

# LAND FOR SALE

**Walker Realty Group**  
LAND & RANCH

Donnie Walker  
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donnie@walkertexasre.com

## McHargue Legacy Ranch

8195 SW CR 2010, Corsicana, TX



+/- 458 Acres

Navarro County

Call Broker for Price

## OFFERING SUMMARY

<b>WATER</b>	5 ponds Property borders Pin Oak Creek
<b>RESIDENCE</b>	Built 1975 / 3 bdrms / 1.5 baths
<b>IMPROVEMENTS</b>	Cross fenced 1,472 sq ft. barn Large metal working pens
<b>TERRAIN / HABITAT</b>	Excellent grazing pastures; mature wooded areas; plentiful ponds
<b>WILDLIFE</b>	Deer, turkey, hog, dove, and more
<b>ACCESS</b>	SW County Road 2010
<b>SUITABILITY:</b>	Recreational, Livestock, Hunting
<b>PROPERTY TYPE</b>	Agricultural

McHargue Legacy Ranch is a picturesque 458.686-acre ranch located approximately 12 miles southwest of Corsicana, TX. The property features a newly renovated 1,500 sq ft home with a green pasture view and a 1,472 sq ft barn.

Excellent grazing pastures with five ponds nestled among stunning, mature wooded areas. Winter Rye covers nearly 80% of the property, providing forage for wildlife and cattle during winter. There is an abundance of pecan trees, including the twin 100+ year-old pecans in the cleared field, and springtime wildflowers. The ranch is home to a variety of wildlife, including abundant deer, turkey, hog, dove, and more. Some of the best low-fence hunting in the area.

Cross-fencing is in place, with large metal working pens that include a squeeze chute and a head gate. Water is plumbed to the livestock holding pen. With an abundance of wildlife, this property is an exceptional opportunity for those seeking a ranch with premier recreational hunting and cattle readiness. They say you can't have it all, but McHargue Legacy Ranch proves you can!

**kw**CITY VIEW  
KELLER WILLIAMS REALTY

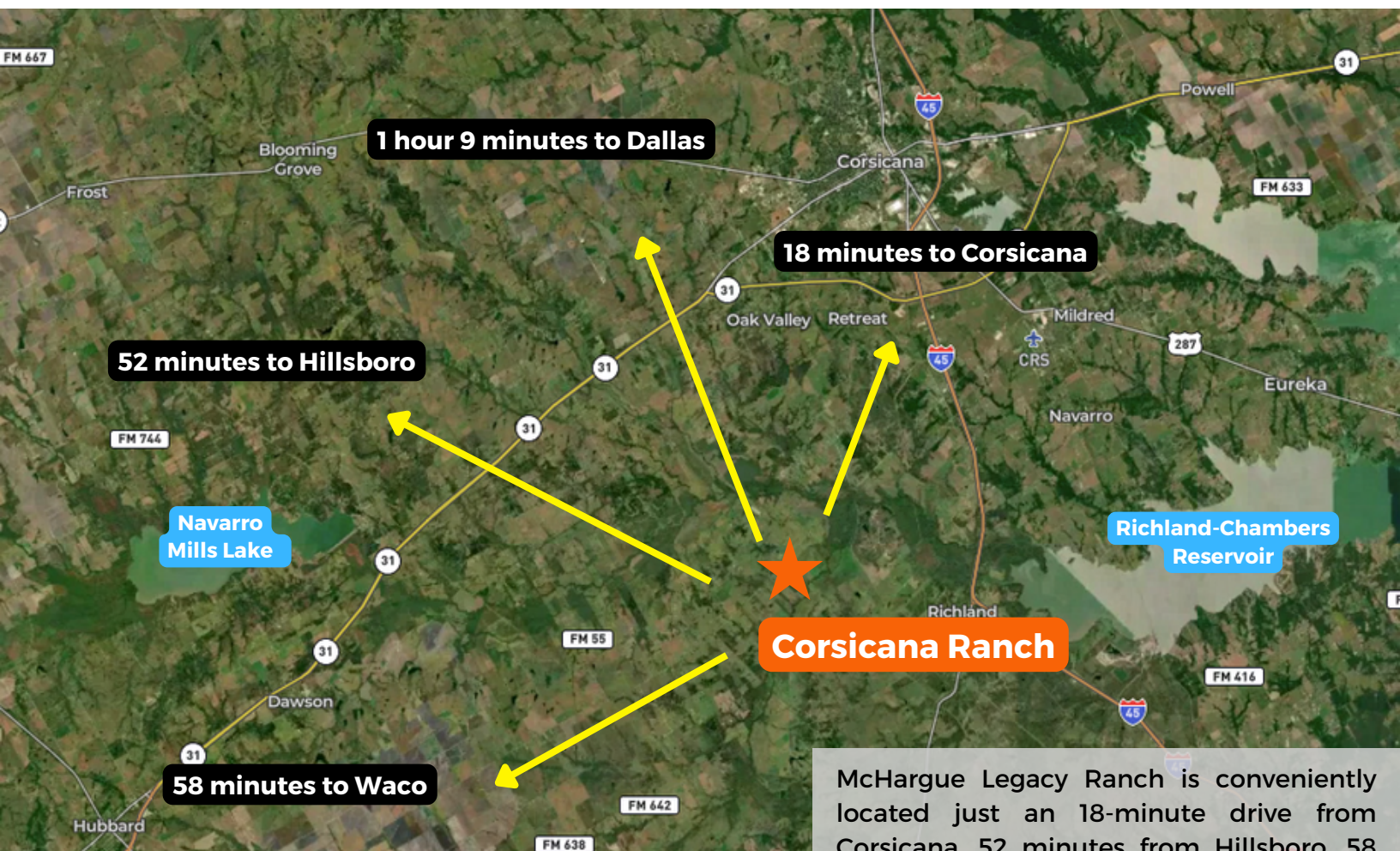
Each Office Independently Owned and Operated

