

FOR SALE

57.05 Acres MOL

Home Site

Recreational Property

Chilton, Falls County, TX 76632

\$342,815

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



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Property Highlights

Location – 475 County Road 414 Chilton, Falls County, TX. From the intersection of Hwy 77 and Hwy 7 in Chilton head East on Hwy 7 for 5 miles. Turn Left onto CR 414. Travel for three quarters of a mile and the property is located 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 – 57.05 Acres according to the survey conducted on November 25, 2019 by Hughes Surveying.

Improvements – This beautiful wildlife paradise is calling those looking to escape the big city lights and enjoy Mother Nature's beauty. Sit in the screened in porch that overlooks the lake and watch the sun set. The house was designed with the protection of environment in mind. The house uses a rainwater harvest system for its water source. Tri County water line does run along the county road per the owner. Enjoy exploring and finding artifacts such as arrow heads, old wagon wheels and much more throughout the property on the trails. Located less than half a mile from the Brazos River this property is the perfect weekend escape. This 62 acres MOL is located about three miles outside of Chilton, TX.

Water – The house and guest quarters have a rain water harvest system. One lake and one stock are located on the property

Electricity – Navasota Valley Electric Co-Op and there are two electric meters 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 is flat with gently rolling areas.

Current Use – Privately owned and used as a wildlife sanctuary.

Ground Cover – Property is covered in native grasses and large mesquite trees. Scattered 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. Easements known are for electric.

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 - \$342,815 or \$6,009 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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Property Aerial View



