

FOR SALE

16.65 Acres

**Pasture, Hunting & Recreation Land
With Ranch House**

Marlin, Falls County, TX 76661

\$179,000

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



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

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

A DBA of Dube's Commercial, Inc. TREC# 484723

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Property Highlights

Location – The property is located at 393 CR 129 Marlin, Falls County, Texas. From Hwy. 6 in Marlin go 4.1 miles East on FM 147. Turn right on CR 129 and property is 1.5 miles on the left.

Acres – 16.65 acres MOL according to the Falls County Appraisal District and has approximately 1,200 linear feet of road frontage on CR 129.

Improvements – The house was recently remodeled. It consists of 1,200 square feet (according to the owners), has 2 bedrooms, 1 bath, kitchen, den, thermal windows, central air and heat, covered patio, attached carport and a composite roof. The property has a horse arena, 1 large barn, 1 smaller barn with 4 horse stalls, dog runs, 1 storage building, 1 workshop is fenced and cross fenced and in excellent condition.

Water – The property is serviced by Tri-County Water and has 2 septic tanks and drain fields. There is a large deep tank stocked with catfish and Keechi Creek runs along one side of the property.

Electricity – The property is serviced by Navasota Valley Electric Coop.

Propane – House is served by propane and tank will convey.

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

Minerals – Seller Reserves Minerals.

Topography – The land is flat.

Current Use – Privately owned and is used for personal residence, horse arena, grazing cattle and horses, hunting and fishing.

Ground Cover – The land is mostly open pasture with knee high Coastal Bermuda Grass with trees, including live oak, post oak, sycamore, and various others, scattered throughout. The creek is heavily wooded.

Easements – Seller does not have a survey on the property nor has an abstract of title been performed to determine if any 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 - \$179,000.00 - \$10,750 an acre



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Property Pictures



TEXAS
FARM & RANCH REALTY

"Stewards of Land"
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Property Aerial View



