

FOR SALE

521.75 Acres MOL

Recreational & Pasture Land

Marlin, Falls County, TX 76661

\$1,826,125



Cody Bryant (Sales Agent) 254-252-9738 (mobile) 254-803-5263 (LAND)

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Property Highlights

Location – 521.75 Acres MOL County Road 227 Marlin, Falls County, TX. Start out going north on E Loop 340/TX-340 Loop/TX-6 E toward Old Marlin Rd. Merge onto TX-6 E toward Marlin/Bryan. Then 22.29 miles Take the TX-7 exit. Turn left onto Live Oak St/TX-7. Continue to follow TX-7. Then 1.04 miles Turn right onto Bald Hill Rd/FM-2958. Then 3.42 miles Turn slight left onto County Road 227. 315 County Road 227, Marlin, TX 76661, 315 COUNTY ROAD 227 is on the left. Look for the Texas Farm and Ranch Realty sign. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 521.75 Acres MOL according to Falls County Appraisal District.

Improvements – Low fenced managed game ranch with an abundance of wildlife. Deer, hogs, geese, and dove are a few examples of what you will find on the ranch. Wildlife are managed by being fed protein year-round as well as variations of planted food plots. The managed feeding ensures that wildlife make their home on the ranch year-round. Large mature Live Oaks and native trees throughout the property which provide shade and shelter for the wildlife.

Water – 3 tanks located on the property, along with a creek running along the north boarder line.

Electricity – Navasota Valley Electric Services the area and there is not a meter on the property.

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

Minerals – Seller retains all owned minerals.

Topography – The land has hill top views along with flat land bottoms.

Current Use – Privately owned and is used recreationally.

Ground Cover – Property is covered in native grasses and large Oak trees. Thick large mature pecan and live oak trees throughout the property.

Easements – An abstract of title will need to be performed to determine all easements that may exist.

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-brokerage commissions.

Presented At - \$1,826,125 or \$3,500 per acre

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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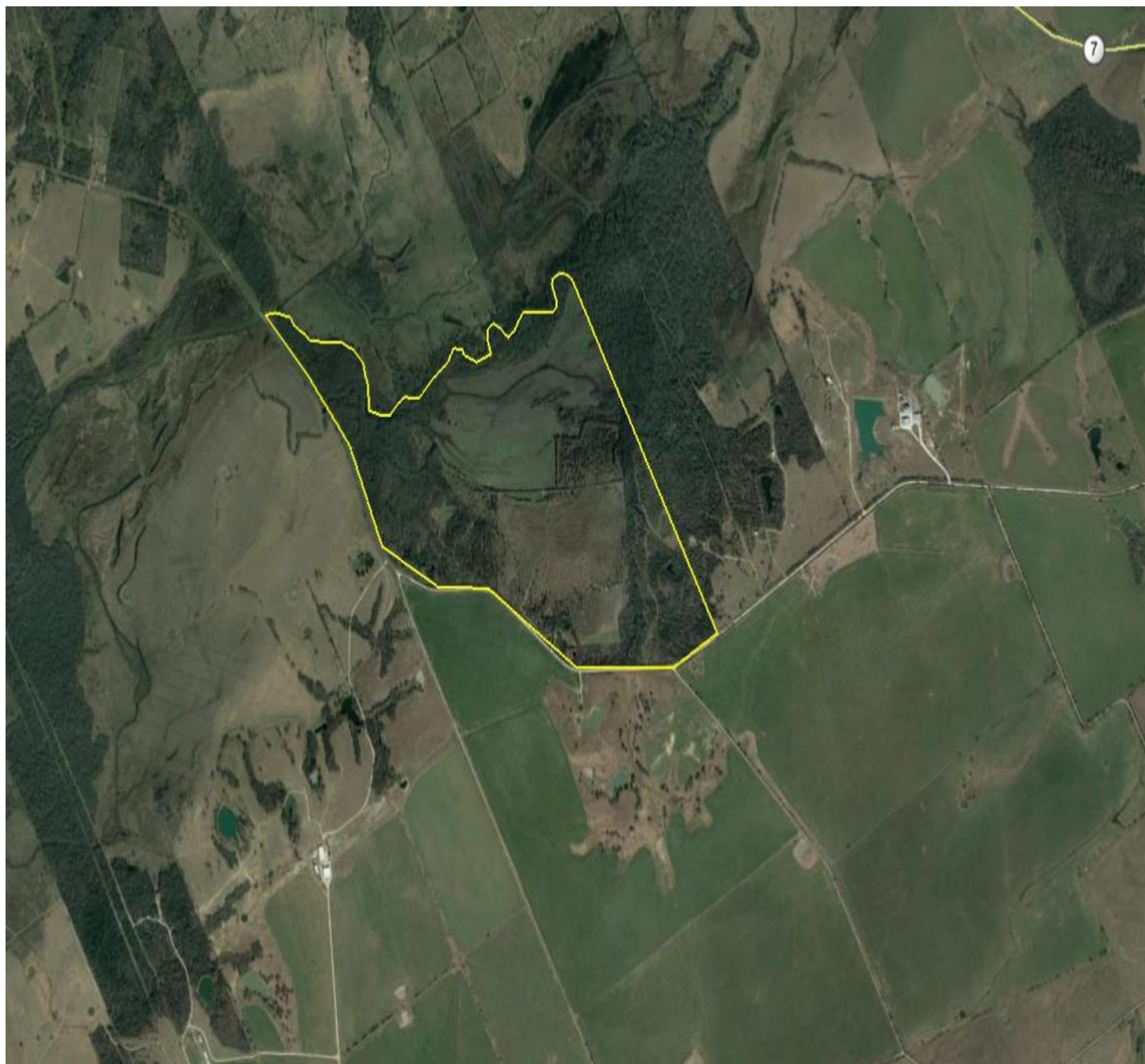
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Property Aerial View



