

FOR SALE

13.84 Acres MOL

Home Site

Pasture and Recreational Land

Waco, MSA Area

\$165,786

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



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

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

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Property Highlights

Location – 13.84 Acres MOL located at 827 CR 417 Satin, Falls County, TX. From the intersection of Loop 340 and University Drive/ FM 434 in Waco head South on FM 434 for twelve and a half miles. Turn Left onto CR 4039. Follow the Moon River signs and the property is located on the right after one mile. Look for the Texas Farm and Ranch Realty sign. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston. Located .7 mile from paved FM 434 which takes you to Waco.

Acres – 13.84 Acres MOL according to Falls County Appraisal District.

Features – Beautiful grove of mature live oaks and large pecan trees throughout the property. There is a gently rolling area making for an attractive home site. Best agricultural use is pasture and grazing cattle. Property is four sided fenced with two sides installed July 2020. The property fronts CR 417 with 1,328 linear feet and also fronts CR 417B with 566 linear feet.

Water – West Brazos Water Supply services the area. According to Aqua Engineers, a water meter can be installed at an estimated cost of \$4,500

Electricity – There is not currently a meter on the property. Navasota Valley Electric Co-Op stated that a meter can be installed.

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 for relaxation, meditation and recreation.

Flooding – There are no FEMA flood maps available for this property because Falls County does not participate with FEMA. Broker advises Buyer to perform full due diligence for any flooding.

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

Property Condition – Seller nor Seller's Broker does not represent or warrant expressed or implied the property is suitable for Buyer's intended, current or future use and is taking the Property "as is", "where is"

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 - \$165,786 or \$11,979 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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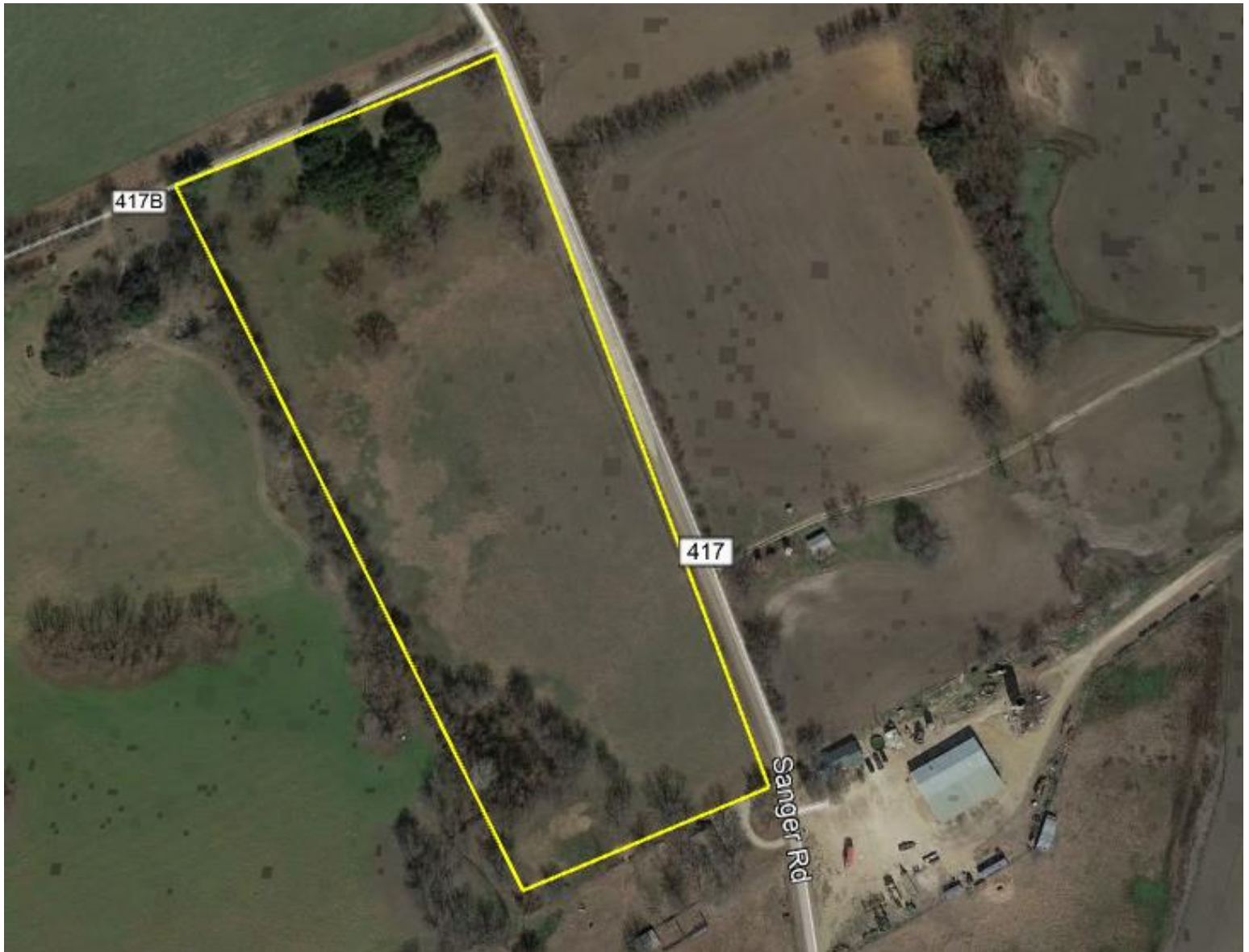
Property Pictures