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JOSE ANTONIO MANCHACA SURVEY, A-34
FALLS COUNTY, TEXAS

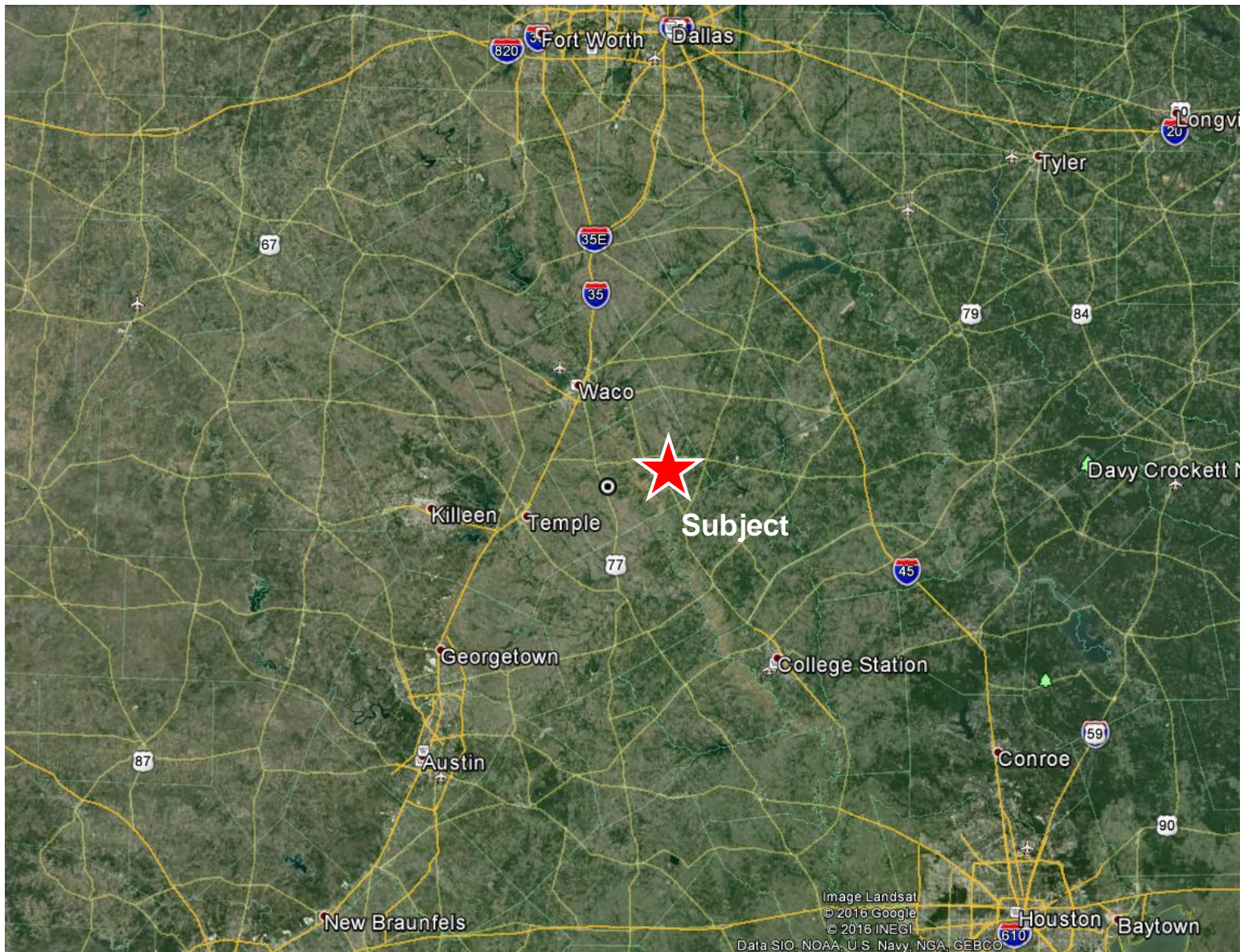


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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Altoga soils, 5 to 12 percent slopes, eroded	25.8	41.9%
43	Ovan silty clay, occasionally flooded	26.3	42.8%
51	Silawa fine sandy loam, 1 to 3 percent slopes	7.0	11.3%
53	Silawa fine sandy loam, 3 to 8 percent slopes, eroded	2.4	3.9%
Totals for Area of Interest		61.5	100.0%



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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 open-land rangeland wildlife habitat is medium. Capability subclass VIe; Clay Loam range site.



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Soil Type – 43

43—Ovan silty clay, occasionally flooded. This deep, moderately well drained, nearly level soil is on the upper part and protected parts of flood plains along major streams. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Areas are long and narrow. They range from 50 to about 500 acres in size. Slopes are 0 to 1 percent.

This soil has a surface layer of dark brown, moderately alkaline silty clay about 20 inches thick. Between depths of 20 and 41 inches is brown, moderately alkaline silty clay. The underlying layer is brown, moderately alkaline silty clay to a depth of 80 inches.

This soil is easily worked throughout a wide range of moisture conditions. The surface crusts and plowpans that form in cultivated areas are generally weak and do not curtail plant growth. Permeability is very slow, 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 Trinity soils. Also included are a few soils in narrow drainageways that carry floodwater when the main stream overflows its banks. These included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The main crops are grain sorghum and cotton. The major management objectives are maintenance of tilth and fertility. Growing crops that produce large amounts of residue and growing legumes help to maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Fertilization, controlled grazing, and weed control are needed to maintain high forage yields.

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

This soil has low potential for urban uses. Its most restrictive limitations are flooding and the shrinking and swelling with the changes in moisture. Potential for recreation is low. Flooding, the clayey surface layer, and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitats is medium, and potential for rangeland wildlife habitats is low. Capability subclass IIIw; Clayey Bottomland range site.



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Soil Type – 51

51—Silawa fine sandy loam, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on high stream terraces. Slopes are convex. Areas are oval and range from 10 to 50 acres in size.

This soil has a surface layer of slightly acid fine sandy loam about 13 inches thick. This layer is pale brown to a depth of 6 inches and light yellowish brown below. Between depths of 13 and 38 inches is red, medium acid sandy clay loam. Between depths of 38 and 59 inches is red, medium acid fine sandy loam. The underlying layer, to a depth of 70 inches, is red, medium acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Silawa loamy fine sand and Axtell, Tabor, and Chazos soils. The included soils make up 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are corn, small grain, and such specialty crops as tomatoes and watermelons. The major objectives of management are controlling erosion, maintaining tilth, and conserving moisture. Terracing and growing crops that produce large amounts of residue help to control erosion and to maintain tilth.

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

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah, and an understory of mid and tall grasses.

This soil has high potential for urban uses and recreation. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIe; Sandy Loam range site.



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Soil Type – 53

53—Silawa fine sandy loam, 3 to 8 percent slopes, eroded. This deep, well drained, gently sloping to sloping soil is on ridges and side slopes. It has been damaged by water erosion, and part of the original surface layer has been removed. Many areas are dissected by gullies 1 to 3 feet deep and 75 to 100 feet apart. Mapped areas are 20 to 150 acres in size. Slopes are convex.

This soil has a surface layer of brown, slightly acid fine sandy loam about 9 inches thick. Between depths of 9 and 39 inches is red, medium acid sandy clay loam; and between depths of 39 and 58 inches is reddish yellow, medium acid sandy clay loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is severe.