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**LAND**

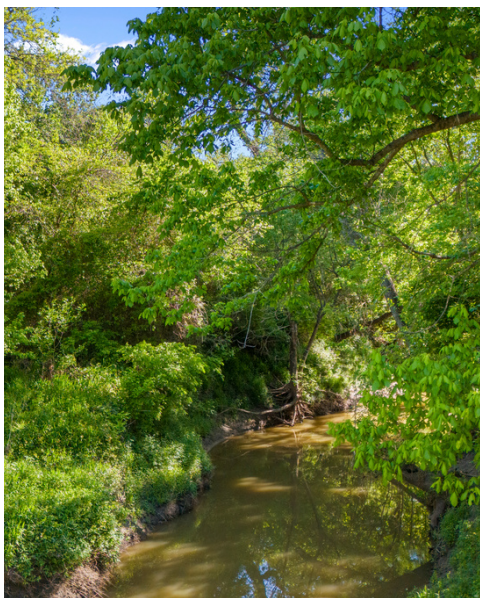


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## LOCATION



McHargue Legacy Ranch is conveniently located just an 18-minute drive from Corsicana, 52 minutes from Hillsboro, 58 minutes from Waco, and just over an hour from Dallas



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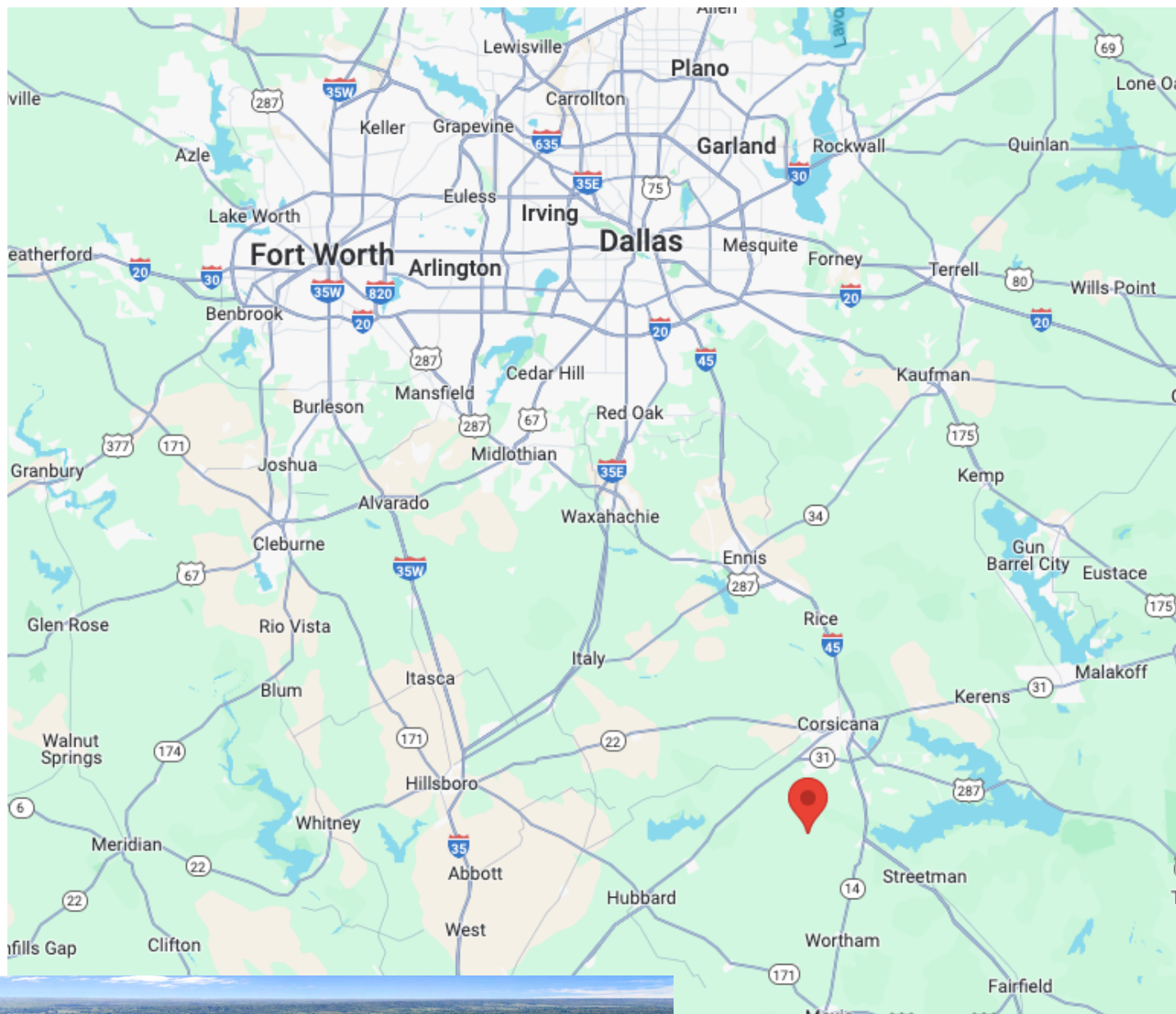
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## LOCATION



With convenient proximity less than 10 miles from Hwy 31 and Interstate 45, the ranch is conveniently bordered by county roads, ensuring easy access to urban centers and essential services.

A short drive of less than 1 mile along County Road SW 2010 leads you directly to the property, situated just off the road.



# McHargue Legacy Ranch

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## RESIDENCE



Discover country charm redefined in this recently renovated 2-bed, 1.5-bath home boasting 1,500 square feet of tranquility. Enjoy sweeping green pasture views from every angle, offering a serene escape from the hustle and bustle of city life. With its perfect blend of comfort and countryside allure, this picturesque retreat invites you to unwind and savor the beauty of nature right at your doorstep.





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## WATER FEATURES



**Water:** This remarkable ranch features five scenic ponds and borders Pin Oak Creek, providing abundant water sources for your livestock needs. With water plumbed directly to the livestock holding pen, managing your ranching activities is convenient and efficient. Enjoy the practicality and scenic beauty of these natural water features, enhancing the allure of your rural lifestyle.

