

FOR SALE

90.38 Acres

**Pasture, Hunting & Recreation Land
With Custom Home**

Axtell, McLennan County, TX 76624

\$595,000

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



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

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

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

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Property Highlights

Location – Only 1 hr. 30 min from Austin, Dallas, and Bryan-College Station. 15 minutes from Waco. Address is 618 Bays Road, Axtell, Texas

Directions – From Waco at Loop 340 and Hwy 84, go Hwy 84 East. At Hwy split, veer left onto Hwy 31. Travel 2.8 miles, exit FM 1330 South. Turn left at first stop sign. Go straight for .7 miles. Turn left onto Bays Rd. Property is .4 miles on the right

Acres – 90.38 acres MOL according to the McLennan County Appraisal District

Home- 2 story custom home on 90.38 acres +/- in desirable Axtell ISD. Built in 1999, this 3200 sf 4 bedroom, 3 bath artistry has rich touches of character including Brazilian Cherry wood floors, Pella double pane windows, and 24' ceiling in Great Room

Foundation – Engineered with 33 concrete piers, each 40 ft. deep

Improvements – Custom built tree house. Approximately 20 x 30 loafing shed with pen. Detached double garage. Complete perimeter fence and some cross fencing

Water- Three livestock ponds stocked with Bass. Existing, active water meter with Axtell Water Coop

Electricity – Existing, active service with TXU

Topography – Some flat ground and some gently rolling areas

Ground Cover – Moderately to heavily wooded with many being old mature trees. Some lightly wooded and open areas, including approximately 22 acres of cultivated land located at very back, northern boundary

Current Use – Privately owned. Used for personal residence, deer, dove, and wild turkey hunting. Owner formerly ran 10 – 15 cows and calves and three horses

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types

Easements – An Abstract of Title to be performed to determine any easements that may exist

Showings - Three hour notice. By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.



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

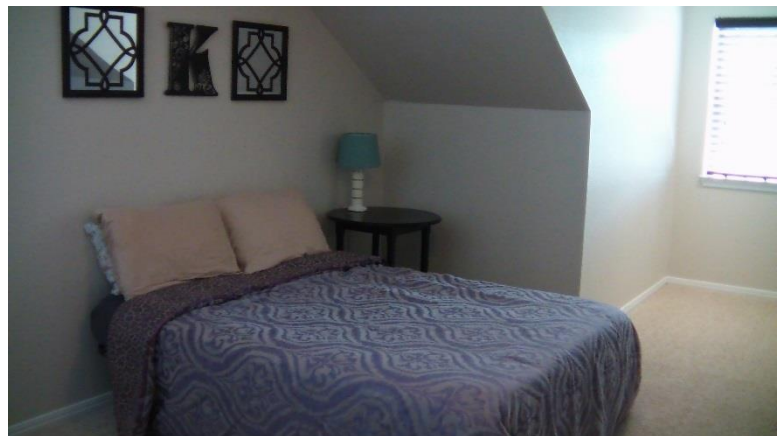
Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Property Pictures



— "Stewards of Land" —
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle (Agent)

Bob Dube (Broker)

morgan@texasfarmandranchrealty.com

254-721-9615 (mobile) 254-803-5263 (LAND)

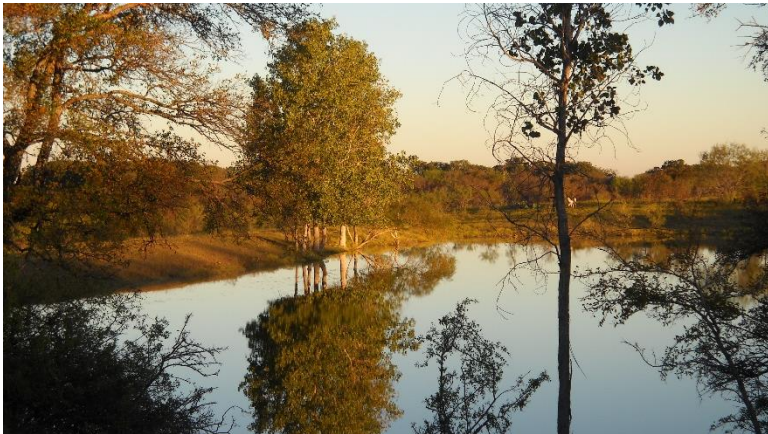
512-423-6670 (mobile)

www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Property Pictures



~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle (Agent)

