soil very slowly.

Rangeland

Major limitations:

- None

Minor limitations:

- The very slow permeability can cause temporary wetness.

Urban development

Major limitations:

- Flooding is a severe hazard on sites for streets, houses, or other urban structures.
- Shrinking and swelling of the soil can cause houses, roads, and streets to crack or buckle.
- The very slow permeability can cause septic systems to fail.

Minor limitations:

- The very slow permeability and very slow runoff can cause water to accumulate on the surface for short periods.

Interpretive Groups

Land capability classification: Vw

Range site: Clayey Bottomland



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Information from the City of Eddy Water



City of Bruceville-Eddy



Water Supply

143 Wilcox Drive
Eddy, Texas 76524

www.bruceville-eddy.org

254-859-5700
254-859-5779 fax

September 6, 2013

Dear Mr. & Mrs. Wiggins,

We have received the Meter Study Investigation Report from our City Engineer. I have included a copy of the Investigation, 4 Water Line Easement Form, and 4 New Water Service Agreement Form. Please fill out the forms and return as soon as possible. We need the Easement forms fill out and mailed back to our office or brought in before we can continue with the meter tap process. We will need to mail it to McLennan County to be recorded before anything else. Also please fill out the New Water Service Agreement and include a copy of ID and a Check or Money Order for \$200.00 deposit if you do not have a water account in your name with us. The \$1500.00 meter tap fee (for one only) will need to be paid too before we install the meter. If more convenient you can go to our website at www.bruceville-eddy.org and pay there for the meter tap and deposit. If you have any questions please give us a call at 254-859-5700. Please make different checks or money orders for the 4 Tap Fee (in one check will be fine) and the Security Deposit (in another check). Once the taps are installed a minimum of \$32.00 will be charge for each account even if there is no water usage.

4 Meter Taps = \$6,000.00

1 Deposits = \$ 200.00

Sincerely,

Esther Moreno
Water Accounts Supervisor

Sam Metcalf
859-5700



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Information from the City of Eddy Water

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TABOR AND ASSOCIATES

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NEW WATER SERVICE INVESTIGATION REPORT



City of Bruceville-Eddy

Applicant Information:

Water System:

Applicant Name:	
Number of Meter(s) Requested:	4 (5/8" Meter)
Map Page/Location:	8 of 20
Existing Line Size at Point of Service	2"

Hydraulic Analysis:

Existing System Meter Count:	1900+/-
Calculated Pressure Drop when Applicant's service is added to the existing system with no improvements:	Less Than 1 PSI
Calculated Pressure during Peak Use at adjacent existing meters when Applicant's meter is added to the existing system with no improvements:	55 - 60 PSI

Recommended Improvements:

Estimated Construction Cost based on recent similar work performed by general contractors. Actual cost will fluctuate due to easements, road crossings, creek crossings, obstructions, final routing, etc.	\$0
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Brief Description of Minimum Required Improvements:

No Improvements Needed


Disclaimer: This investigation was performed with modeling software using TCEQ Rules and Regulations. Unless otherwise noted, the system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of 1.5 gallons per minute per connection equivalent. The results of this analysis may change drastically with the addition or deletion of meters, particularly within the vicinity of this applicant's location. This report is valid to the water system from Tabor & Associates, Inc. not more than 60 days from the date of this report.

The Water System should receive the following items from Applicant before proceeding with Design & Bidding of Improvements:

1. Payment of Engineering Fees for project construction documents (fees are based on bids and construction administration by the water system for construction cost under \$35,000).
2. Crossing permits for TxDOT or Railroad
3. Copy of Approved Plat or Deed Map
4. Written regulatory verification of viable sewage facilities.