\*Bottom right pond has run dry



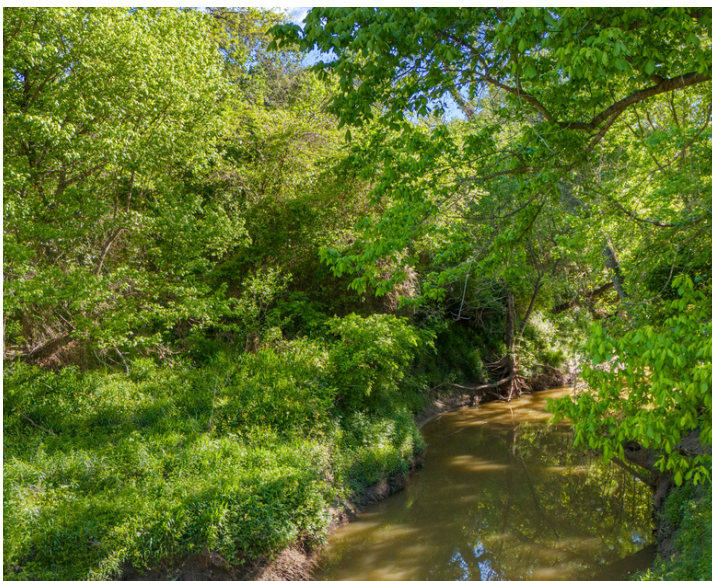
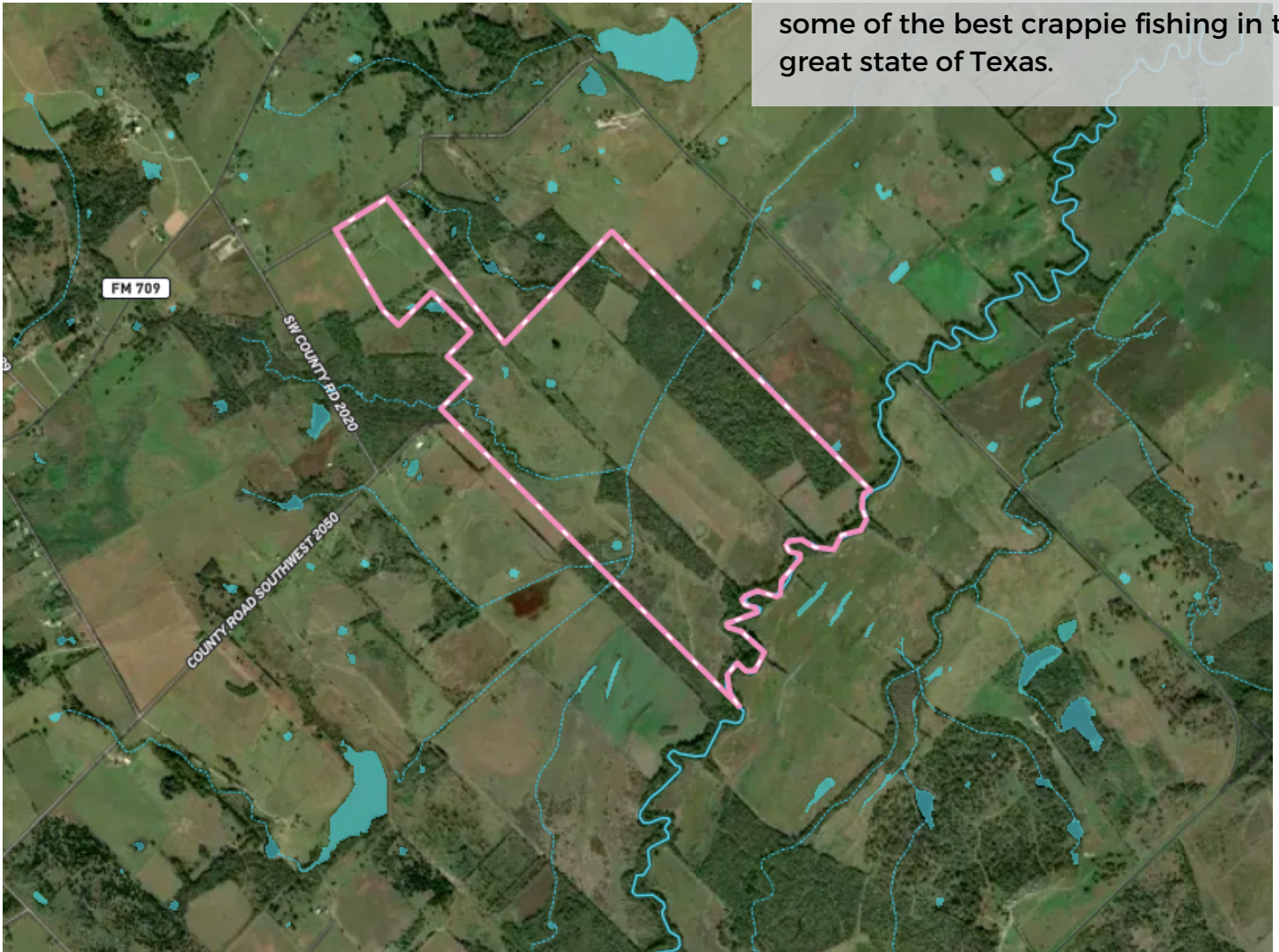


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## WATER FEATURES

The ranch is just a short drive from downtown Corsicana, Texas and Navarro Mills Lake, which is known for some of the best crappie fishing in the great state of Texas.