Bob Dube (Broker)

morgan@texasfarmandranchrealty.com

254-721-9615 (mobile) 254-803-5263 (LAND)

512-423-6670 (mobile)

www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Property Pictures



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

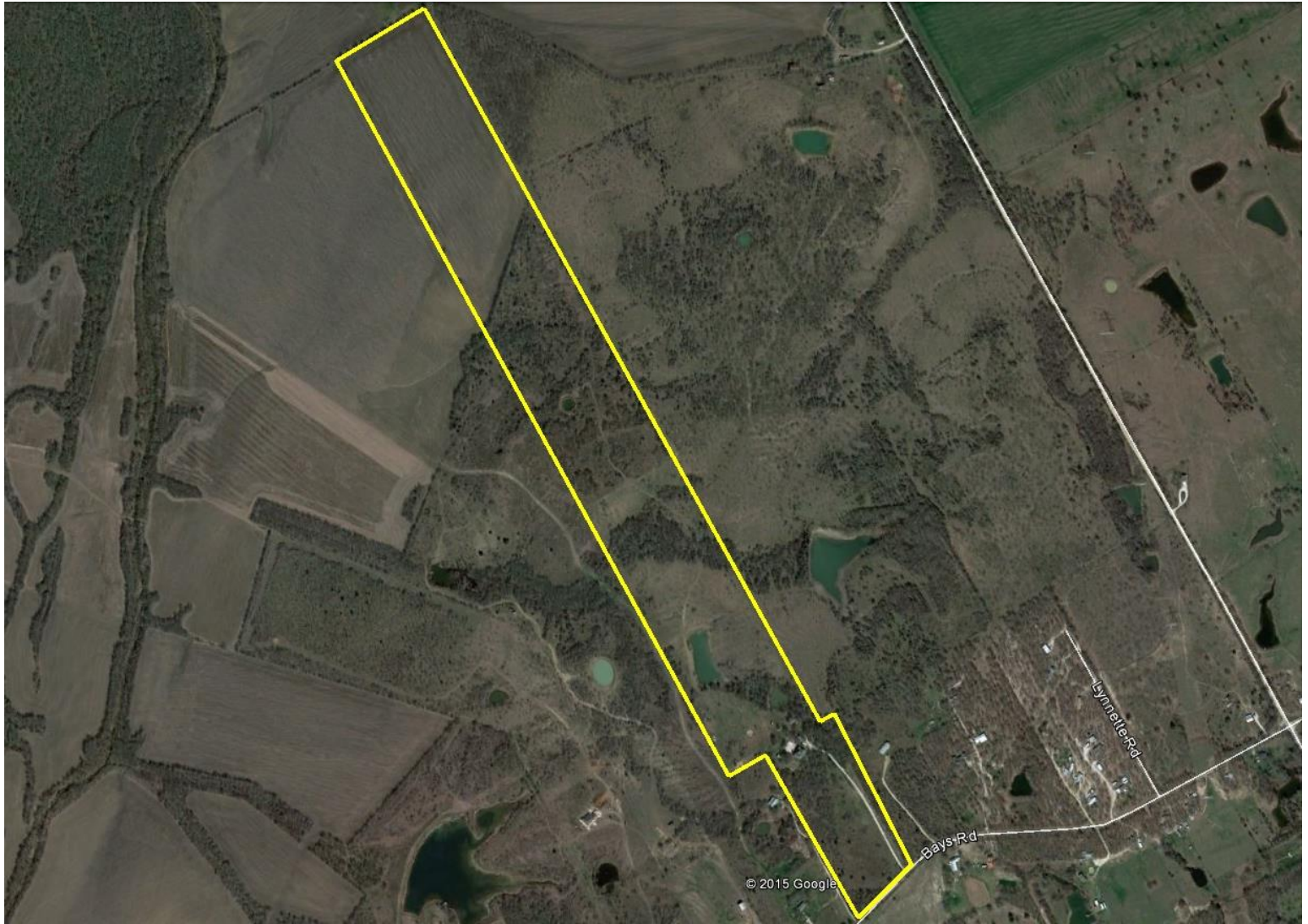
morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Property Aerial View



