

FOR SALE

**385 MOL Acres – Panoramic View
Cultivated and Pasture Land**

Moody, McLennan County, TX 76557

\$999,075

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



– "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

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Highlights for 385 Acres Moody, McLennan, County, Texas

Location – The property is located in Moody, McLennan County, Texas with over two miles of road frontage. The physical address is 17173 Wall Ridge Road Moody, Texas 76557. Out of Marlin, Texas travel Highway 7 West for approximately 22.4 miles to Bruceville/Eddy Texas. Keep straight on Hwy 7 over IH 35 and go 6.6 miles to Moody, Texas. Turn left on TX 317 and go 0.7 miles to Mary Lou Street. Go right 0.3 miles on Mary Lou St., which turns into Wall Ridge Road. The property is immediately on the right when you make the turn on Wall Street Road and goes for over two miles by continuing onto Stockton Road to the west and north on Blue Cut Road.

Acres – 385 MOL acres according to the USDA maps. 118 acres is in highly productive cultivated land and the remaining acreage is in pasture land. Owner will convey 50% of available minerals.

Improvements – The property is fenced and cross fenced along with two stock tanks for cattle and fishing. There is over two miles of road frontage evenly split between hardtop and gravel. Due to the linear and excessive road frontage the property could be sub-divided into smaller tracts. The property has restrictions against salvage yards and manufactured home subdivisions.

Topography – The land is a combination of rolling hills and flat land. The hilltop has a beautiful panoramic view and is one of the highest hills in the county. Excellent for a weekend, retirement or family home site.

Current Use – Privately owned and is an operating cattle and crop production farm and ranch. There is fishing and hunting for dove. The property is encumbered by a crop lease expiring each December 31st of and July 31st of each year. The leases convey with the property but can be terminated upon lease expiration.

Ground Cover – Approximately 118 acres of cultivated land with the remaining land being a combination of open pasture and heavy woods.

Easements – The property has a gas pipeline, oil pipeline and electric transmission line easement through the property.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - \$999,075 - \$2,595 an acre