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## TERRAIN / HABITAT



The property delivers excellent grazing pastures, gently rolling terrain, and plentiful ponds nestled among stunning, mature wooded areas. Winter Rye covers nearly 80% of the property proving forage for the wildlife and cattle alike during winter. There lies an abundance of pecan trees, including the twin 100+ year-old pecans in the clearfield, and wildflowers during springtime.

Primary soil types include Trinity Clay, 0-1% slopes, Kaufman Clay, 0-1% slopes, and Houston Black Clay, 1-3% slopes, along with other Gowen clay loam and Crockett fine sandy loams.





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## WILDLIFE

The ranch is home to a variety of wildlife including abundant deer, turkey, hog, dove, and more. This property is a haven for hunters and nature lovers alike. Some of the best hunting for low fence areas near the creek.





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## IMPROVEMENTS & DEVELOPMENT

**Other Improvements:** The property is cross fenced and complete with a 1,427 sq ft. barn.

**Equipment:** Large metal working pens that include squeeze shoot and a head gate.

**Minerals:** None to convey. Surface sale only.

**Development Potential:** The property is an exceptional opportunity for those seeking a ranch with premier recreational, hunting, and livestock features, Only minutes from higher-density development, this land provides a great investment and potential.



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## BOUNDARIES



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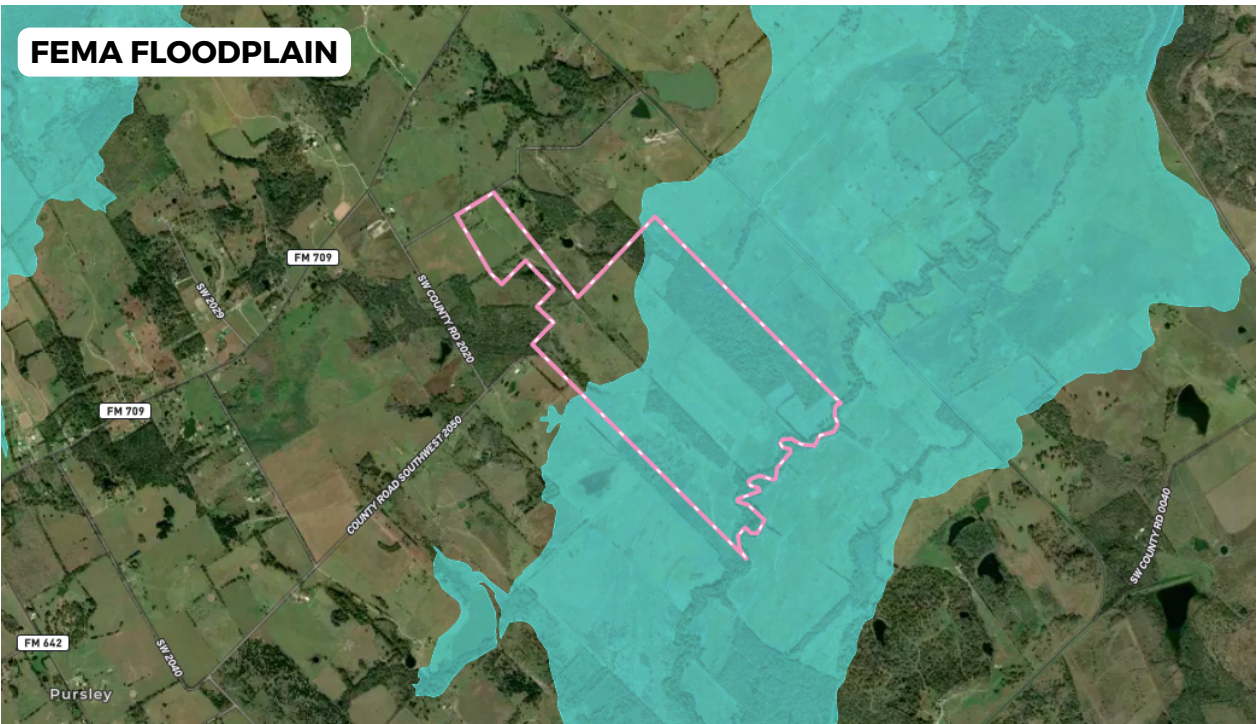
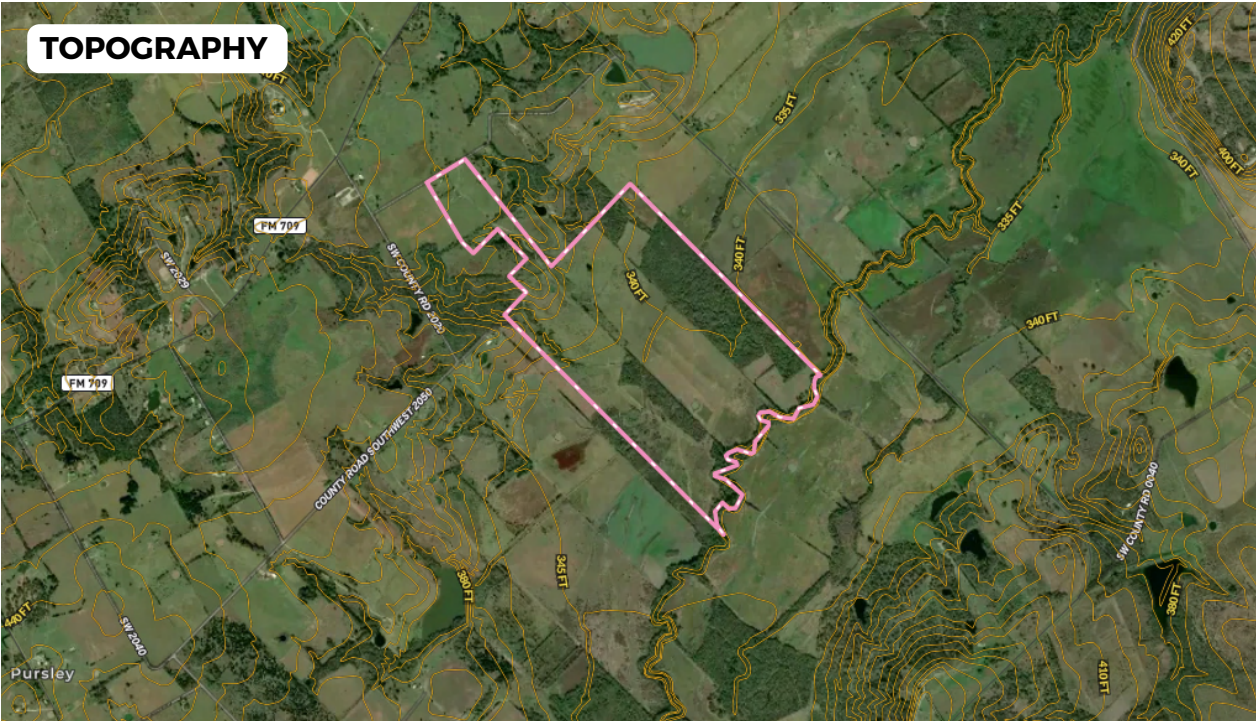
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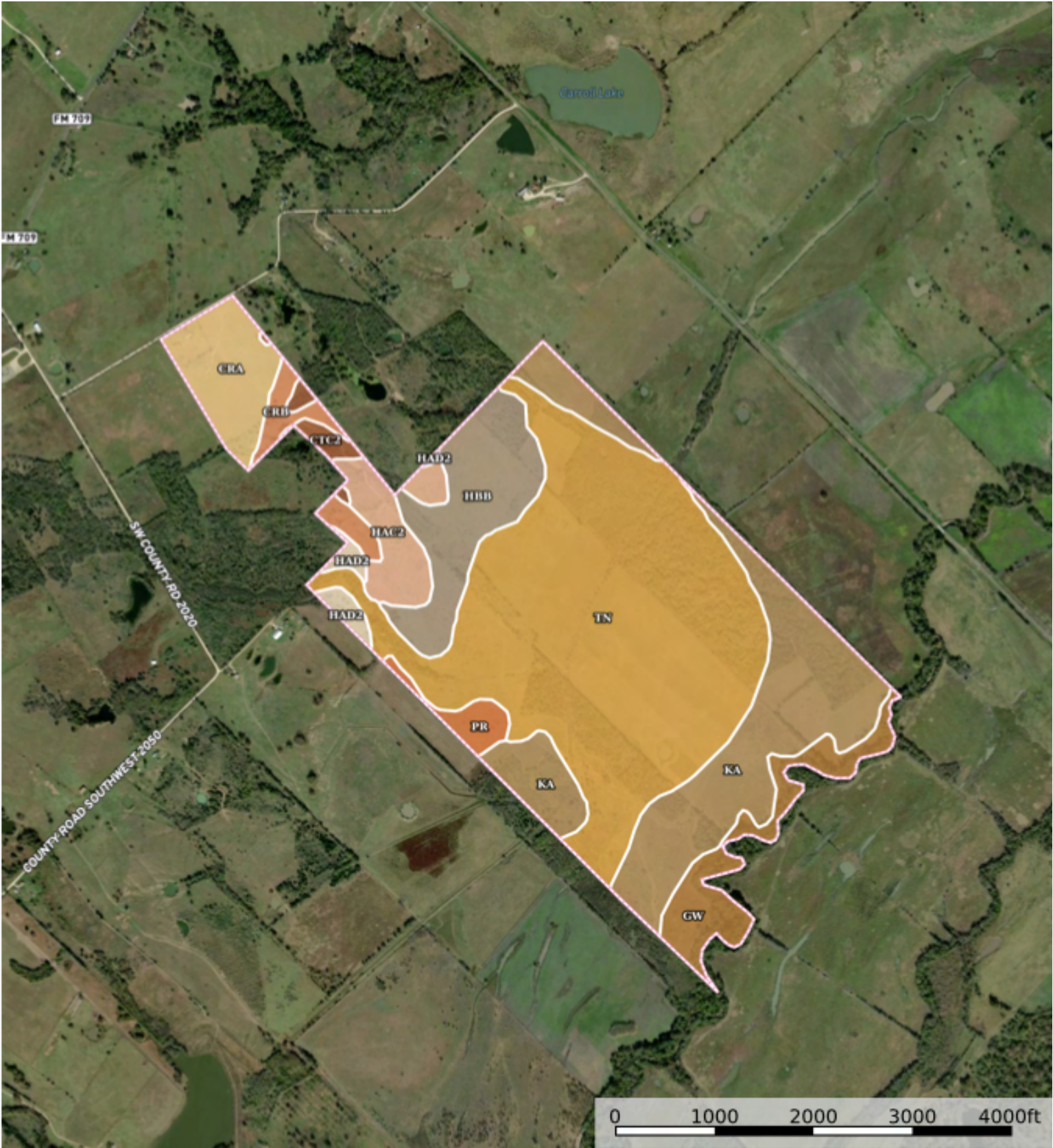