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

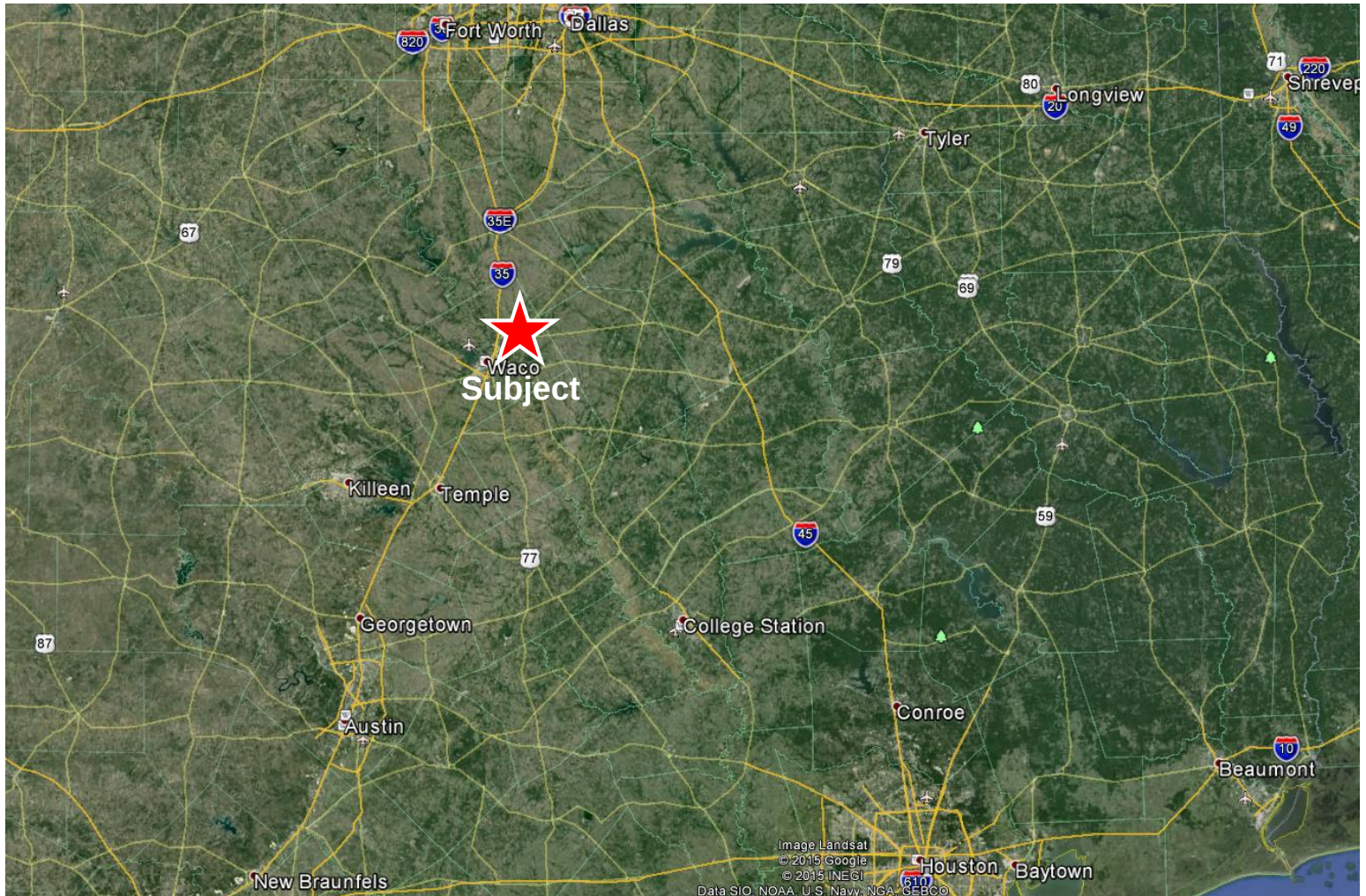
Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Property Location Relative to DFW, Austin and Houston



