

55.209 AC FOR SALE



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GOEHRING RD WALDECK, TX

55.209 acres near Round Top. Heavily wooded tract on Goehring Road, wildlife place with a nice open pasture in back, mostly wooded oaks. Good road frontage, small pond, electric in place, community water line. Seller is licensed broker. Partial minerals.

LISTING PRICE: \$546,569



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Goering Rd 55 acres
Texas, AC +/-



Boundary

Roger Chambers
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2201 Becker Dr. Brenham, TX 77833

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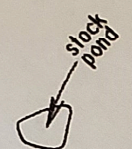
(S45°00'00"E 3161.39')
(S45°00'00"E 1128.50')
S44°59'50"E 1128.14'

BEARING BASIS
(S45°00'00"E 896.78') S45°00'37"E 271.98'
S44°59'55"E 896.88'

HENRY R. CRAIG 1/3 LEAGUE ABSTRACT NO. 148

John Schlaudt &
Laurie Schlaudt
(40.139 acres)
1638/398

(1.44 acre)
access easement
406/168



55.209 Acres
SURVEYED
Prewett 2W Ranch, I.I.C.
(55.00 acres)
1111/212

62.247 Acres
SURVEYED
Edgar S. Hornsby
Separate Property Trust
(Tract 1-62.2 acres)
1216/612

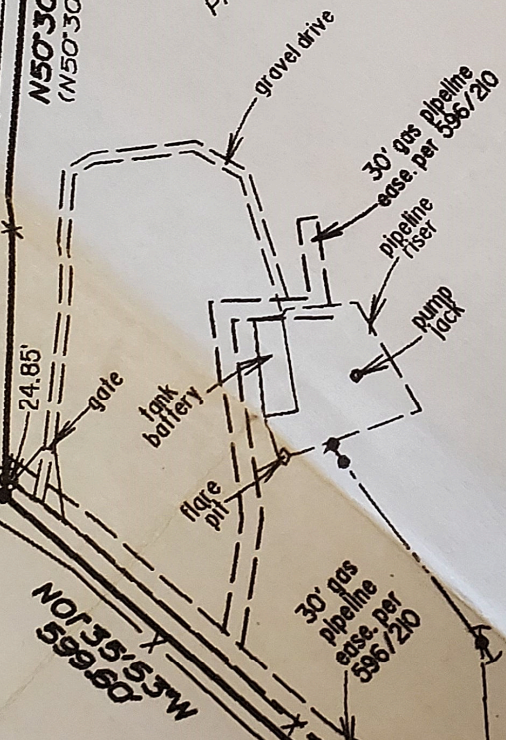
remainder of
(28.8 acres)
conveyed to
Charles Mueller
in 9/18/

N18°04'00"W 355.69'
N13°11'00"W 189.46'

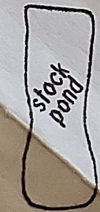
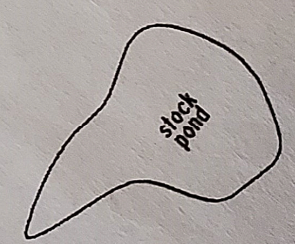
S12°38'55"E 33.94'
N01°39'53"W 599.60'

GOEHRING ROAD
(County Road No. 133)

George L. Hays &
Margaret A. Hays
(509 acres)



(N45°00'00"E 2862.78')
N45°00'12"E 2865.57'



30' gas
pipeline
easement per
596/216

oil well

30' gas pipeline
easement per 599/567

N15°23'00"W 261.20'

N15°23'00"W 695.90'

S87°37'00"W 405.5'

Goering Rd 55 acres
Texas, AC +/-



 Boundary









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SwC	Straber loamy fine sand, 1 to 5 percent slopes	0.5	1.0	4e
TrB	Tremona loamy sand, 1 to 3 percent slopes	11.4	21.34	3e
StB	Singleton fine sandy loam, 1 to 3 percent slopes	41.5	77.66	4e
TOTALS		53.4	100%	3.79

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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

- **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.

- 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.

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 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.

- 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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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Roger D. Chambers</u> Sales Agent/Associate's Name	<u>355843</u> License No.	<u>appraisals@marketrealty.com</u> Email	<u>979-830-7708</u> Phone

Date _____