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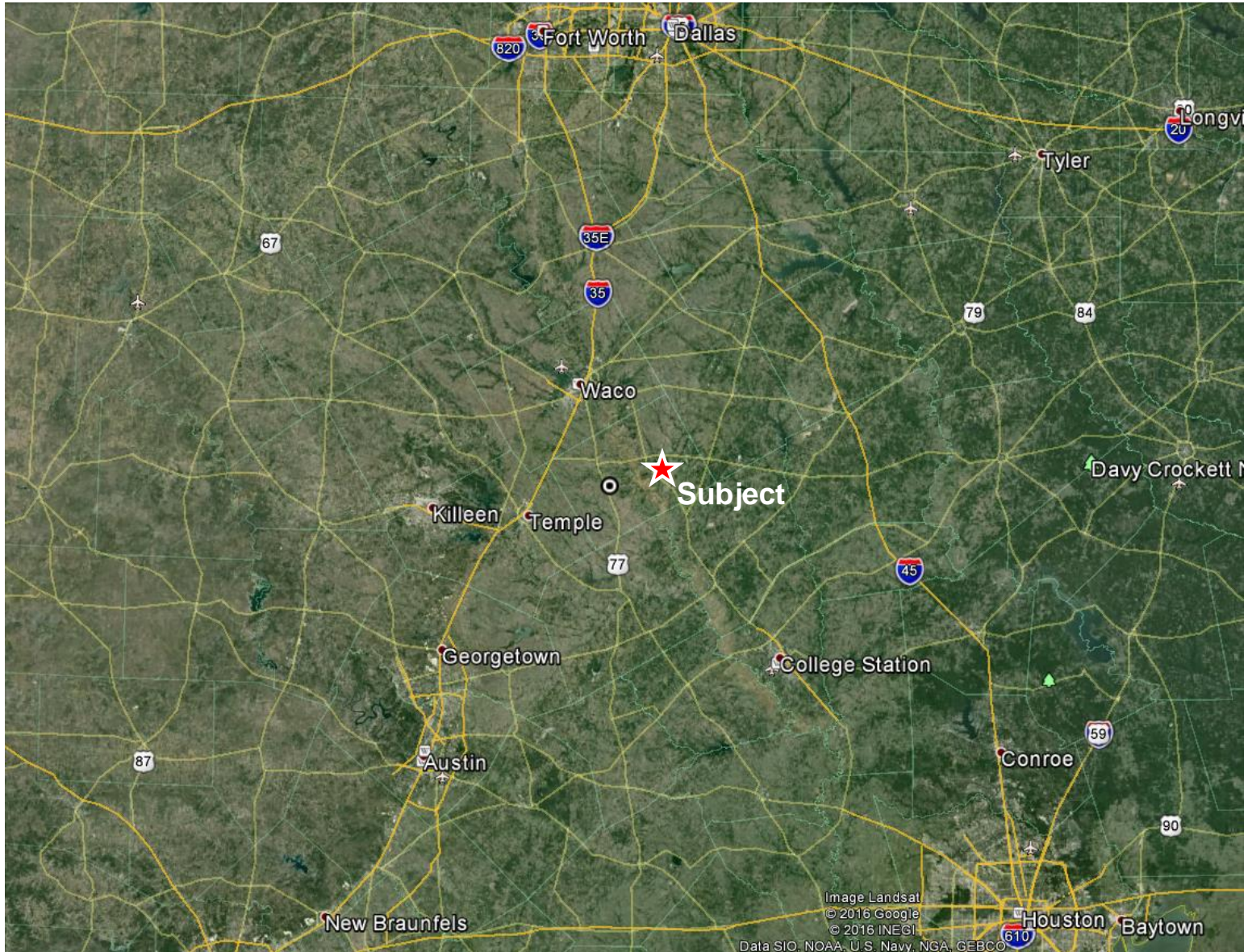
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Property Location Relative to DFW, Austin and Houston



