

# FOR SALE

95 Acres

Pasture & Cultivated Land

Chilton, Falls County, TX 76632

\$304,000

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com/sales.htm](http://www.texasfarmandranchrealty.com/sales.htm)



**TEXAS**  
FARM & RANCH REALTY

—“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](mailto:bob@texasfarmandranchrealty.com) [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)

**FOR  
SALE**

# **95 Acres**

## **Chilton, Falls County, TX 76632**

### **Property Highlights**

**Location** – The property is located on Hwy 77 & CR 470 Chilton, Falls County, Texas. From Waco take Hwy 77 south 16 miles and the property will be on the right. From Lott take Hwy 77 north 5 miles and the property will be on the left. The property is slightly northwest of the intersection of Hwy 77 and FM 935.

**Acres** – 95.04 acres MOL according to the Falls County Appraisal District and has 3/10 mile road frontage on Hwy 77 and 4/10 mile road frontage on CR 470.

**Improvements** – The property is fenced and has three stock tanks.

**Water** – Cego/Durango Water Co., provides the water and there is an existing water meter on the property. There is not an existing water well on the property but please refer to the well map located in this brochure for installation date and depth.

**Electricity** – Heart of Texas Electric services the area and serviced the property at one time.

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

**Minerals** – There are no minerals to convey with the property.

**Topography** – The land is flat.

**Current Use** – Privately owned and is used to graze cattle, oat and wheat cultivation.

**Ground Cover** – Native grasses along with volunteer rye with beautiful large oak trees and concentrated areas of mesquite trees for wildlife cover.

**Easements** – Seller does not have a survey on the property nor has an abstract of title been performed to determine exactly what easements exist. There is a gas pipeline that runs through the property as well as overhead electrical lines thus easements for both uses are expected to exist