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Property Pictures



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Property Pictures

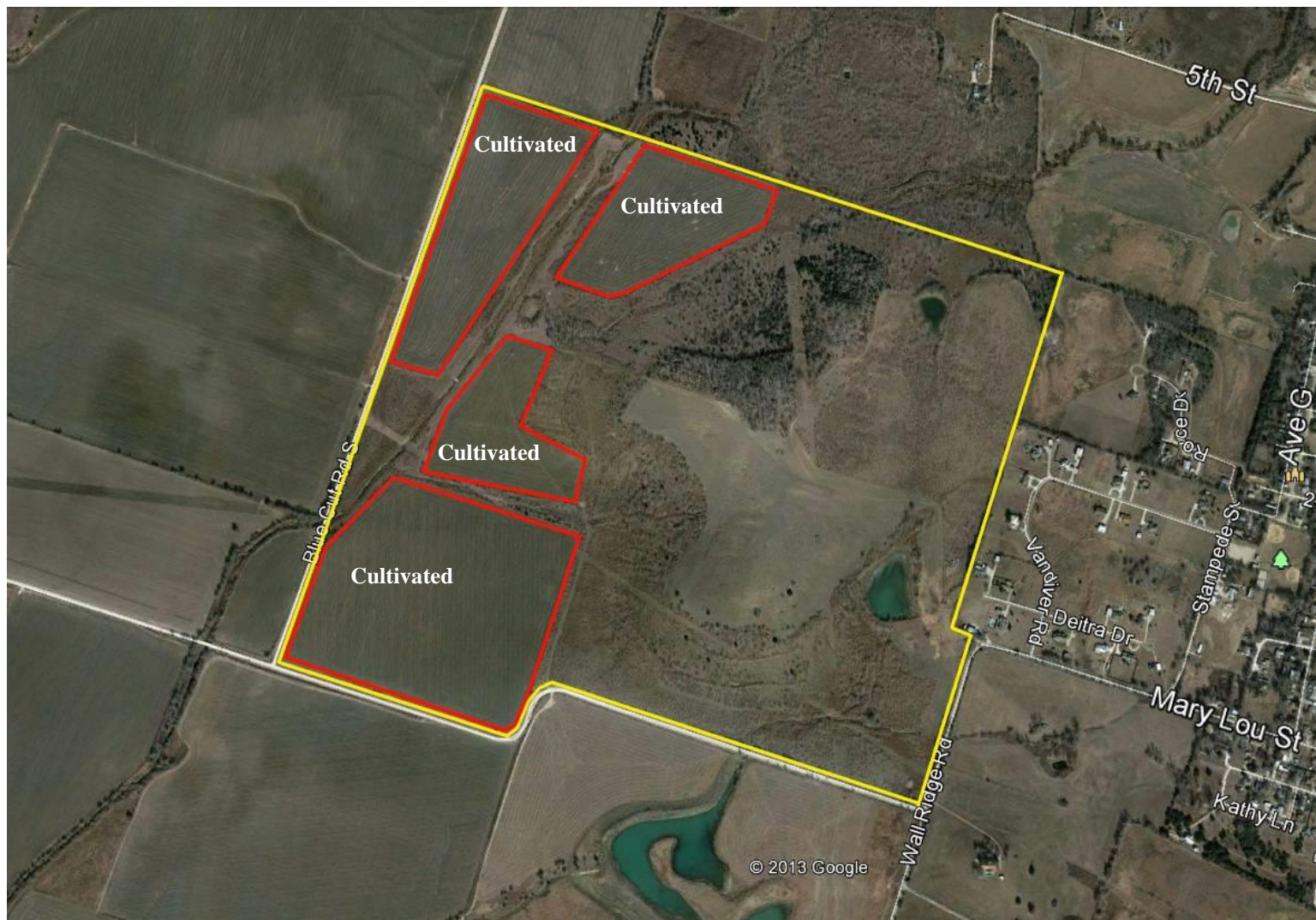


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Property Aerial View

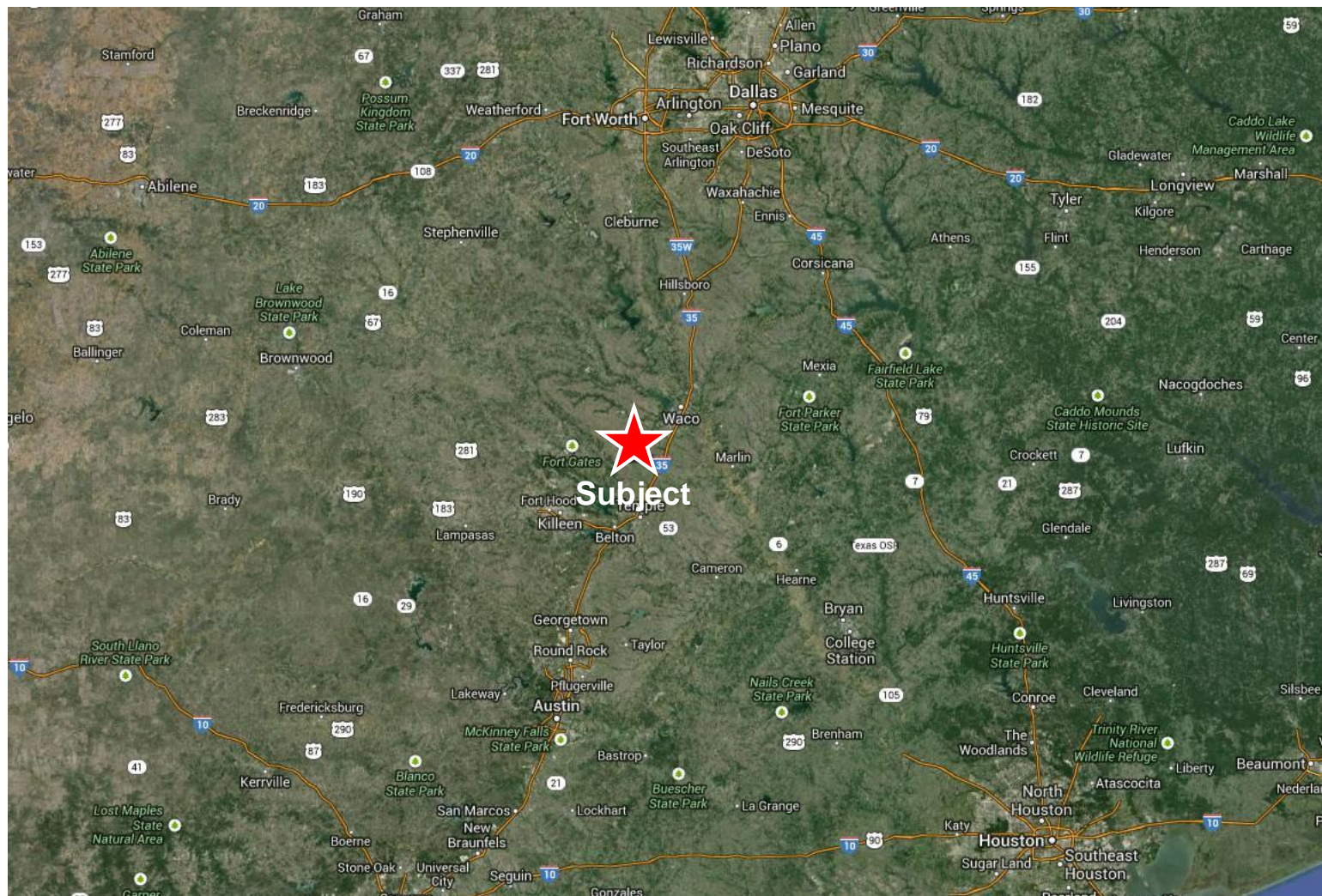


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Property Location Relative to DFW, Austin and Houston