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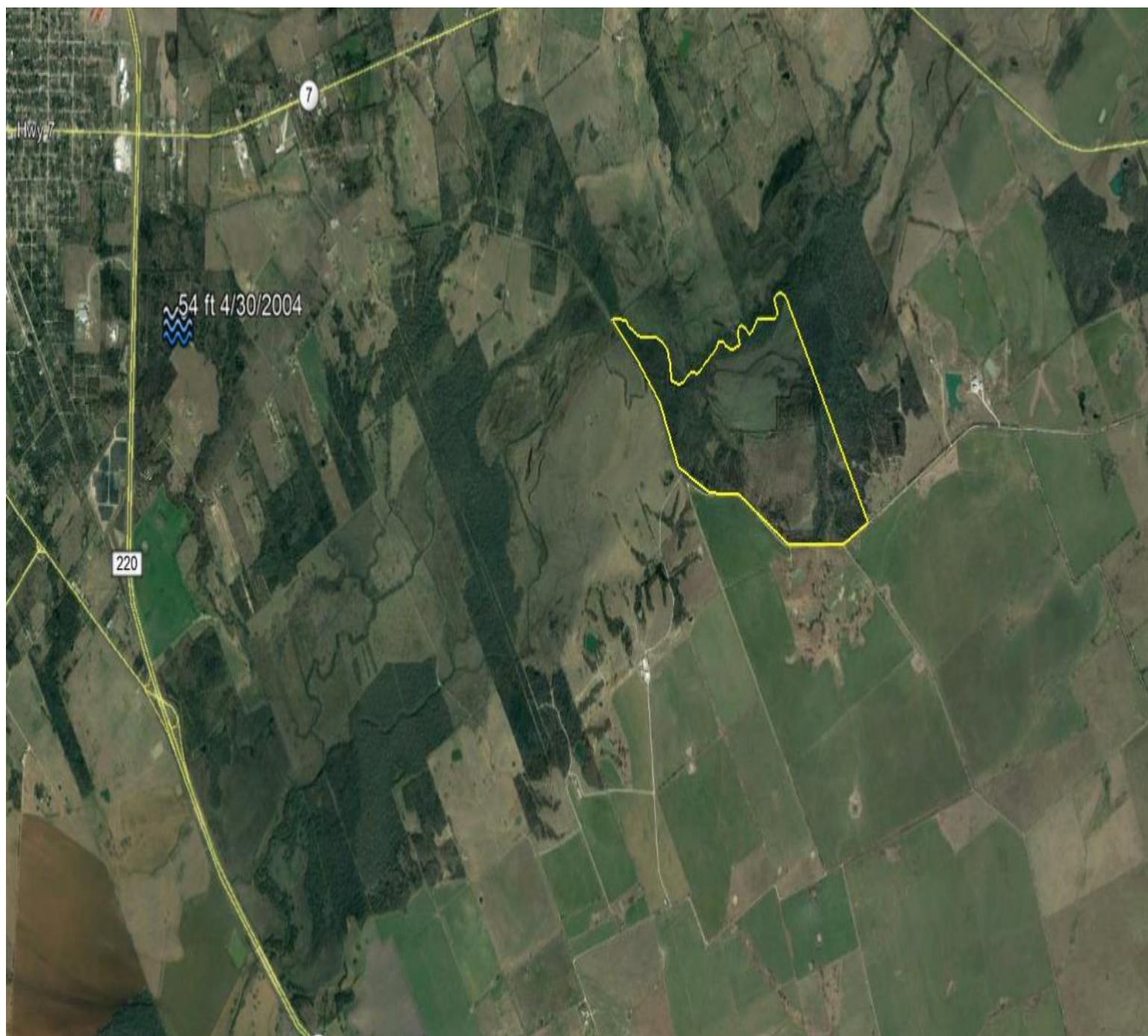
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Aerial of Water Well Nearest Property