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

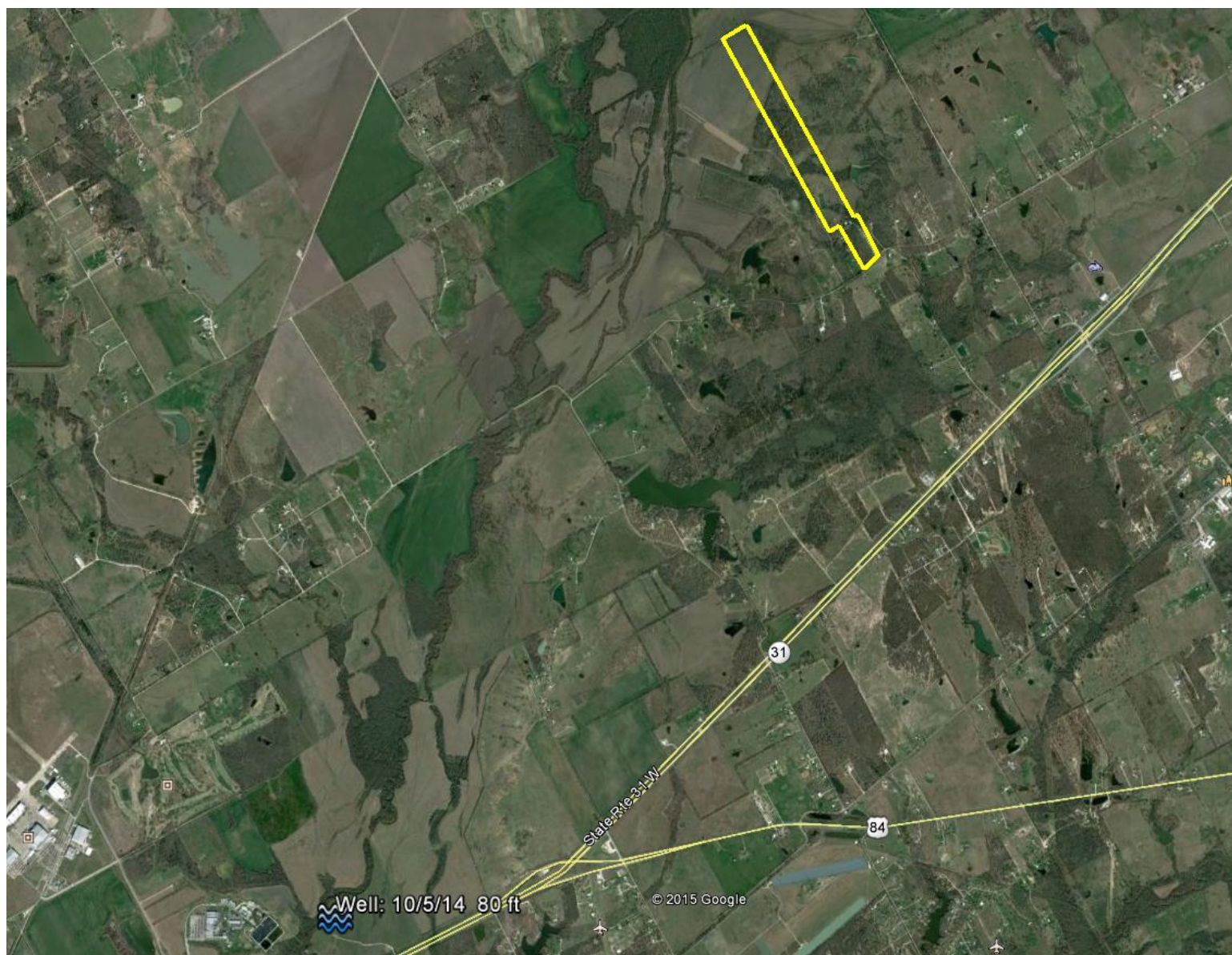
Bob Dube (Broker) 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Aerial of Water Well Nearest Property