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Property Aerial View



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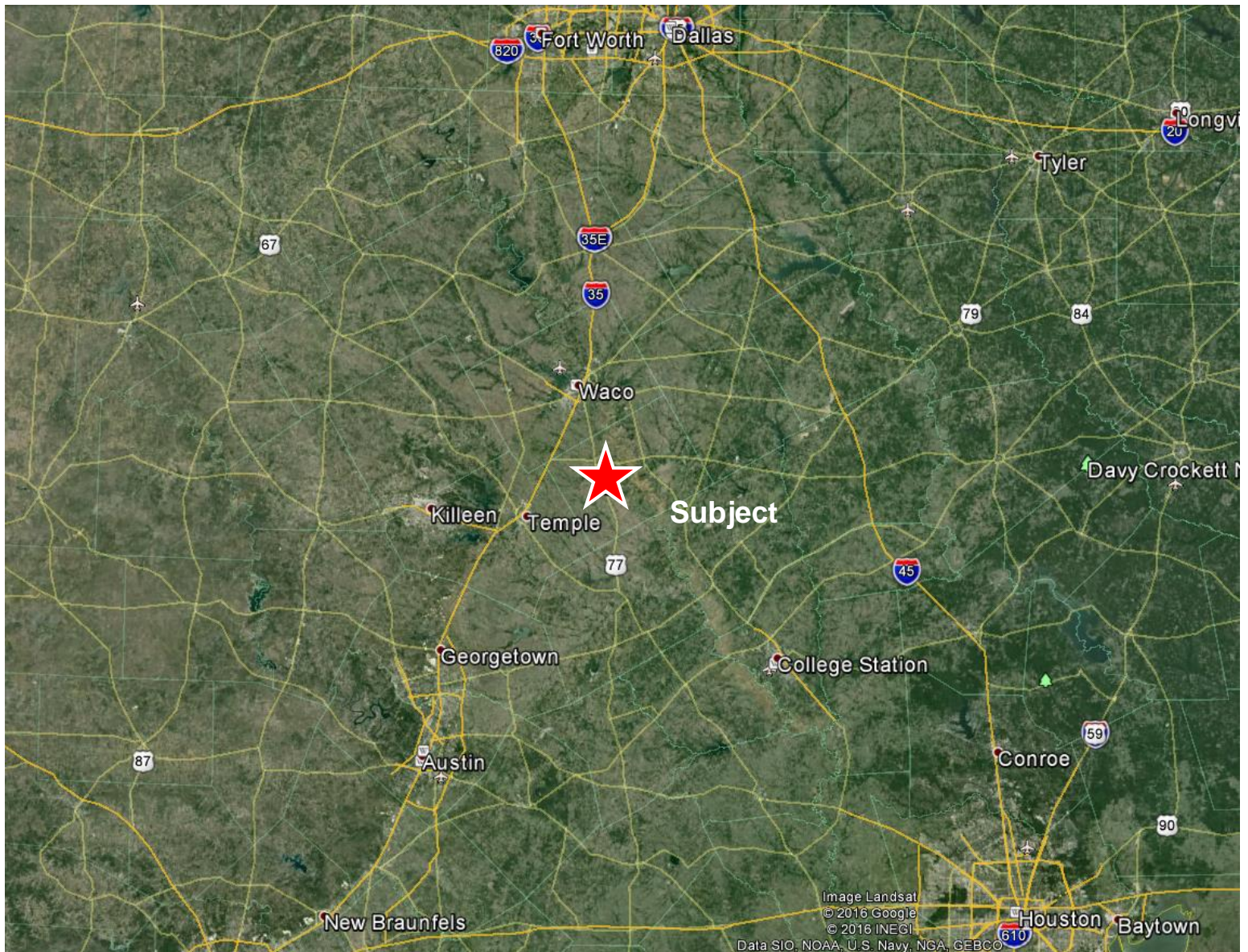
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**Property Location Relative to
DFW, Austin and Houston**



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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
37	Lewisville silty clay, 3 to 5 percent slopes, eroded	12.7	92.5%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	1.0	7.5%
Totals for Area of Interest		13.7	100.0%



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Soil Type – 37

37—Lewisville silty clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on terraces along the major streams. Slopes are convex. Areas are long and narrow to irregular in shape and range from 5 to 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 11 inches thick. Between depths of 11 and 36 inches is olive brown, moderately alkaline silty clay. The underlying layer, to a depth of 12 inches is light yellowish brown, moderately alkaline silty clay.