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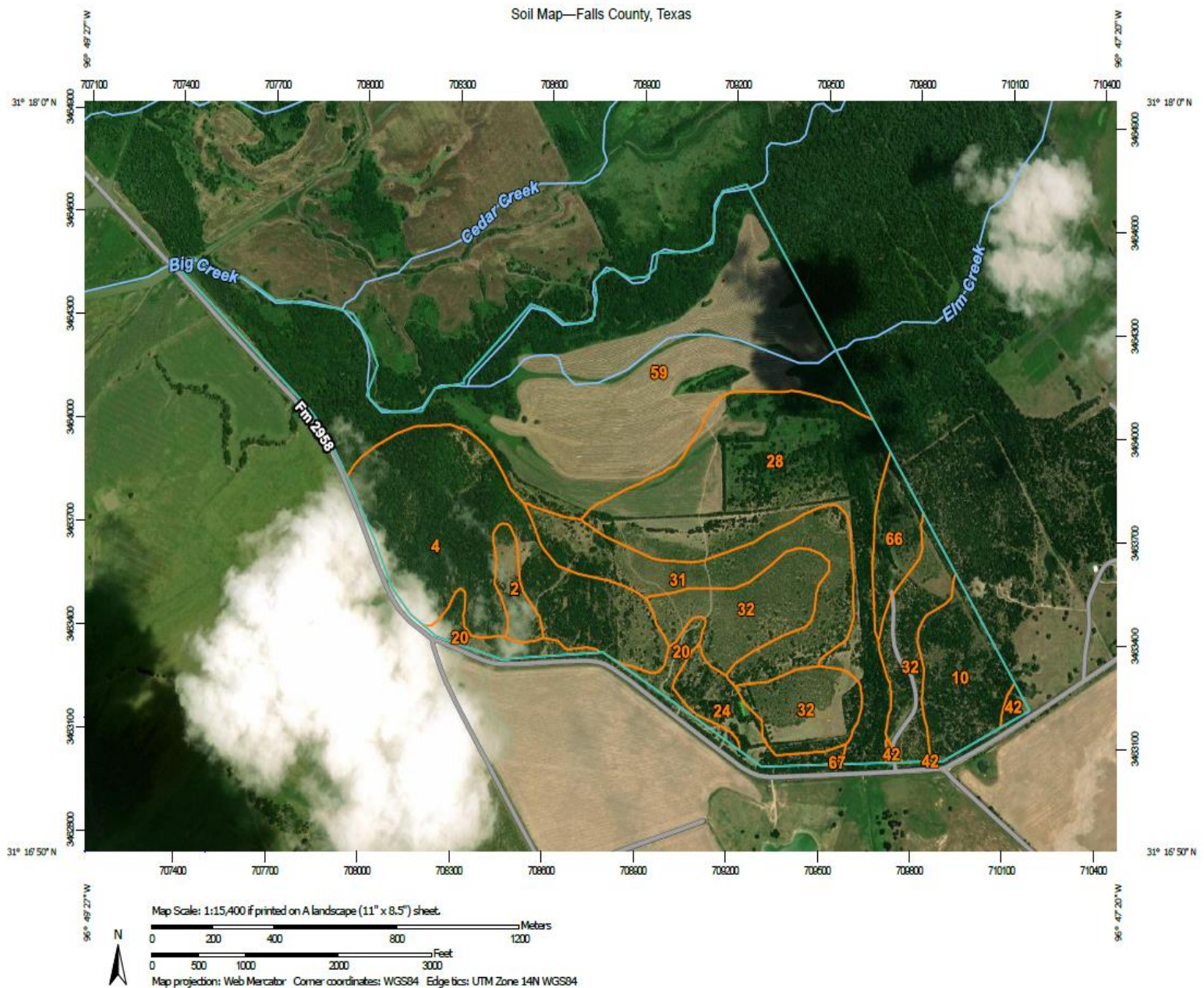
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Soil Map Aerial