**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** - \$304,000.00 - \$3,200 an acre



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

**bob@texasfarmandranchrealty.com    www.texasfarmandranchrealty.com**



**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## Property Pictures



**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## **Property Pictures**





**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## Property Aerial View



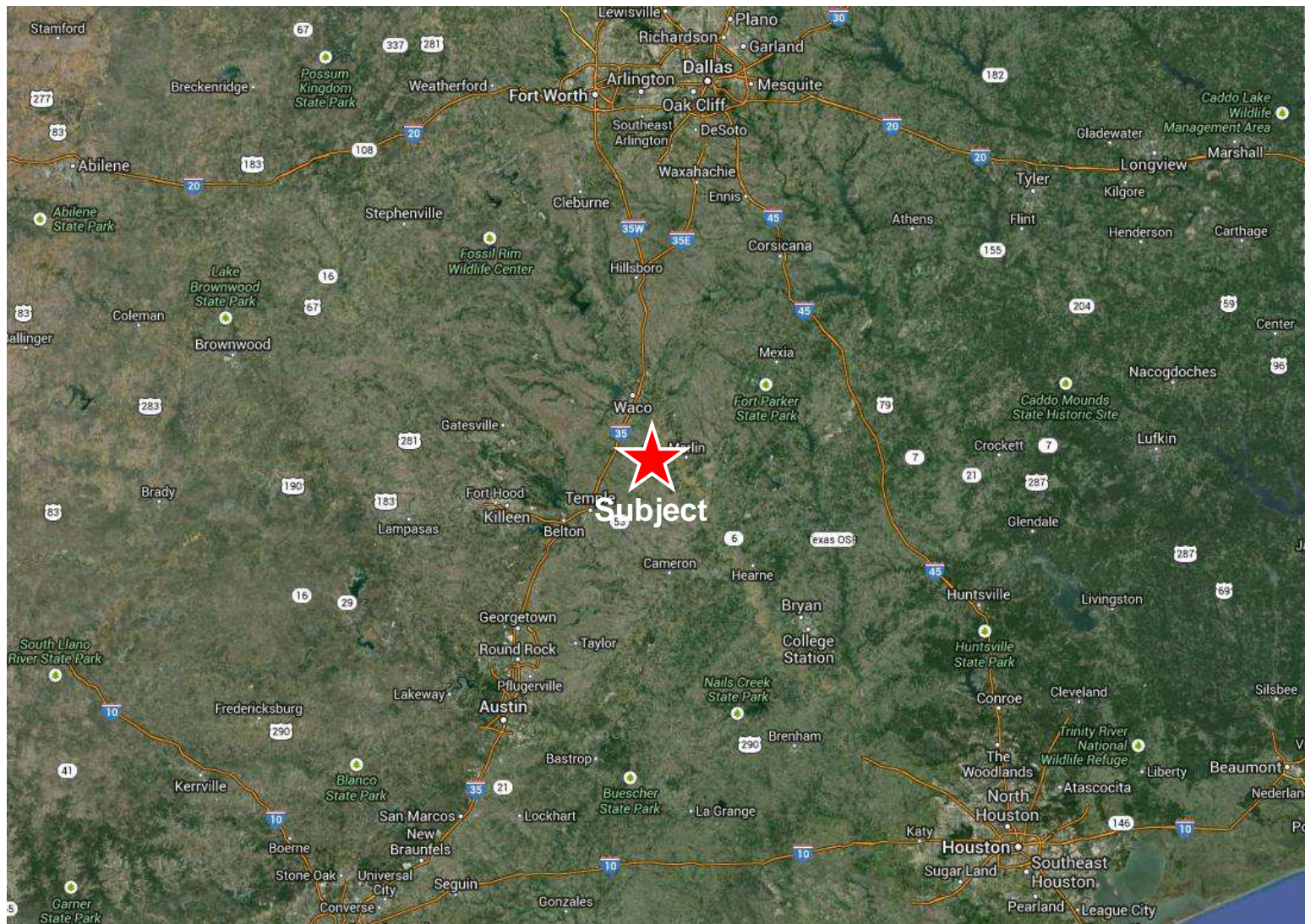


**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## **Property Location Relative to DFW, Austin and Houston**



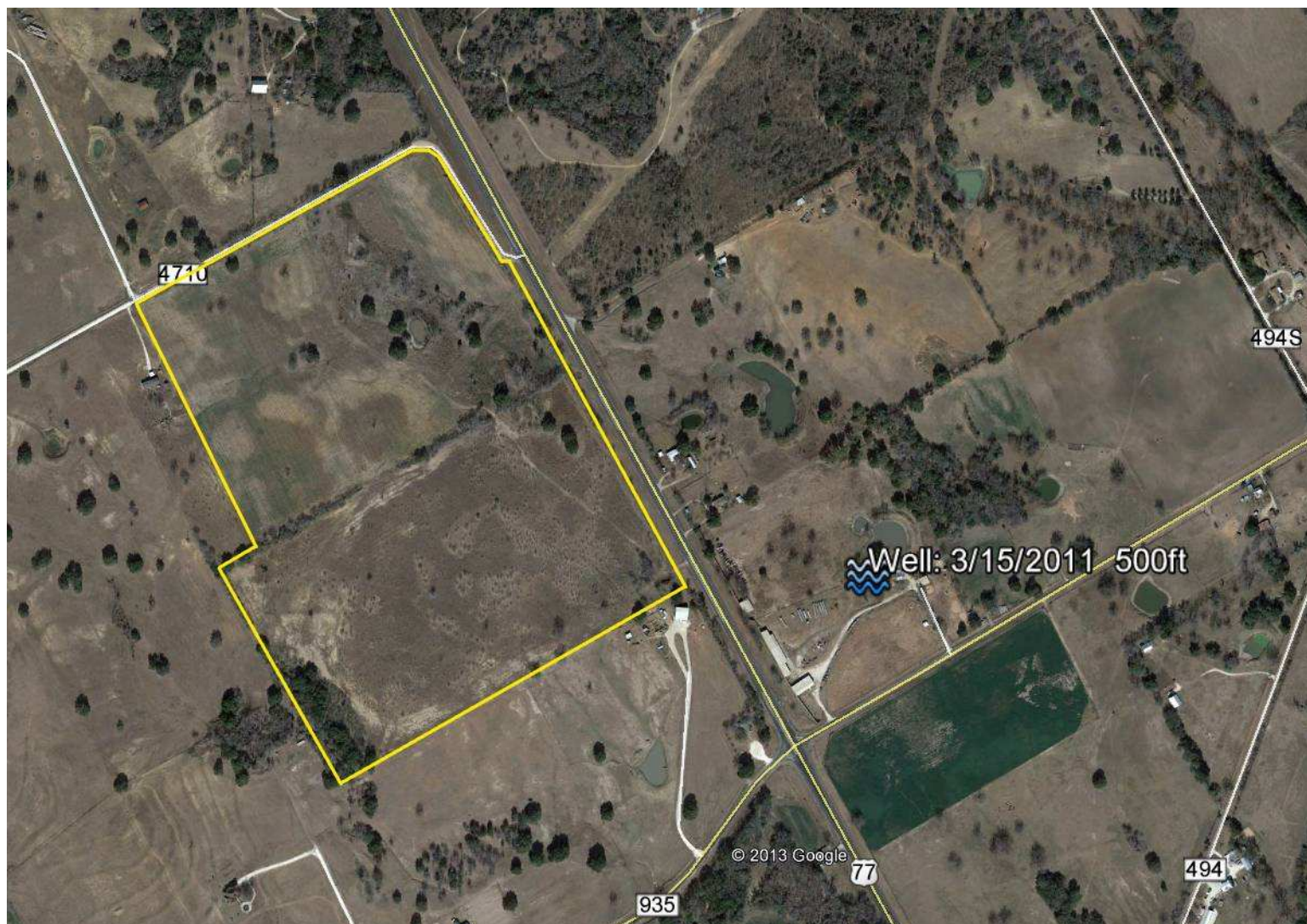


**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## **Aerial of Water Well Nearest Property**



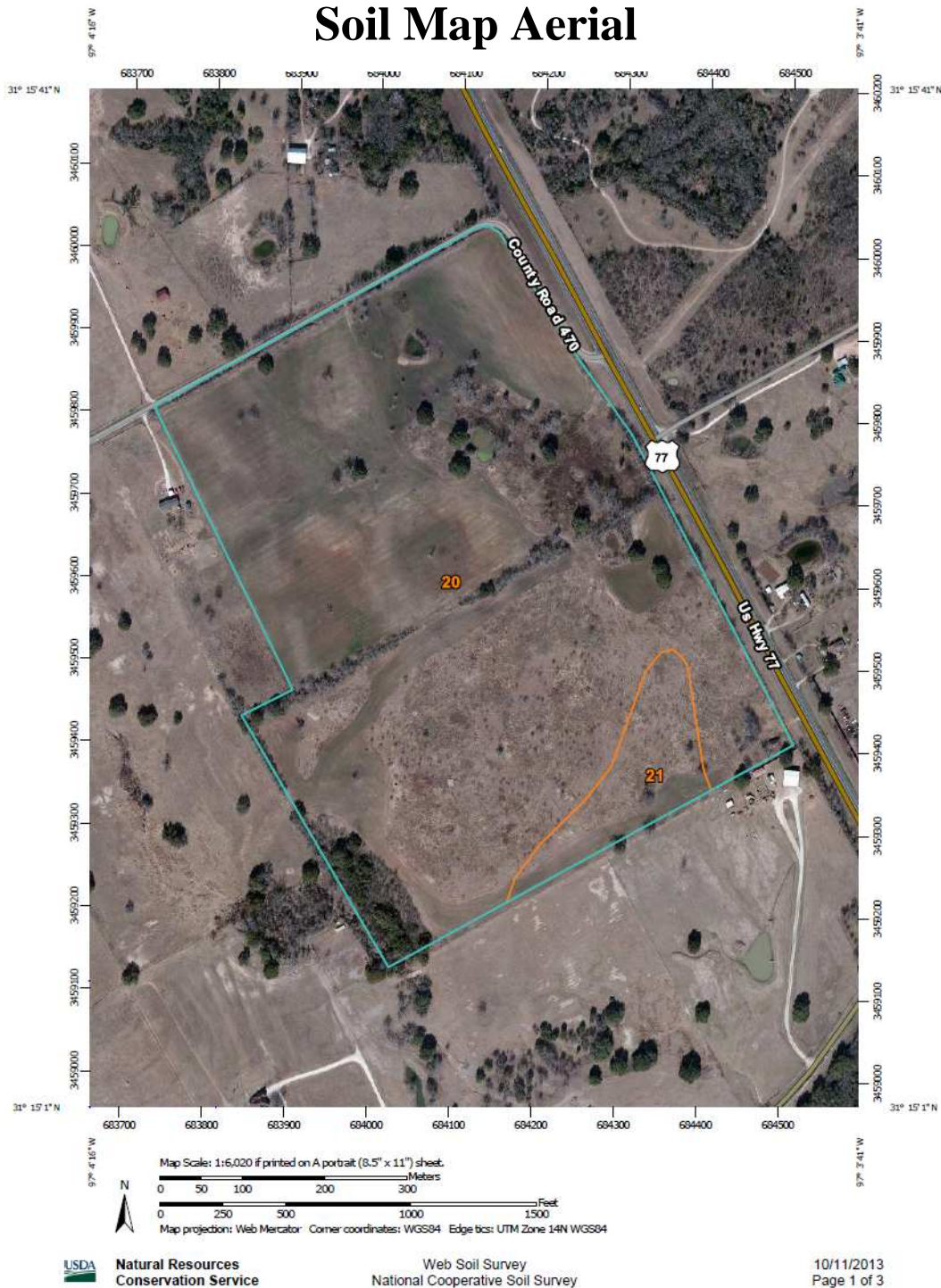


FOR  
SALE

# 95 Acres

## Chilton, Falls County, TX 76632

### Soil Map Aerial





**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
20	Crockett fine sandy loam, 1 to 3 percent slopes	89.8	93.6%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	6.2	6.4%
Totals for Area of Interest		<b>95.9</b>	<b>100.0%</b>



**FOR  
SALE**

# **95 Acres**

## **Chilton, Falls County, TX 76632**

### **Soil Type – 20**

**20—Crockett fine sandy loam, 1 to 3 percent slopes.** This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 35 to 400 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 9 inches thick. Between depths of 9 and 17 inches is mottled brownish yellow and red, medium acid clay that has grayish brown mottles. Below this layer, to a depth of 29 inches, is mottled yellow and grayish brown, medium acid clay, that has reddish yellow mottles. Between depths of 29 and 42 inches is brown, slightly acid clay that has brownish yellow mottles; and between depths of 42 and 53 inches is brownish yellow, neutral clay that has light brownish gray and reddish yellow mottles. Between depths of 53 and 73 inches is yellow, moderately alkaline sandy clay loam that has light brownish gray, white, and yellowish brown mottles. The underlying layer, to a depth of 80 inches, is mottled yellow light gray, and brownish yellow, moderately alkaline sandy clay loam.