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Potential Subdivision



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Aerial of Water Well Nearest Property

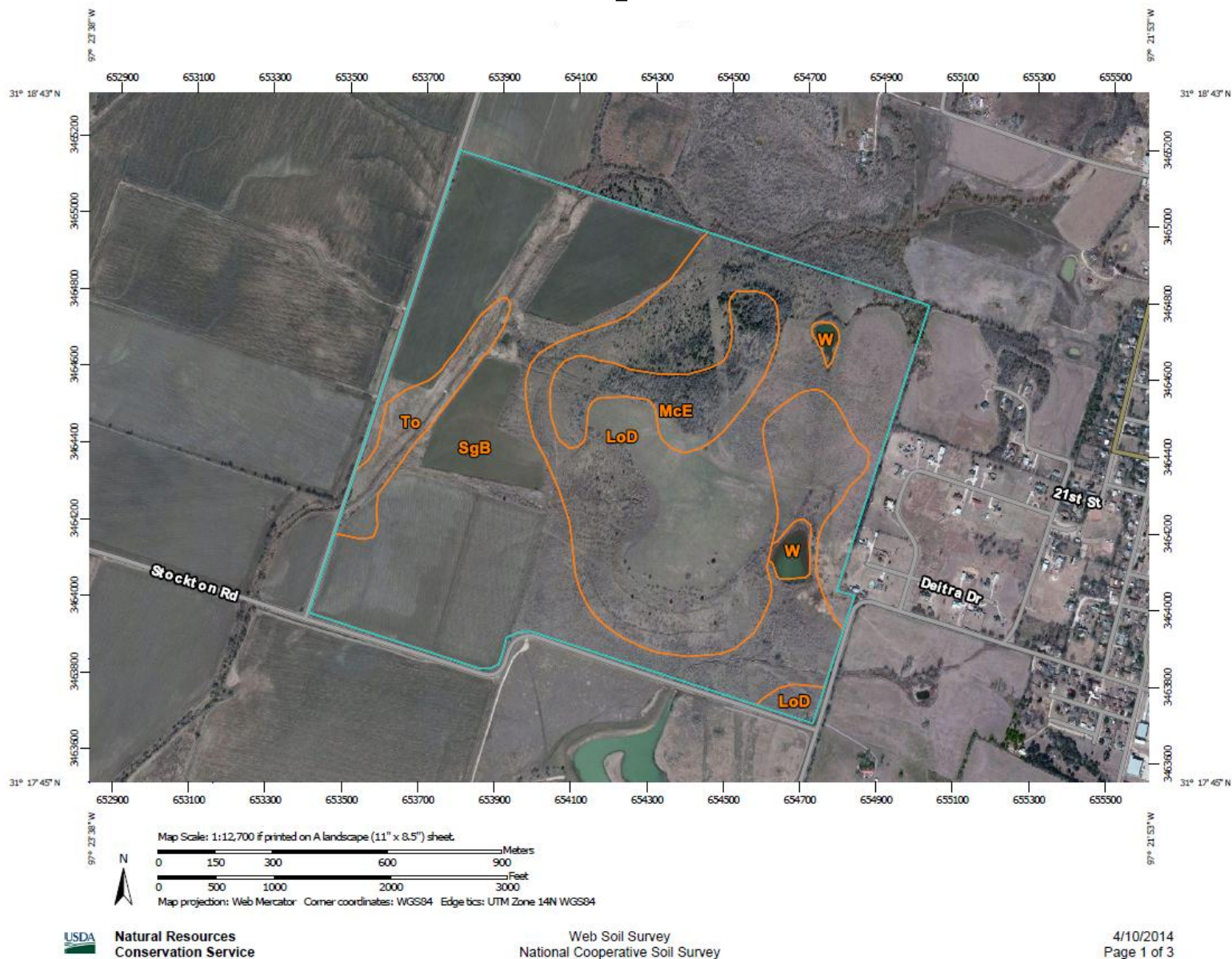


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Soil Map Aerial



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Soil Type Legend

McLennan County, Texas (TX309)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LoD	Lott silty clay, 5 to 8 percent slopes	145.7	37.8%
McE	McLennan clay loam, 8 to 15 percent slopes	25.6	6.6%
SgB	Sanger clay, 1 to 3 percent slopes	194.6	50.5%
To	Tinn clay, frequently flooded	15.0	3.9%
W	Water	4.4	1.1%
Totals for Area of Interest		385.3	100.0%



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Soil Type – LoD

LoD—Lott silty clay, 5 to 8 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: None
Landscape position: Convex hillsides
Slope: Moderately sloping
Shape of areas: Elongated or irregular
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 4 inches—dark gray silty clay
Subsurface layer:
4 to 16 inches—dark grayish brown silty clay
Subsoil:
16 to 44 inches—light yellowish brown silty clay
Underlying material:
44 to 60 inches—pale yellow shale with clay texture and clayey marl.