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/23/2019
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Altoga silty clay, 1 to 3 percent slopes	7.1	1.3%
4	Altoga soils, 5 to 12 percent slopes, eroded	82.4	15.0%
10	Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded	25.8	4.7%
20	Crockett fine sandy loam, 1 to 3 percent slopes	12.8	2.3%
24	Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded	13.0	2.4%
28	Gowen clay loam, frequently flooded	91.2	16.6%
31	Heiden clay, 2 to 5 percent slopes, eroded	43.7	7.9%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	65.4	11.9%
42	Normangee clay loam, 2 to 5 percent slopes, moderately eroded	1.9	0.3%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	194.6	35.3%
66	Wilson silty clay loam, 1 to 3 percent slopes	12.5	2.3%
67	Wilson silty clay loam, 2 to 5 percent slopes, eroded	0.1	0.0%
Totals for Area of Interest		550.6	100.0%



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Soil Type - 2

2—Altoga silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on broad ridgetops of the uplands. Slopes are convex. Most areas are 10 to 40 acres in size.

This soil has a surface layer of grayish brown, moderately alkaline silty clay about 7 inches thick. Below the surface layer, to a depth of 24 inches, is light brownish gray, moderately alkaline silty clay. Between depths of 24 and 42 inches is light brownish gray, moderately alkaline silty clay that has brownish yellow mottles. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline silty clay that has brownish yellow mottles.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium. The hazard of water erosion is moderate. The content of lime is high, and as a result iron chlorosis occurs in sensitive plants.

Included with this soil in mapping are a few intermingled areas of Houston Black, Heiden, and Lewisville soils. The included soils make up about 5 to 10 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by low natural fertility. The main crops are cotton and grain sorghum, but small grain is also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing high-residue crops help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Proper 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 scattered elm, hackberry, and oak trees.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.



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Soil Type- 4

4—Altoga soils, 5 to 12 percent slopes, eroded. This map unit consists of deep, well drained, sloping to strongly sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. Most areas of this map unit have shallow gullies 100 to 200 feet apart. These gullies can be crossed by farm machinery. Slopes are convex. Most areas are about 30 acres in size.

A typical area of this map unit is about 50 percent Altoga silty clay loam; 40 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are on less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of pale brown, moderately alkaline silty clay about 5 inches thick. Below the surface layer, to a depth of 25 inches, is very pale brown, moderately alkaline silty clay. Between depths of 25 and 40 inches is very pale brown, moderately alkaline silty clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline silty clay that has light brownish gray mottles.

The soils can be worked throughout a wide range of moisture conditions, but hard clods result if they are plowed when dry. Permeability is moderate, and available water capacity is high. Tilth is generally good. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of erosion is severe. The high content of lime causes iron chlorosis in sensitive plants.

These soils have low potential for crops and pasture. Their main limitations for these uses are slope and the problem of controlling erosion. Potential for range is high. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

Potential of these soils for urban use is low. These soils are limited for this use by shrinking and swelling with changes in moisture, slope, and corrosivity to uncoated steel. Potential for recreation is medium because of the clayey surface layer and slope. Potential for both openland rangeland wildlife habitat is medium. Capability subclass VIe; Clay Loam range site.



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Soil Type- 10

10—Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded. This map unit consists of deep, moderately well drained gently sloping to sloping Axtell and Crockett soils on uplands. These soils are not uniform and occur in an irregular pattern. Most mapped areas contain both soils, but in a few areas one or the other of these soils is not present. The soils have been severely damaged by water erosion. Areas have numerous deep gullies, and sheet erosion is common between gullies (fig. 7). Slopes are convex. The areas are mostly about 25 acres in size.

A typical area of this map unit is about 38 percent Axtell soils; 35 percent soils similar to Axtell and Crockett soils except that the surface layer and part of the subsoil have been removed by erosion; and 27 percent Crockett soils. The soils that are similar to Axtell and Crockett soils have a clayey surface layer and are in gullies. Axtell and Crockett soils occupy areas between gullies.

Typically, the Axtell soils have a pale brown, slightly acid fine sandy loam surface layer that is about 3 inches thick. Below the surface layer, to a depth of 27 inches, is reddish brown, strongly acid clay that has dark grayish brown, dark brown, and red mottles. Between depths of 27 and 39 inches is brown, slightly acid clay that has yellowish brown, brownish yellow, and dark grayish brown mottles. Between depths of 39 and 54 inches is brownish yellow, mildly alkaline clay loam that has brown and light gray mottles. The underlying layer, to a depth of 75 inches, is yellow, mildly alkaline sandy clay loam that has very pale brown and light gray mottles.