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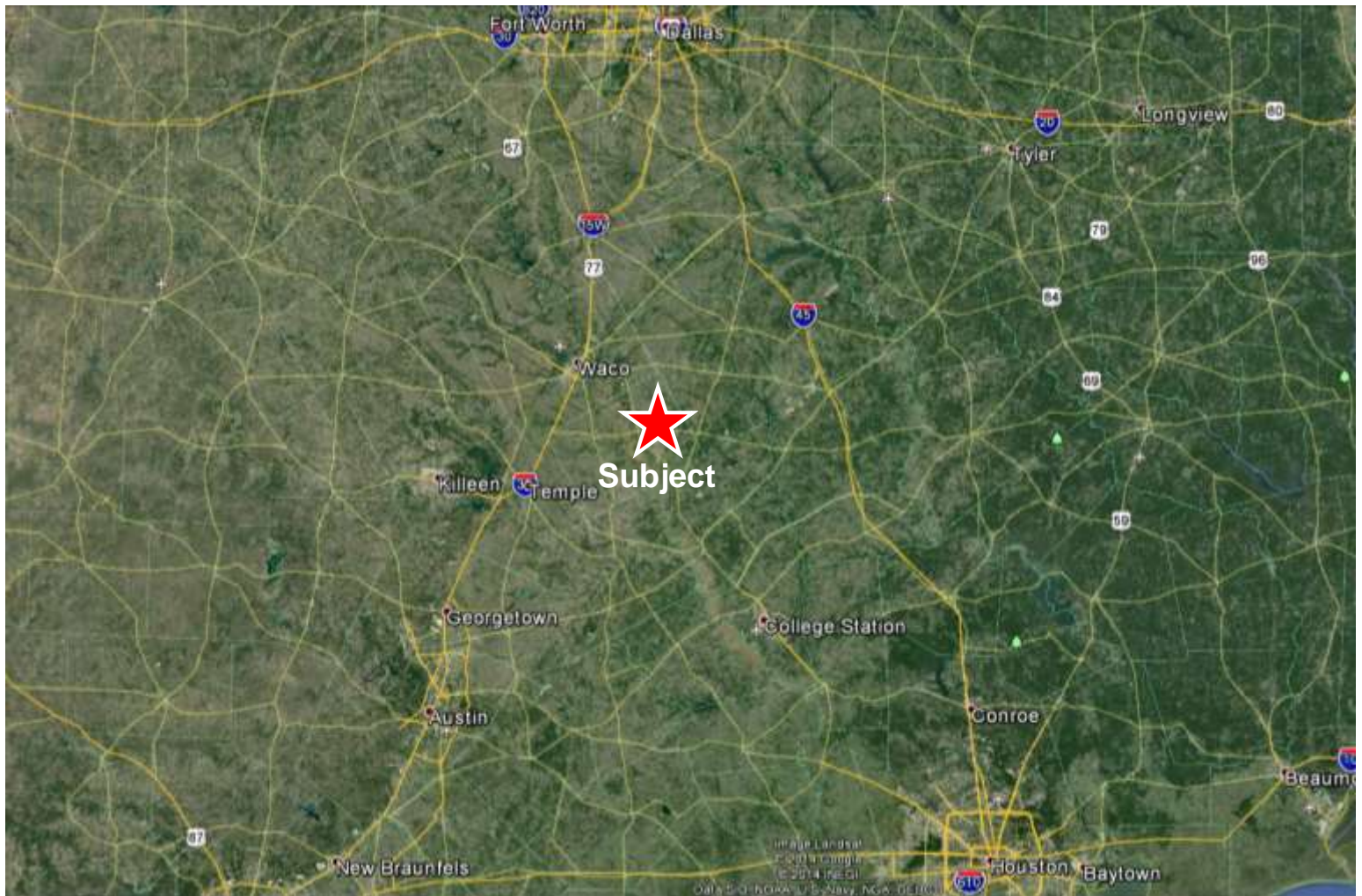
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Property Location Relative to DFW, Austin and Houston