Hard surface crusts and dense plowpans that form in cultivated areas make this soil difficult to work. 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 medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils and eroded Crockett soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by low natural fertility and rapid loss of soil moisture during the summer. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management are controlling erosion, maintaining fertility, and improving tilth. Terracing and growing high-residue crops and deep-rooted legumes help control erosion and maintain tilth.

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

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



— "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](mailto:bob@texasfarmandranchrealty.com)    [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**



**FOR  
SALE**

# **95 Acres**

## **Chilton, Falls County, TX 76632**

### **Soil Type – 21**

**21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded.** This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. 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 medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling erosion. Terracing, growing crops that produce large amounts of residue, and growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high 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 the 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, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVE; Claypan Prairie range site.



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

**bob@texasfarmandranchrealty.com    www.texasfarmandranchrealty.com**



**FOR  
SALE**

**95 Acres**

**Chilton, Falls County, TX 76632**

## **Restrictive Covenants (Not recorded and Negotiable)**

1. The Land nor any part thereof shall be used for a junk yard.
2. The Land nor any part thereof shall be used as a poultry, dairy, goat, or hog farm for the commercial production of animals for human consumption.
3. The Land nor any part thereof shall be used for a feed lot or stock yard for the commercial production of cattle for human consumption.
4. The Land nor any part thereof shall be used for the excavation or removal of rock, gravel, or clay from the Land for commercial purposes, or for the storage of hazardous materials, substances or wastes.
5. The Land nor any part thereof shall have placed upon it a manufactured home, house trailer, modular home, or mobile home.
6. The Land shall not be used for professional, business, or commercial activity to which the general public is invited.
7. The Land shall not be used for professional, business, or commercial production of goods or products to be sold to the general public.
8. The Land shall not be used in violations of any federal, state, local, and foreign statutes, regulations, and ordinances concerning public health and safety, worker health and safety, pollution, or protection of the environment, including all those relating to the presence, use, production, generation, handling, transportation, treatment, storage, disposal, distribution, labeling, testing, processing, discharge, release, threatened release, control, or cleanup of any hazardous materials, substances, or wastes, as such requirements are enacted.



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

**bob@texasfarmandranchrealty.com    www.texasfarmandranchrealty.com**

**FOR  
SALE**

**95 Acres**  
**Chilton, Falls County, TX 76632**

## **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.



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

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)   [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**





## Information About Brokerage Services

**B**efore 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](http://www.ziplogix.com)