The Crockett soils have a brown, slightly acid fine sandy loam surface layer that is about 4 inches thick. Below the surface layer, to a depth of 11 inches, is reddish brown and brown, slightly acid clay that has grayish brown and dark grayish brown mottles. Between depths of 11 and 34 inches is light yellowish brown, slightly acid clay that has grayish brown, yellowish brown, and strong brown mottles. Between depths of 34 and 44 inches is brown, moderately alkaline clay that has grayish brown, yellowish brown, and brown mottles. The underlying layer, to a depth of 71 inches, is brownish yellow, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish brown mottles.

The soils are droughty because they receive water slowly and release it slowly to plants. They are very slowly permeable and have a high available water capacity. The root zone is deep. Runoff is rapid, and the hazard of water erosion is severe.

These soils have low potential for crops, pasture, recreation, and urban uses. They are limited by deep gullies. Costly filling of gullies and shaping of land is required before these areas are suitable for use. Other restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, slow percolation, and slope.

These soils have low potential for range. They are limited because the surface layer has been eroded away. Forage yields are low. The climax plant community is tall and mid grasses and an overstory of a few scattered live oak, elm, and hackberry trees.

These soils have medium potential for openland wildlife habitat and high potential for rangeland wildlife habitat. Capability subclass VIe; Axtell part in Claypan Savannah range site, Crockett part in Claypan Prairie range site.



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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 range-land wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type- 24

24—Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded. This map unit consists of well drained, sloping to strongly sloping soils on uplands. It is made up of small areas of Ferris and Heiden soils so intricately mixed that separation is not practical at the scale mapped. Most areas are rilled and are dissected by deep gullies that are 10 to 75 feet apart. Slopes are convex. Areas are in long narrow bands that range from 5 to 25 acres in size.

A typical map unit is 65 percent Ferris soils, 22 percent Heiden soils, and 13 percent gray and olive shaly clay in the bottoms of gullies. The Ferris soils occupy the sides of gullies and sloping areas leading to the gullies. The less eroded Heiden soils are between the gullies.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 10 inches thick. Between depths of 10 and 38 inches is light brownish gray, moderately alkaline clay. The soil is underlain by mottled light brownish gray and light gray, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of erosion is severe.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 35 inches is grayish brown, moderately alkaline clay. Between depths of 35 and 56 inches is olive, moderately alkaline clay that has olive yellow mottles. The underlying layer is light yellowish brown, moderately alkaline shaly clay that has yellow mottles.

The Heiden soils are deep. Natural fertility is high. Permeability is very slow, and the available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suitable for crops. They have low potential for pasture and urban use. The restrictive limitations are slope, shrinking and swelling with changes in moisture, gullies, slow percolation, and water erosion. Costly filling, shaping, and smoothing would be required to reclaim areas of these soils.

These soils have high potential for range, even though the climax vegetation has been destroyed by cultivation. They have potential for tall grasses, and live oak, elm, and hackberry trees.

The potential for recreation is low. The clayey surface layer, very slow permeability, and slope are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass VIe; Ferris part in Eroded Blackland range site, Heiden part in Blackland range site.



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Soil Type- 28

28—Gowen clay loam, frequently flooded. This deep, well drained, nearly level soil is on flood plains along

major streams. It is flooded two or three times each year; flooding lasts from several hours to several days. Areas have plane slopes of 0 to 1 percent. These areas are on flood plains in long, narrow bands and are dissected by old creek beds and by meandering channels. Individual areas range from 20 to about 200 acres in size.

The soil has a surface layer of very dark grayish brown, neutral clay loam about 23 inches thick. Below the surface layer, to a depth of 36 inches, is brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is dark grayish brown, neutral clay loam stratified with fine sandy loam and clay in the lower part.

Permeability is moderate, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Bunyan and Trinity soils and areas of Gowen soils that are not flooded each year. The included soils make up about 15 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. The most restrictive limitation is flooding, which can only be overcome by major flood control.

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

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered oak, pecan, hackberry, elm, and cottonwood trees.