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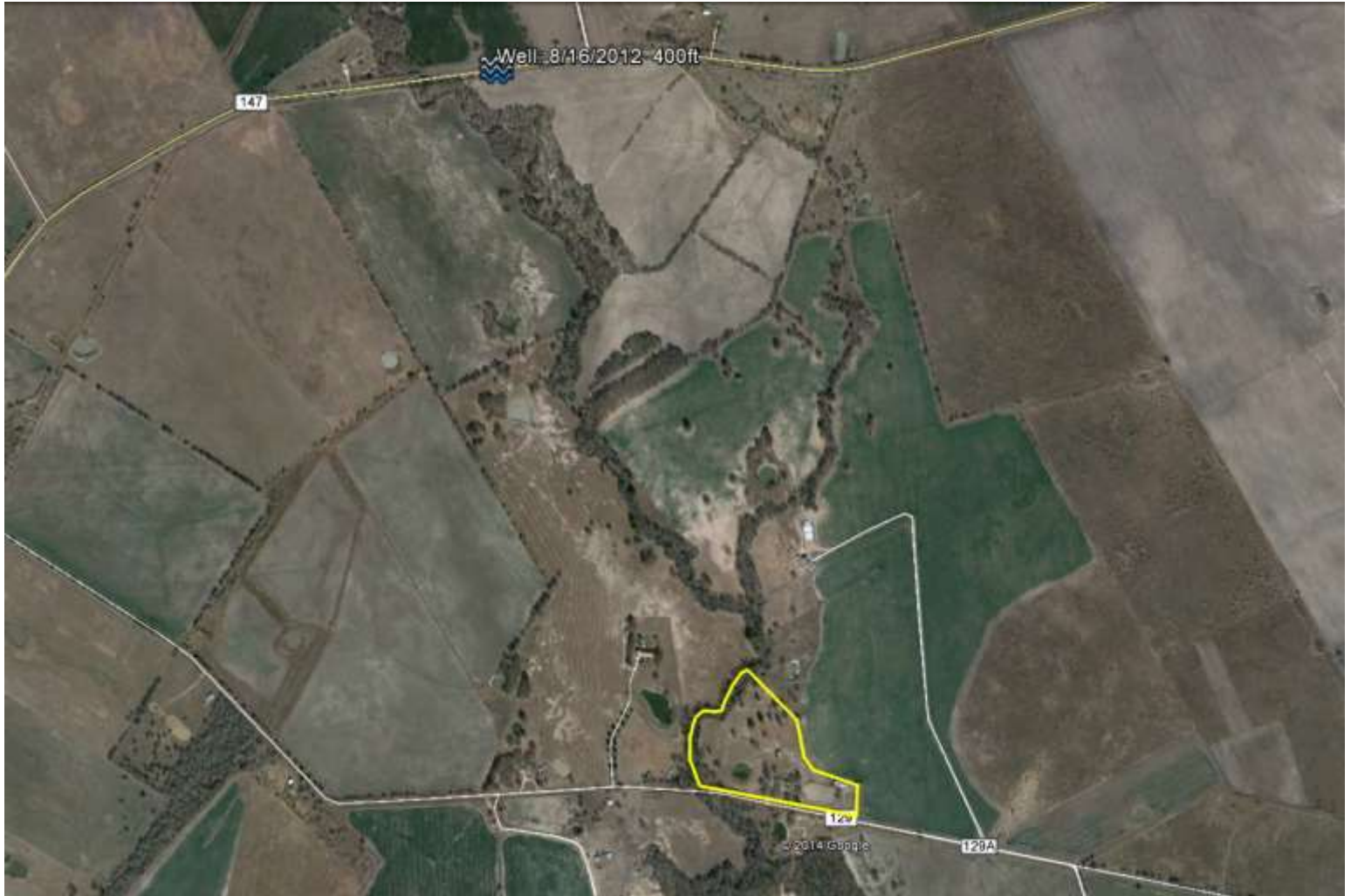
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Aerial of Water Well Nearest the Property