This soil has good tilth and can be easily worked. Permeability is moderate, and available water capacity is high. 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 areas of Lewisville soils that have been moderately damaged by water erosion. Also included are a few intermingled areas of Altoga, Ferris, and Heiden soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by slope and size of the area. The major crops are grain sorghum and small grain, but cotton and corn are also grown. The management objectives are controlling erosion and improving fertility and soil 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 coastal bermudagrass, kleingrass, and weeping lovegrass. Fertilization, weed control, and controlled grazing are needed to properly manage pasture.

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

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



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Soil Type – 59

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

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

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

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

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

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

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

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



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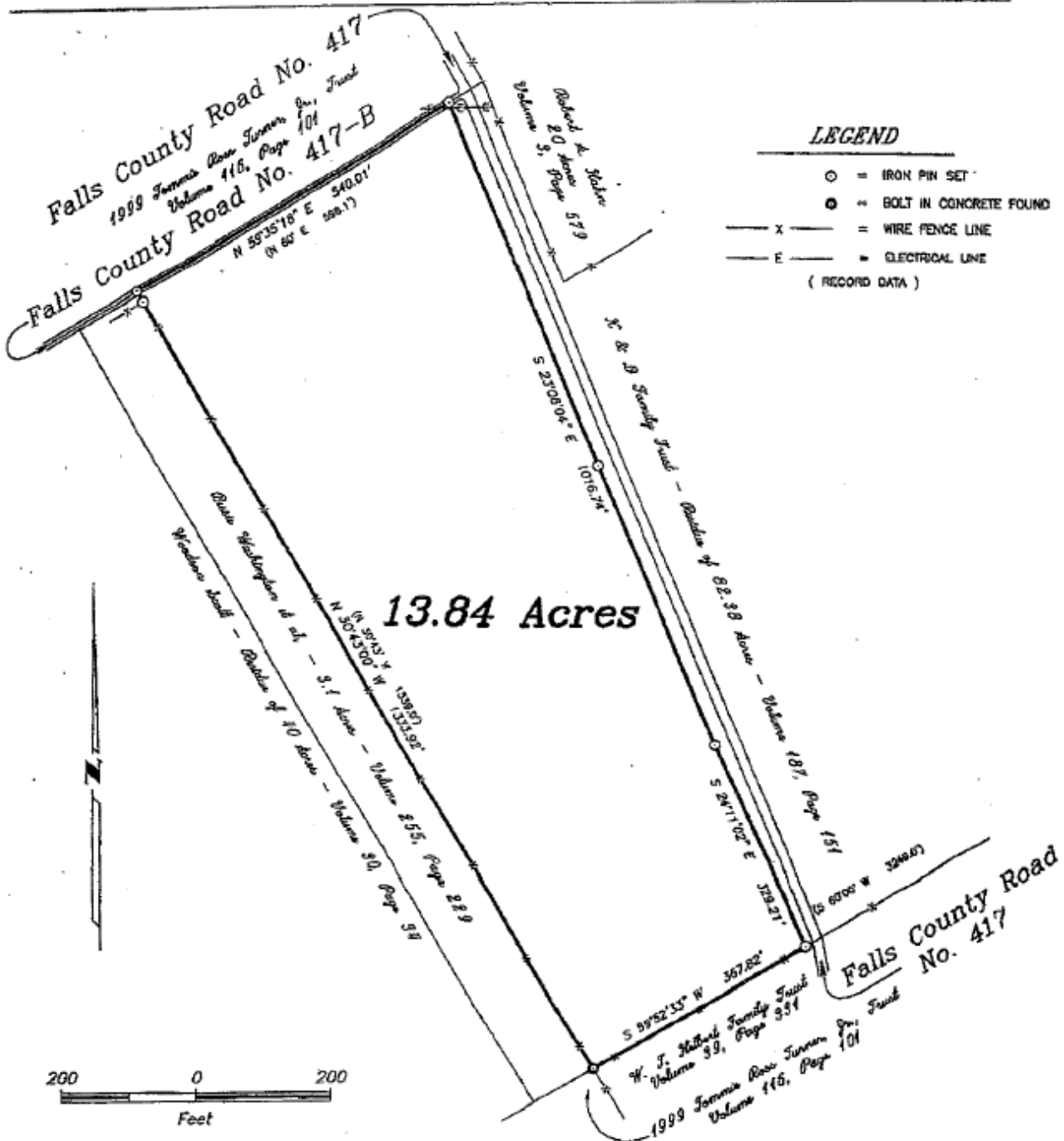