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



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Soil Type-31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. Grain sorghum, cotton, and small grain are the main crops. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. Capability subclass IIIe; community II Blackland range site. live oak, elm, and hackberry trees along the drainageways.

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 low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for



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Soil Type- 32

32—Heiden-Ferris complex, 5 to 8 percent slopes, eroded. This map unit consists of well drained, sloping soils on uplands. It is made up of small areas of Heiden and Ferris soils so intermingled that separation is not practical at the scale selected for mapping. Most areas are rilled and have shallow gullies that are 100 to 150 feet apart. They are on convex, complex side slopes. Areas are long and narrow and range from 5 to about 150 acres in size.

A typical area of this map unit is 53 percent Heiden soils and 47 percent Ferris soils. The Ferris soils occupy the gullies and the adjoining slopes. The Heiden soils are eroded and occupy areas between gullies.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 18 inches thick. Between depths of 18 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow, moderately alkaline clay.

The Heiden soils are deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 8 inches thick. Between depths of 8 and 32 inches is olive yellow, moderately alkaline clay. The underlying layer, to a depth of 45 inches, is yellow, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suited to crops. They have low potential for pasture, recreation, and urban uses. The most restrictive limitations are shrinking and swelling with changes in moisture, slope, hazard of erosion, corrosivity to uncoated steel, and very slow permeability.

These soils have high potential for range. The climax plant community is tall grasses and an overstory of live oak, elm, and hackberry trees along the drainageways.

Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IVE; Heiden part is Blackland range site, Ferris part is Eroded Blackland range site.



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Soil Type- 42

42—Normangee clay loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Areas are in long narrow bands, and the soil slopes to natural drainageways. Slopes are convex. Part of the original surface layer has been removed by water erosion. Many areas are dissected by gullies that are 1 to 3 feet deep and about 75 to 100 feet apart. Mapped areas range from 20 to 100 acres in size.

This soil has a surface layer of dark brown, neutral clay loam about 4 inches thick. Between depths of 4 and 15 inches is brown, neutral clay that has red and reddish brown mottles. Between depths of 15 and 29 inches is brown, moderately alkaline clay that has yellow and reddish brown mottles; and between depths of 29 and 42 inches is light yellowish brown, moderately alkaline clay that has light gray and yellow mottles. The underlying layer, to a depth of 60 inches, is brownish yellow, moderately alkaline clay loam that has light red and light brownish gray mottles.

This soil is difficult to work. When wet, it is sticky; when dry, it becomes extremely hard. Surface crusts and dense plowpans 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 rapid. The hazard of water erosion is severe.

Included with this soil in mapping are a few intermingled areas of eroded Crockett soils. The included soils make up less than 15 percent of this map unit.

This soil has low potential for production of crops. It is limited for this use by the low natural fertility, rapid loss of soil moisture, and loss of the surface layer by water erosion. Where cultivated, the major crops are grain sorghum and corn. Management objectives are improving tilth, maintaining fertility, and controlling erosion. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to King Ranch bluestem, coastal bermudagrass, and weeping lovegrass. Proper pasture management includes weed control, fertilization, 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 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, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The clay loam surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and range-land wildlife habitat is medium. Capability subclass IVE; Claypan Prairie range site.



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521.75 Acres MOL – Recreational & Pasture Land Marlin, Falls County, TX 76661

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- 66

66—Wilson silty clay loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

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 gummy. 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 Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson 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 for this use by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or 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, King Ranch bluestem, and weeping lovegrass. Needed pasture 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. Occasional 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 IIIe; Claypan Prairie range site.



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521.75 Acres MOL – Recreational & Pasture Land Marlin, Falls County, TX 76661

Soil Type-67

67—Wilson silty clay loam, 2 to 5 percent slopes, eroded. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex or plane. Areas are in long narrow bands, and the soil slopes to natural drainageways. Part of the original surface layer has been removed by water erosion, and many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart. Individual soil areas range from 20 to 175 acres in size.

This soil has a surface layer of dark grayish brown, mildly alkaline silty clay loam about 4 inches thick. Below the surface layer, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 62 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline clay that has yellow mottles.

This soil is difficult to work. When dry, it is extremely hard; when wet, it is sticky and gummy. Surface crusts and dense plowpans form in cultivated areas. 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 severe.

Included with this soil in mapping are a few intermingled areas of Crockett and Burleson soils. The included soils make up less than 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, and corn. The objectives of management are controlling erosion and maintaining tilth and fertility. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and 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 or occasionally in motts.