The Water System should receive the following items from the Applicant before beginning construction and meter installation:

1. Payment for all system construction and meter/service charges.
2. Easements for water lines signed and filed at County Deed Records.
3. Written and signed agreement covering special service requirements such as reserved meters, future capacity, time limits, etc.
4. **Meet the system operator to stake meter location.**

Prepared by: 
9/5/2013

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www.taborengineers.com
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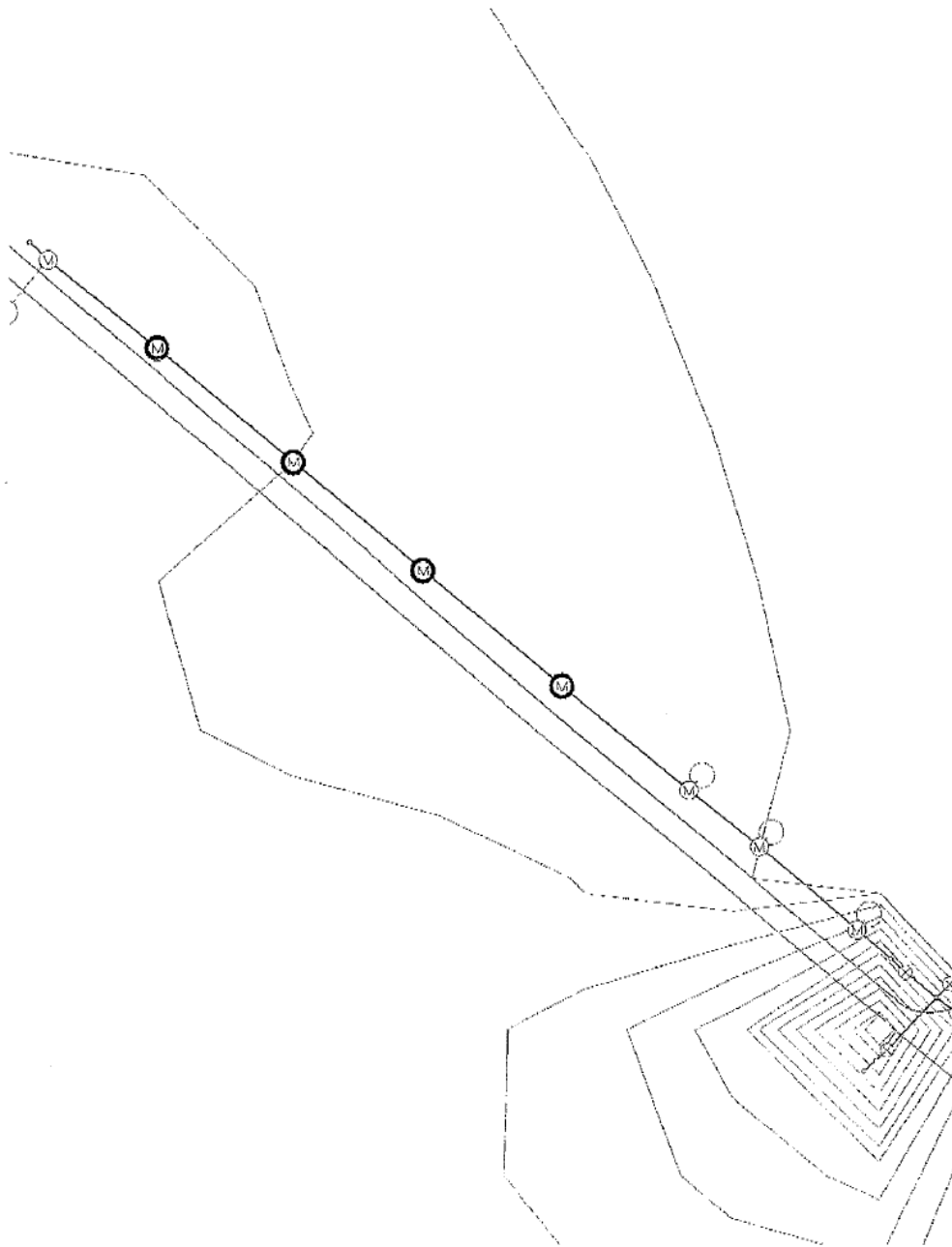
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Information from the City of Eddy Water