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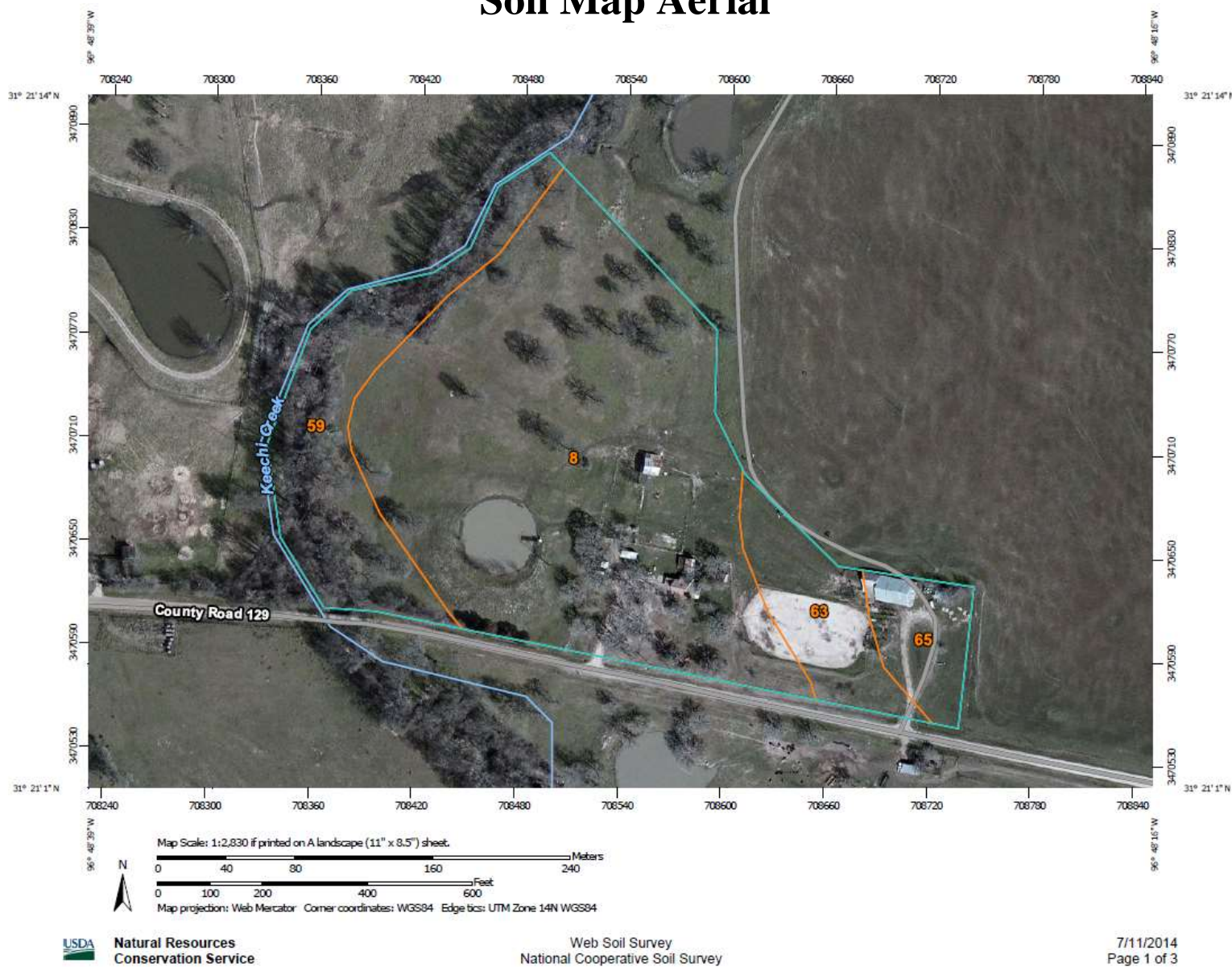
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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Axtell fine sandy loam, 1 to 3 percent slopes	11.6	67.2%
59	Tinn clay, frequently flooded	3.1	18.2%
63	Wilson loam, 0 to 1 percent slopes	1.5	8.9%
65	Wilson silty clay loam, 0 to 1 percent slopes	1.0	5.7%
Totals for Area of Interest		17.3	100.0%



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Soil Type – 8

8—Axtell fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex, and areas average about 50 acres in size.

This soil has a surface layer of dark brown and brown, slightly acid fine sandy loam about 9 inches thick. Below this layer, to a depth of 19 inches, is brown, strongly acid clay that has light brownish gray, red, and light yellowish brown mottles. Between depths of 19 and 34 inches is brownish yellow, slightly acid clay that has light brownish gray mottles. Between depths of 34 and 50 inches is brownish yellow, moderately alkaline sandy clay loam that has light gray, yellow, and yellowish red mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, moderately alkaline sandy clay loam that has very pale brown, yellow, and yellowish red mottles.

The surface layer is easily worked, but in places large clods of the underlying layer are plowed up. The permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but plant roots have difficulty in penetrating the lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of the map unit.

This soil has medium potential for crops, but it is limited by low natural fertility and droughtiness. The main crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion and improving soil tilth and fertility. Terracing and use of high-residue crops help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for range. It is limited for this use by droughtiness.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation are its most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIe; Claypan Savannah range site.