This soil has low potential for most urban uses. The most restrictive limitations are the presence of gullies, shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Gullies, occasional 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 IVE; Claypan Prairie range site.



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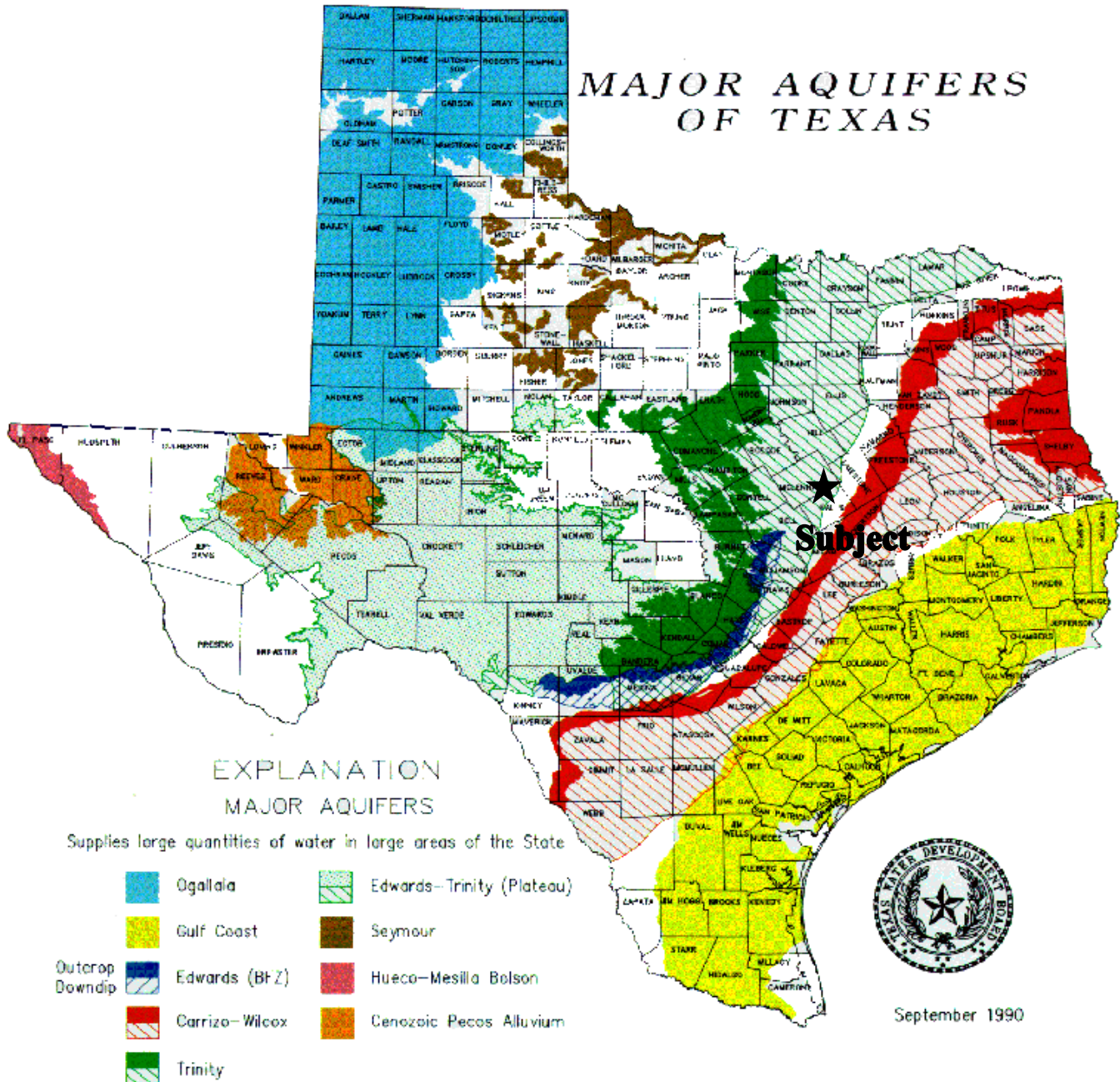
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Property Location to Major Aquifers of Texas



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
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- Treat all parties to a real estate transaction honestly and fairly.

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AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

OR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement or each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Cody Bryant	719784	bob@dubesccommercial.com	(254)252-9738
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