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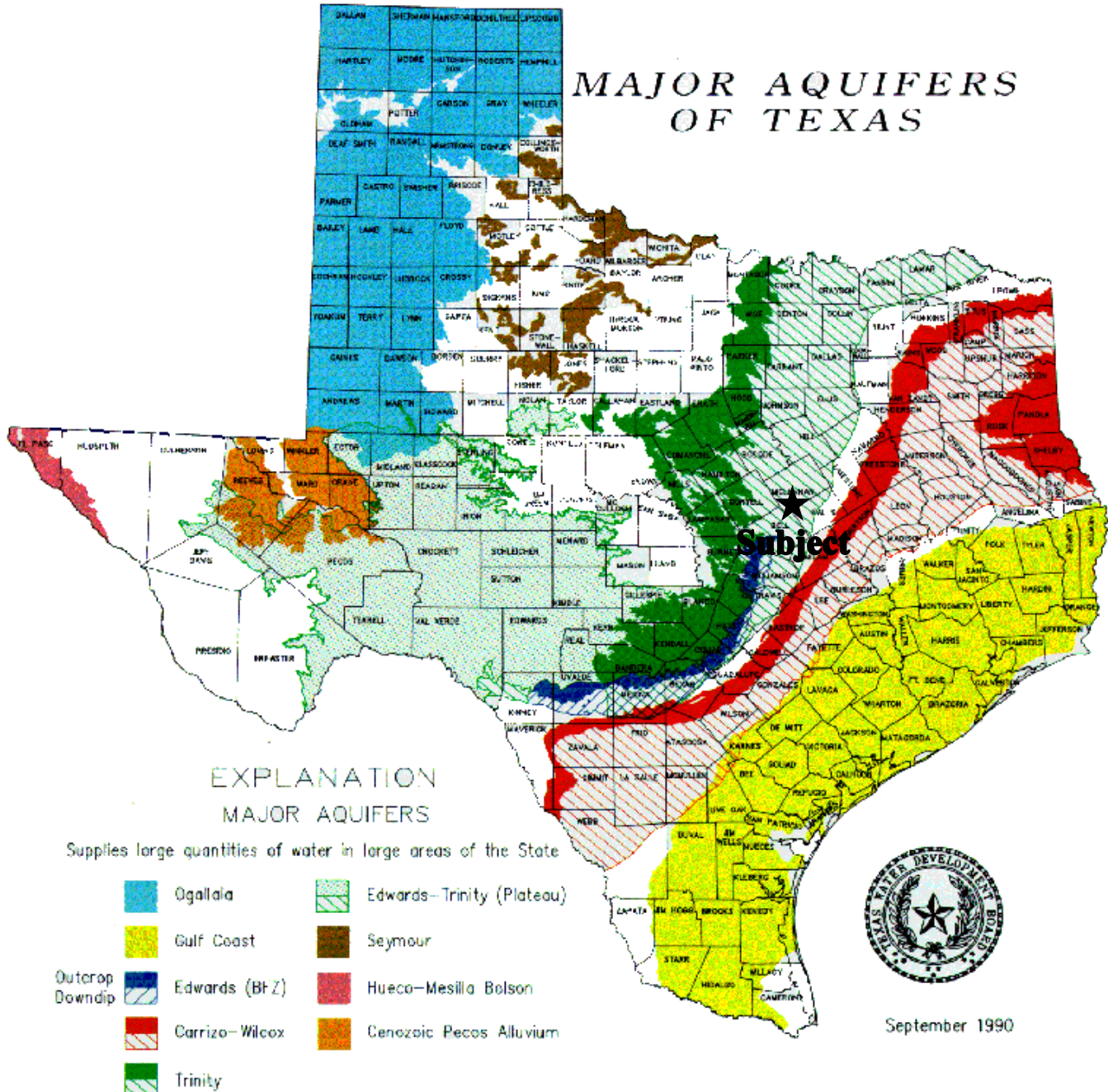
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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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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