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Soil Type – 59

59—Trinity clay, frequently flooded. This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

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

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

This soil has medium potential for both openland and rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



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Soil Type – 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the 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 Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

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. Proper 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 a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are 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 – 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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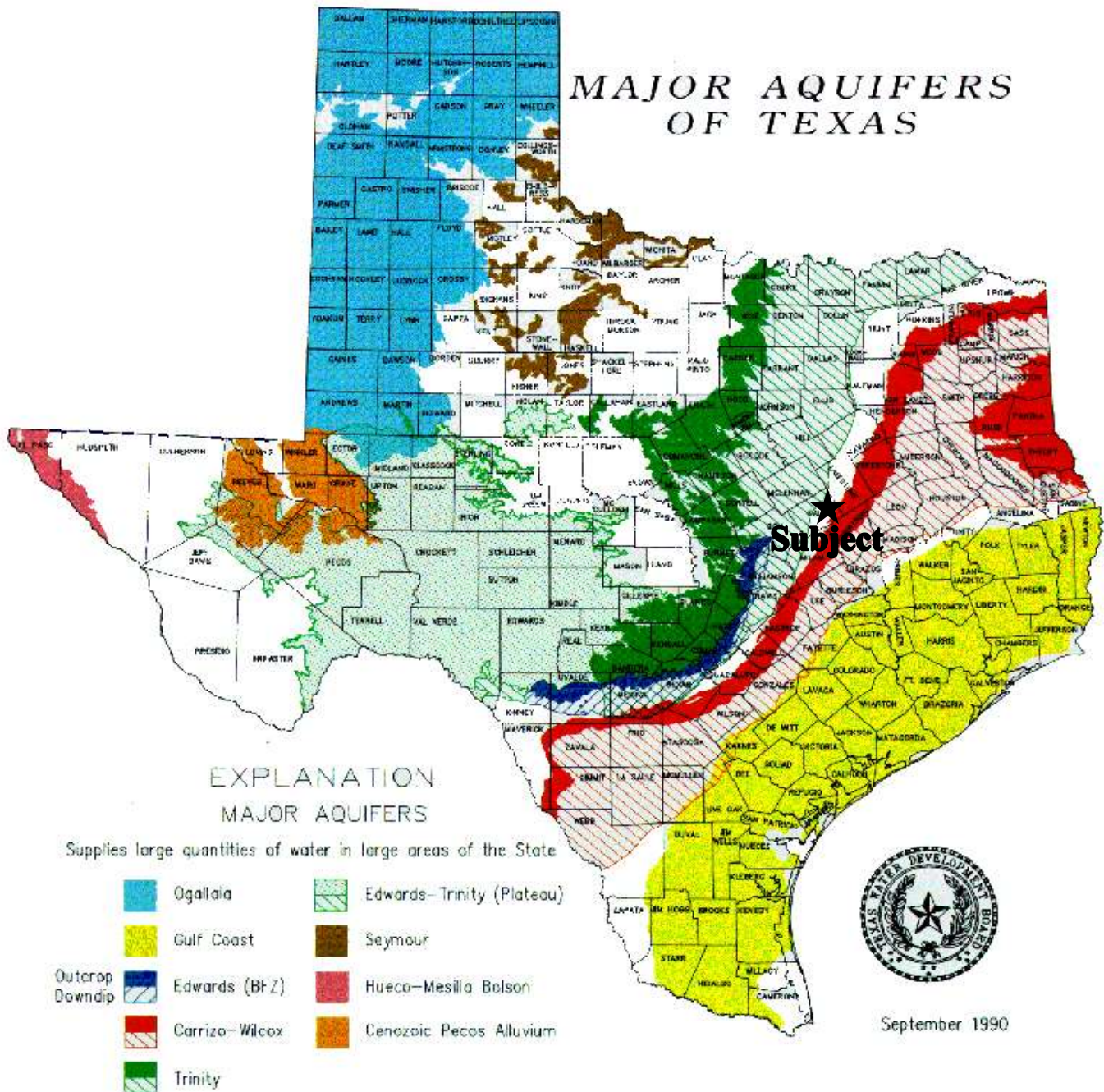
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Property Location to Major Aquifers of Texas



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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

TREC No. OP-K

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

Fax: (512) 671-8011

Robert Dube

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