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**



**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeE2	Ferris clay, 8 to 15 percent slopes, eroded	28.0	30.1%
HeD	Heiden clay, 5 to 8 percent slopes	18.3	19.7%
LaD	Lamar clay loam, 3 to 8 percent slopes	9.0	9.7%
Ov	Ovan silty clay, frequently flooded	20.9	22.5%
To	Tinn clay, frequently flooded	8.9	9.6%
WnA	Wilson clay loam, 0 to 2 percent slopes	7.8	8.4%
Totals for Area of Interest		92.9	100.0%



— "Stewards of Land" —
A DBA of Dube's Commercial, Inc. TREC# 484723

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

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

morgan@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Soil Type – FeE2

**FeE2—Ferris clay, 8 to 15 percent slopes,
eroded**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Eroded hillsides with many small rills and gullies; 25 to 50 percent of the original topsoil has been removed by water erosion in most areas.
Landscape position: Hillsides
Slope: Strongly sloping or moderately steep
Shape of areas: Elongated or irregular
Size of areas: 30 to 300 acres

Typical Profile

Surface layer:
0 to 6 inches—light brownish gray clay
Subsoil:
6 to 45 inches—light yellowish brown clay
Underlying material:
45 to 60 inches—yellow and gray shale with clay texture

Soil Properties

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

Composition

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

Contrasting Inclusions

- The moderately well drained Crockett soils on ridgetops and foot slopes
- The very deep Lott and Lamar soils along the lower hillsides

- The loamy McLennan soils along hillsides
- The deep Heiden and very deep Houston Black soils along foot slopes and ridgetops
- Many uncrossable gullies and areas where the topsoil has been removed by erosion

Land Uses

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

Management Concerns

Pasture

- Major limitations:*
- Establishment of pasture species is difficult on this highly erodible soil.
- Minor limitations:*
- The moderate available water capacity may limit forage production in dry years.
 - Maintenance of fences is costly because of shrinking and swelling of the soil.
 - The rapid runoff and the very slow permeability make it difficult for water to infiltrate the soil.

Cropland

- Major limitations:*
- This soil is poorly suited to cropland because of the slope and the severe hazard of water erosion.

Rangeland

- Major limitations:*
- None
- Minor limitations:*
- Production may be low in dry years because of the moderate available water capacity.
 - Weeds and brush are difficult to control on the moderately steep slopes.
 - Maintenance of fences is difficult because of shrinking and swelling of the soil.

Urban development

- Major limitations:*
- The very slow permeability and the slope can cause septic systems to fail.
 - Shrinking and swelling of the soil can cause buildings and roads to crack or buckle.
- Minor limitations:*
- Establishment and maintenance of lawns and grasses can be difficult on this clayey, strongly sloping or moderately steep soil.

Interpretive Groups

Land capability classification: VIe
Range site: Eroded Blackland



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Soil Type – HeD

HeD—Heiden clay, 5 to 8 percent slopes

Management Concerns

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Shaly hillsides
Landscape position: Hillsides
Slope: Moderately sloping
Shape of areas: Elongated or irregular
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—dark grayish brown clay
Subsurface layer:
6 to 14 inches—grayish brown clay
Subsoil:
14 to 50 inches—light brownish gray clay
Underlying material:
50 to 80 inches—yellow shale with clay texture

Soil Properties

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

Composition

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

Contrasting Inclusions

- The moderately well drained Houston Black soils along foot slopes
- The loamy McLennan and Lamar soils and clayey Lott soils along hillsides
- The light colored Ellis and Ferris soils along hillsides
- A few uncrossable gullies and areas where the topsoil has been removed by erosion

Land Uses

Major land use: Rangeland
Other land uses: Cropland, pasture, recreation

Pasture

Major limitations:

- Establishment of pasture species is difficult on this clayey, highly erodible soil.