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Moderately slow
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

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

Contrasting Inclusions

- The clayey Ferris soils along hillsides
- The very deep Lamar soils along the lower hillsides
- The loamy McLennan soils along hillsides
- The deep Heiden and very deep Houston Black soils along foot slopes
- 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 limits production.
 - The rapid runoff and moderately 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.
- Minor limitations:*
- None

Rangeland

- Major limitations:*
- None
- Minor limitations:*
- Production may be low during dry periods because of the moderate available water capacity.
 - Weeds and brush are difficult to control on this moderately sloping soil.

Urban development

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

Interpretive Groups

Land capability classification: IVe
Range site: Clay Loam



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Soil Type – McE

**McE—McLennan clay loam, 8 to 15
percent slopes**

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: Shaly hills
Landscape position: Hillsides
Slope: Strongly sloping or moderately steep, convex
Shape of areas: Elongated or irregular
Size of areas: 30 to 300 acres

Typical Profile

Surface layer:
0 to 7 inches—grayish brown clay loam
Subsoil:
7 to 14 inches—light olive brown clay loam
14 to 32 inches—light yellowish brown clay loam
Underlying material:
32 to 80 inches—olive yellow silty clay loam
interbedded with limestone and weathered shale

Soil Properties

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

Composition

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

Contrasting Inclusions

- The clayey Ellis and Ferris soils along hillsides
- The very deep Lott and Lamar soils along the lower hillsides
- The deep, clayey Heiden and very deep, clayey Houston Black soils along foot slopes
- 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 low available water capacity limits production.
• The rapid runoff and moderately 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.
Minor limitations:
• The low available water capacity limits yields.

Rangeland

Major limitations:
• Production may be low during dry periods because of the low available water capacity.
Minor limitations:
• Weeds and brush are difficult to control on the moderately steep slopes.

Urban development

Major limitations:
• The moderately 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:
• Maintenance of lawns and grasses is difficult on this clayey, strongly sloping or moderately steep soil because of the low available water capacity.

Interpretive Groups

Land capability classification: Vle
Range site: Eroded Blackland



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Soil Type – SgB

SgB—Sanger clay, 1 to 3 percent slopes

Setting

Landform: Uplands of Lower Cretaceous age
Distinctive landscape features: None
Landscape position: Foot slopes
Slope: Gently sloping, slightly concave
Shape of areas: Irregular or rounded
Size of areas: 10 to 400 acres

Typical Profile

Surface layer:
0 to 6 inches—dark grayish brown clay

Subsurface layer:
6 to 34 inches—dark grayish brown clay

Subsoil:
34 to 66 inches—grayish brown and light brownish gray clay

Underlying material:
66 to 80 inches—yellow shale with clay texture

Soil Properties

Depth: Very deep to shale
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Medium
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: Moderate
Hazard of wind erosion: Slight

Composition

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

Contrasting Inclusions

- The well drained Lott and McLennan soils on hillsides
- The moderately deep Austin soils on ridgetops
- The well drained, deep Ferris soils on hillsides
- The moderately well drained Houston Black and Slidell soils on the lower foot slopes

Land Uses

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

Management Concerns

Pasture

Major limitations:
• None
Minor limitations:
• The very slow permeability can cause temporary wetness during wet periods.
• The soil cracks when dry. The cracking can cause fences to sag.

Cropland

Major limitations:
• None
Minor limitations:
• The very slow permeability can cause temporary wetness, which can sometimes delay farming operations.
• Because of the moderate hazard of water erosion, management of crop residue, terraces, or grassed waterways may be needed to prevent excessive soil loss.
• 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:
• Shrinking and swelling of the soil can cause houses, sidewalks, roads, and streets to crack or buckle.
• The very slow permeability may cause septic systems to work improperly.
• Establishing lawns and landscape plants is difficult on this clayey soil.
• Shallow excavations sometimes cave in.
Minor limitations:
• The very slow permeability can cause water to accumulate for short periods in some areas.

- Maintenance of lawns and landscape plants is difficult on this clayey soil.

Interpretive Groups

Land capability classification: IIe
Range site: Blackland



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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 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



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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

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(TAR-2501) 10-10-11

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