TOPOGRAPHY & FLOOD PLAIN





SOILS REPORT





Boundary 1 459.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tn	Trinity clay, 0 to 1 percent slopes, occasionally flooded	217.38	47.27	0	42	4w
Ka	Kaufman clay, 0 to 1 percent slopes, occasionally flooded	98.87	21.5	0	51	2w
HbB	Houston Black clay, 1 to 3 percent slopes	43.17	9.39	0	44	2e
Gw	Gowen clay loam, occasionally flooded	26.44	5.75	0	56	2w
CrA	Crockett fine sandy loam, 0 to 1 percent slopes	25.87	5.63	0	37	3s
HaC2	Heiden clay, 3 to 5 percent slopes, eroded	19.74	4.29	0	37	3e
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	10.68	2.32	0	55	3e
Pr	Pursley clay loam, occasionally flooded	7.01	1.52	0	55	2w
HaD2	Heiden clay, 5 to 8 percent slopes, eroded	5.63	1.22	0	33	4e
CIC2	Crockett soils, 2 to 5 percent slopes, eroded	5.06	1.1	0	50	3e
TOTALS		459.85(*)	100%	-	44.91	3.1

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## 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



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## NAVARRO COUNTY HISTORY



Navarro County, Texas was established in 1846 and named after José Antonio Navarro, a prominent Tejano leader who signed the Texas Declaration of Independence. During the Civil War, the county was split in its loyalties, with some residents supporting the Union and others supporting the Confederacy; and in fact, the town of Corsicana, the county seat, was occupied by both Union and Confederate troops during the war.

Navarro County is also known for its oil industry, which began in the early 20th century. The county was home to the first commercial oil well in Texas, and the discovery of the Corsicana oilfield in 1894 helped to establish the state's reputation as a major oil producer. Today, Navarro County has a strong sense of community, with many small towns and neighborhoods that offer a welcoming atmosphere. Corsicana, the largest city in the county, has a vibrant downtown area with shops, restaurants, and historic buildings.