Tibbit Surveying

1-254-774-8200

Fax 1-254-774-8015

Toll Free 1-877-259-5660



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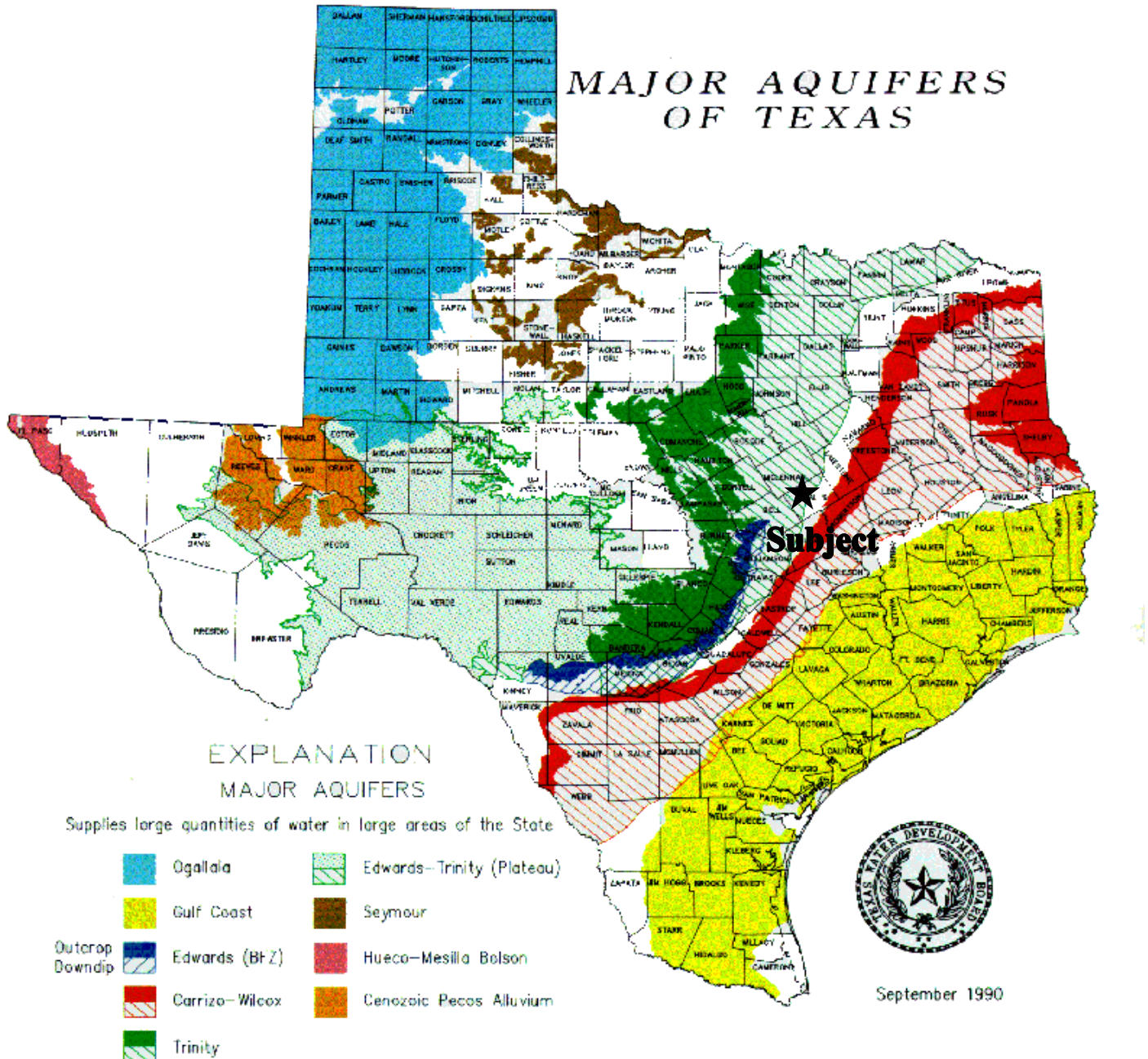
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Property Location to Major Aquifers of Texas



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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Information About Brokerage Services

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

11-2-2015



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.

OR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written *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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dube's Commercial, Inc.	484723	bob@dubesccommercial.com	512-671-8008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	254-803-5263
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date