Minor limitations:

- The very slow permeability and rapid runoff make it difficult for water to infiltrate the soil.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Cropland

Major limitations:

- Because of the severe hazard of water erosion and the slope, 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. Terraces and grassed waterways also help to control erosion.

Minor limitations:

- The rapid runoff and very slow permeability may limit the amount of water that can enter the soil.
- 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 rapid runoff and very slow permeability make it difficult for water to infiltrate the soil.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Urban development

Major limitations:

- Shrinking and swelling of the soil can cause houses, roads, streets, and sidewalks to crack or buckle.
- The very slow permeability and the slope can cause septic systems to work improperly.

Minor limitations:

- Establishment and maintenance of lawns and landscape plants can be difficult on this clayey, moderately sloping soil.

Interpretive Groups

Land capability classification: IVe

Range site: Blackland



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Soil Type – LaD

**LaD—Lamar clay loam, 3 to 8 percent
slopes**

Setting

Landform: Stream terraces of Pleistocene age
Distinctive landscape features: None
Landscape position: Hillsides on terrace breaks
Slope: Gently sloping or moderately sloping
Shape of areas: Elongated
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—brown clay loam
Subsurface layer:
6 to 17 inches—brown clay loam
Subsoil:
17 to 44 inches—brownish yellow loam
Underlying material:
44 to 52 inches—brownish yellow loam
52 to 80 inches—yellow loam

Soil Properties

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

Composition

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

Contrasting Inclusions

- The moderately well drained Crockett soils along foot slopes and ridges
- The darker Krum and Lewisville soils along the less sloping tops of terraces
- The moderately well drained Branyon and Burleson soils along broad flats
- The clayey Heiden, Ferris, and Houston Black soils along foot slopes and ridgetops

Land Uses

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

Management Concerns

Pasture

- Major limitations:*
- None
- Minor limitations:*
- The moderate available water capacity limits production. Many areas support drought-tolerant species, such as improved bermudagrass.
 - Construction of farm ponds is not recommended because of seepage.

Cropland

- Major limitations:*
- Because of the severe hazard of water erosion, cropping systems that leave large amounts of crop residue on the surface are needed to maintain the content of organic matter and prevent excessive soil loss.
- Minor limitations:*
- The moderate available water capacity may limit yields.

Rangeland

- Major limitations:*
- None
- Minor limitations:*
- The moderate available water capacity may limit production.
 - Construction of farm ponds is not recommended because of excessive seepage.

Urban development

- Major limitations:*
- Because of the severe hazard of water erosion, establishing lawns and landscape plants is expensive.
- Minor limitations:*
- Because of the moderate available water capacity, maintaining lawns is expensive.
 - Shrinking and swelling of soil can cause houses, roads, and streets to crack or buckle.

Interpretive Groups

Land capability classification: IVe
Range site: Clay Loam



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Soil Type – Ov

Ov—Ovan silty clay, frequently flooded

Management Concerns

Setting

Landform: Holocene-age flood plains along local streams
Distinctive landscape features: None
Landscape position: Bottomland
Slope: Nearly level
Shape of areas: Elongated and narrow
Size of areas: 20 to 300 acres

Typical Profile

Surface layer:
0 to 20 inches—dark grayish brown silty clay
Subsurface layer:
20 to 35 inches—grayish brown silty clay
Subsoil:
35 to 80 inches—pale brown silty clay

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: None within a depth of 6 feet
Flooding: Frequent, of very brief duration
Runoff: Slow
Permeability: Very slow
Available water capacity: High
Root zone: Very deep
Natural soil fertility: High
Soil reaction: Moderately alkaline
Shrink-swell potential: High
Hazard of water erosion: Slight
Hazard of wind erosion: Slight

Composition

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

Contrasting Inclusions

- The well drained, clayey Frio soils on flood plains
- The moderately well drained, clayey Tinn soils on hillsides bordering flood plains
- The well drained Sunev and Lewisville soils on hillsides bordering flood plains
- The well drained Heiden and moderately well drained Houston Black soils along foot slopes bordering flood plains

Land Uses

Major land use: Pasture
Other land uses: Cropland, rangeland, recreation

Pasture

Major limitations:
• The soil is flooded about once every 1 to 2 years. Floods can destroy fences, cause scour erosion, and deposit sediment on established pastures.
Minor limitations:
• None

Cropland

Major limitations:
• Crop losses can occur because of flooding. Some areas are used for small grain, forage sorghum, or other crops.
Minor limitations:
• This slowly permeable, clayey soil can be wet for short periods. The wetness may delay planting in some years.