For those who love the outdoors, Navarro County has much to offer. The county is home to Richland Chambers Reservoir, the third-largest lake in Texas, which offers fishing, boating, and other water activities. Navarro County also has a rich cultural scene, with many museums and cultural events throughout the year. The Pearce Museum in Corsicana showcases the history of Texas and the American West, while the Pioneer Village in nearby Henderson offers a glimpse into life in early Texas.



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## CORSICANA, TEXAS HISTORY

Corsicana, Texas, nestled in Navarro County, has a rich history dating back to its founding in 1848. Initially established as a trading post, Corsicana flourished with the discovery of oil in the early 20th century, cementing its status as an economic hub in the region. The town's growth was further propelled by the establishment of various industries, including agriculture, manufacturing, and retail.

One of the key attractions of Corsicana is its small-town charm combined with modern amenities. The community prides itself on its strong sense of community, with residents actively participating in local events and initiatives. The city offers a diverse range of recreational activities, from exploring the historic downtown area to enjoying the natural beauty of nearby parks and lakes.

Corsicana's affordable cost of living, coupled with its low crime rate and quality educational institutions, makes it an appealing destination for families and individuals alike. The town's proximity to larger metropolitan areas, such as Dallas and Fort Worth, provides residents with access to additional employment and entertainment opportunities while still enjoying the tranquility of small-town life. Overall, Corsicana offers a welcoming environment, rich history, and a high quality of life, making it a desirable place to call home.





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## PRESENTED BY:



### DONNIE WALKER

Broker Associate  
(210) 378-0878  
donnie@walkertexasre.com  
0697847, Texas

#### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 55M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked the San Antonio Business Journal as a top luxury agent. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co- captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network and won the Ben Franklin voted on by his fellow Titans.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when coaching, serving others, and helping people achieve their dreams.

#### EDUCATION

BBA in Finance from Texas A&M Mays Business School

#### MEMBERSHIPS

RLI - Realtors Land Institute

NAR - National Association of Realtors TAR - Texas Association of Realtors



### MARLO ONDREJ

Realtor  
(210) 288-0553  
jmarlo.ondrej@kw.com  
789829, Texas

#### PROFESSIONAL BACKGROUND

Being a multi-generational Texan, Marlo grew up actively involved in 4H, FFA, rodeos, hunting, fishing and farm life. As a student, she won numerous awards at local, state and world title levels in horse judging, debate team, animal projects, and rodeo.

Marlo is a descendant of the Lacy family out of Burnet County, which is known for donating all the granite used to build our State Capitol in Austin, TX, and whose legacy includes the development of a working dog breed, known as the Blue Lacy. In 2005, Marlo's perseverance in lobbying for HCR108 paid off when the "Blue Lacy" was officially named as the State Dog Breed of Texas.

From an early age, Marlo's passion for hunting and animals led her to become an avid bowhunter and train her Blue Lacy dogs to find wounded game; in fact, her dogs are well-known in the hunting community. For the past 26 years she has held annual tracking seminars to help other tracking teams throughout the nation, and for the past 3 decades she has worked hard to serve Texas ranchers in wounded game recovery for their hunters.

Marlo's experience includes working as a Wrangler at Flying L Ranch, studying animal science in college, and serving as a Vet Tech for the Texas Racing Commission and the Helotes Vet Clinic. For 13 years, she managed operations as Vice President of Covered Gate Ranch in Uvalde, TX.

During that time, the ranch's owner sparked in Marlo a love for investing in land and real estate. She learned through him how to work and invest in land. As she saw success for herself in real estate transactions, she shifted to helping others in their real estate investing and property needs as a Licensed Real Estate Agent, and she is excelling in the Land and Ranch division within Walker Realty Group.

In addition to her accomplishments as a real estate agent and investor, ranch operator, and tracking team trainer, she serves as a Board of Director on two National Organizations: The Texas Lacy Game Dog Association (TLGDA) and United Blood Trackers Organization (UBT). Marlo loves seeing her zeal in the ranching, hunting, and husbandry fields overlap with real estate as she supports land owners in their land and ranch transactions.



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**Disclaimer:** All information provided is deemed reliable but is not guaranteed and should be independently verified. Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather-related events, disease (e.g., Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions, and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction. Buyers' brokers must be identified on first contact and must accompany buying prospects on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Walker Realty Group, Broker Associate. Walker Realty Group reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Walker Realty Group also reserves the right to refuse to show a property to a potential buyer for any reason at Walker Realty Group's sole and absolute discretion.



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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;
- 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date