Included with this soil in mapping are some soils that have a gravelly sandy clay loam layer between depths of 9 and 58 inches. Also included are a few intermingled areas of Silawa loamy fine sand and Axtell soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, but it is limited for this use by gully erosion, slope, low natural fertility, and medium available water capacity.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah, and an understory of mid and tall grasses.

This soil has low potential for urban uses. Slopes and gullies are the most restrictive limitations for this use. The potential for recreation is medium. Again, slopes and gullies are the most restrictive limitations. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IVE; Sandy Loam range site.



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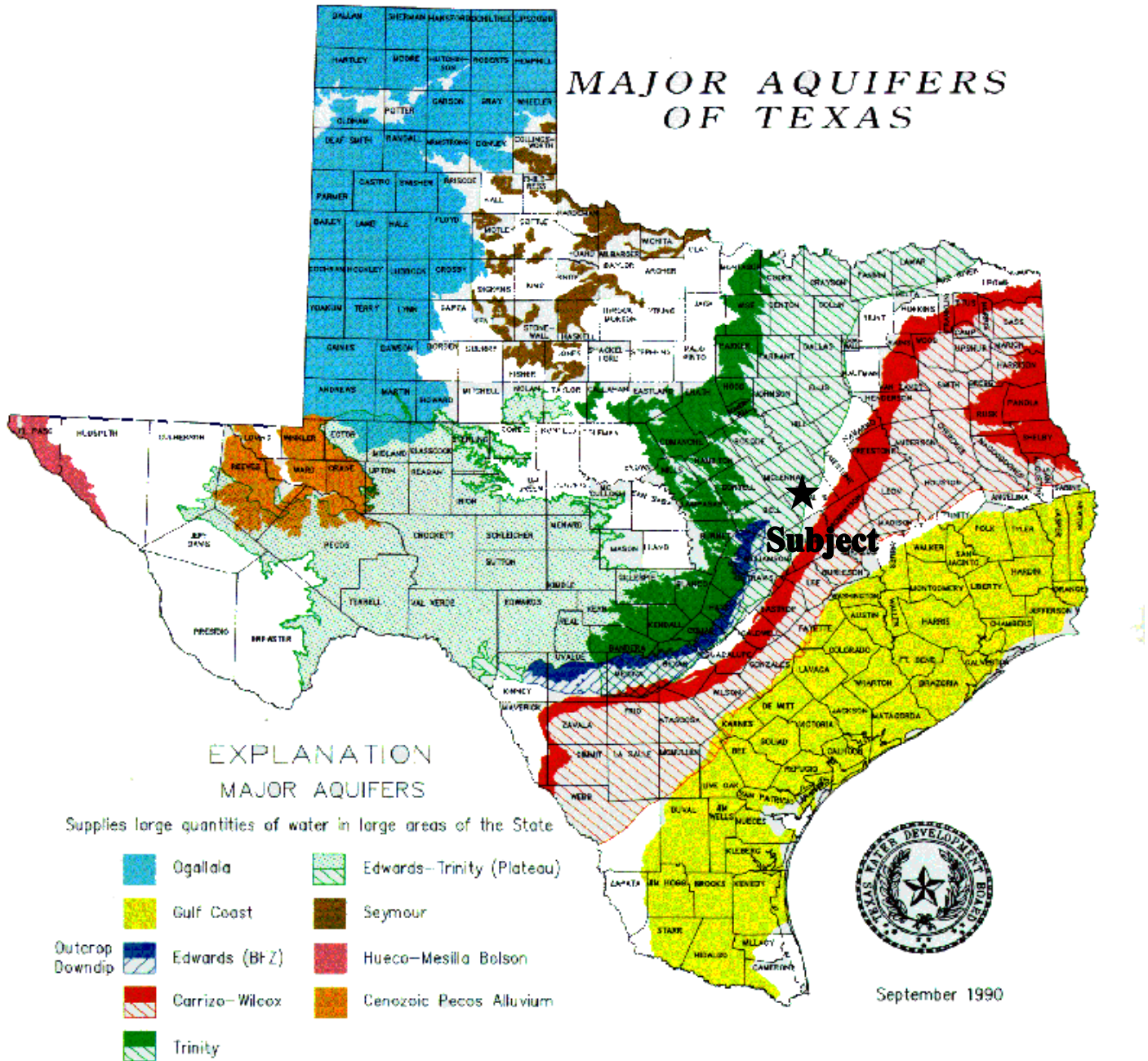
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
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**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *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:
 - that the owner will accept a price less than the written asking price;
 - 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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Info about Bro

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