Rangeland

Major limitations:
• This soil is well suited to rangeland, but flooding may be a problem in some years.
Minor limitations:
• None

Urban development

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

Interpretive Groups

Land capability classification: Vw
Range site: Clayey Bottomland



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

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 6 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



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

90.38 Acres - Pasture, Hunting & Recreation Land With Custom Home Axtell, McLennan County, TX 76624

Soil Type – WnA

**WnA—Wilson clay loam, 0 to 2 percent
slopes**

Land Uses

Major land use: Pasture
Other land uses: Cropland, rangeland, recreation,
urban development

Setting

Landform: Stream terraces of Pleistocene age
Distinctive landscape features: None
Landscape position: Broad flats
Slope: Nearly level or gently sloping
Shape of areas: Irregular or rounded
Size of areas: 10 to 500 acres

Typical Profile

Surface layer:
0 to 8 inches—dark grayish brown clay loam
Subsoil:
8 to 18 inches—dark gray clay
18 to 32 inches—very dark gray clay
32 to 65 inches—dark gray and grayish brown clay
Underlying material:
65 to 80 inches—reddish yellow clay

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: None; however, may be saturated above
the subsoil for short periods after heavy rainfall
Flooding: None
Runoff: Slow
Permeability: Very slow
Available water capacity: Moderate
Root zone: Deep
Natural soil fertility: Medium
Soil reaction: Moderately acid to neutral in the surface
layer, moderately acid to slightly alkaline in the
upper part of the subsoil, and neutral to
moderately alkaline in the lower part of the subsoil
Shrink-swell potential: High
Hazard of water erosion: Moderate
Hazard of wind erosion: Slight

Composition

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

Contrasting Inclusions

- Mabank soils, which have a surface layer of fine sandy loam and are on slight mounds
- The moderately well drained Axtell soils on the slightly higher ridges
- The moderately well drained Crockett and well drained Lamar soils on hillsides
- The moderately well drained Bremond soils in the slightly higher positions
- The moderately well drained Burleson soils in the slightly lower positions

Management Concerns

Pasture

- Major limitations:*
- None
- Minor limitations:*
- The very slow permeability in the subsoil limits water infiltration and root penetration.
 - The moderate available water capacity limits the production of forage.

Cropland

- Major limitations:*
- None
- Minor limitations:*
- The very slow permeability in the subsoil limits the penetration of water and plant roots.
 - Because of the medium natural fertility and a low content of organic matter, the soil is crusty and difficult to cultivate when dry.
 - The moderate available water capacity limits crop yields.
 - Because of the moderate hazard of water erosion, crop residue should be left on the surface to prevent excessive soil loss.
 - In wet years the very slow permeability and slow runoff can cause temporary wetness.

Rangeland

- Major limitations:*
- None
- Minor limitations:*
- The very slow permeability limits the penetration of water and plant roots.
 - The moderate available water capacity limits production.

Urban development

- Major limitations:*
- The very slow permeability and slow runoff can cause septic systems to fail in wet periods.
 - Shrinking and swelling of the soil can cause houses, roads, streets, and sidewalks to crack or buckle.
- Minor limitations:*
- The slow runoff and very slow permeability can cause water to accumulate on yards or streets for short periods.

Interpretive Groups

Land capability classification: IIIe
Range site: Claypan Prairie



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

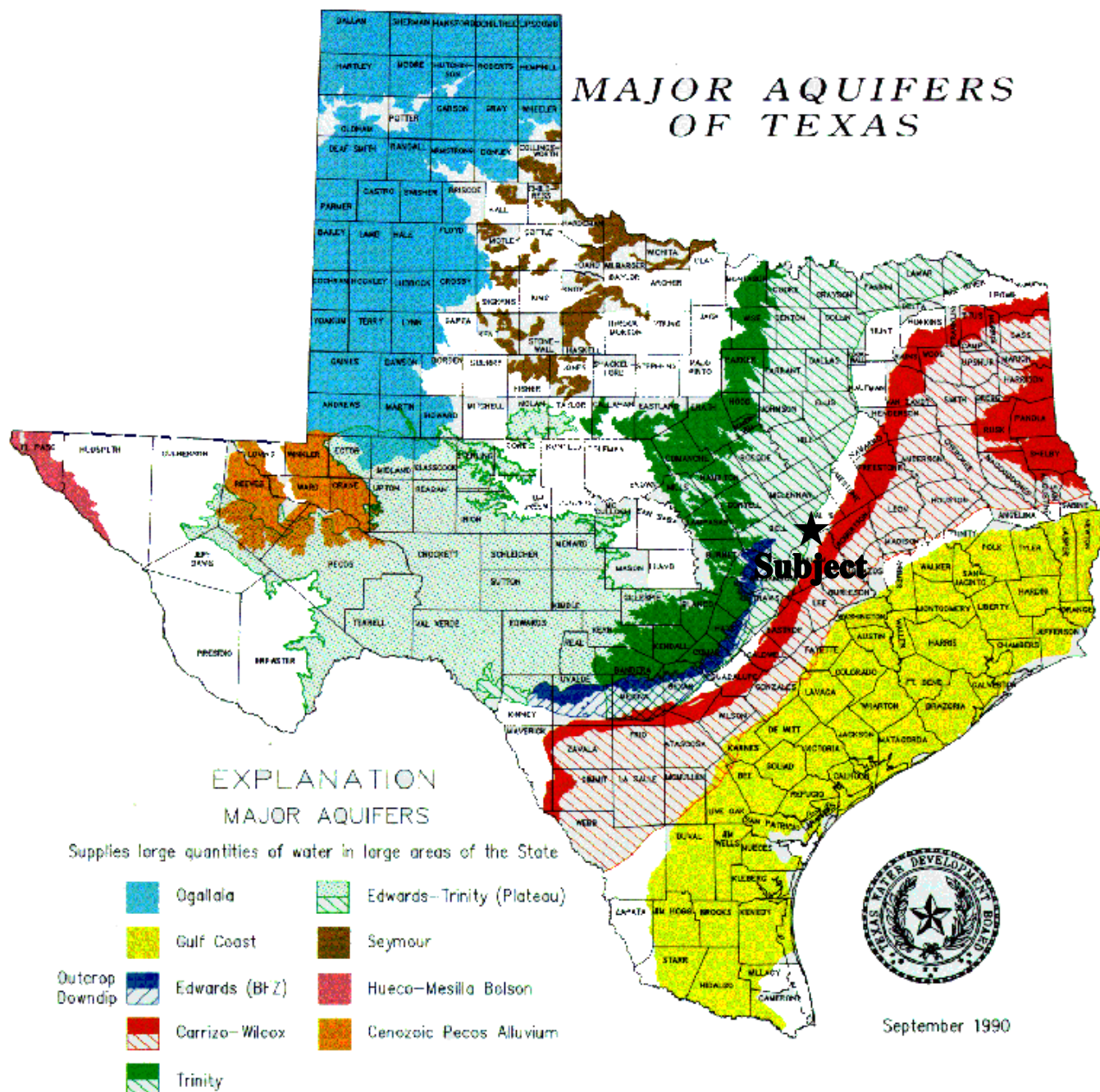
morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

FOR
SALE

90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**90.38 Acres - Pasture, Hunting & Recreation Land
With Custom Home
Axtell, McLennan County, TX 76624**

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty and should not be made available to any other person or entity without the written consent of Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects, or any buyer's plans or intentions to continue its ownership of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com



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

TREC No. OP-K

Dube's Commercial Inc 401 Congress Austin, TX 78701
Phone: (512)423-6670

Fax: (512)671-8011

Robert Dube

Untitled

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com