

FOR SALE

85.909 Acres MOL

**Leased Row Crop Land with Hunting &
Homesite Potential**

Troy, Falls County, TX 76579

\$843,000



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

Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

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Property Highlights

Location – TBD CR 459 Troy, Falls County, TX. Strategically located just 35 minutes from Waco, 1 hour 15 minutes from Austin, and 2 hours from Fort Worth, this 85.9-acre tract in Falls County offers turnkey agricultural income, recreational value, and residential potential — all with excellent access to I-35 (just 5.5 miles away).

Acres – 85.909 Acres MOL according to Falls County Appraisal District.

Investor Highlights

- **Leased to Established Farmer:** Property is currently leased for row crop production (wheat, corn, and hay), providing immediate income with minimal oversight.
- **Productive Soil & Gentle Terrain:** The land is predominantly flat with light rolling features and a mix of soil types suited for a variety of crops.
- **Future Homesite Ready:** Ideal for a rural homestead, weekend getaway, or long-term hold. Water and electric are available nearby, making future development straightforward.
- **Recreational Use:** A natural central section of the property offers excellent cover for hunting, and there's a small wet-weather pond that could be expanded for added wildlife or livestock use.
- **Growth Market:** This area of Falls County is seeing increasing interest from green energy developers and land investors, suggesting long-term appreciation upside.
- **Utilities:**
 - **Water:** Cego Durango Water Supply Corporation services the area. No meter currently installed.
 - **Electricity:** Oncor Electric Delivery services the area; no current meter.
- **Access:** Private and quiet but easily reached just minutes from I-35.
- **Minerals:** No minerals will be conveyed.
- **Legal & Easements:** Buyer should confirm easements via title work.
- **Shown by** appointment only.

Presented At - \$843,000 or (\$9,813 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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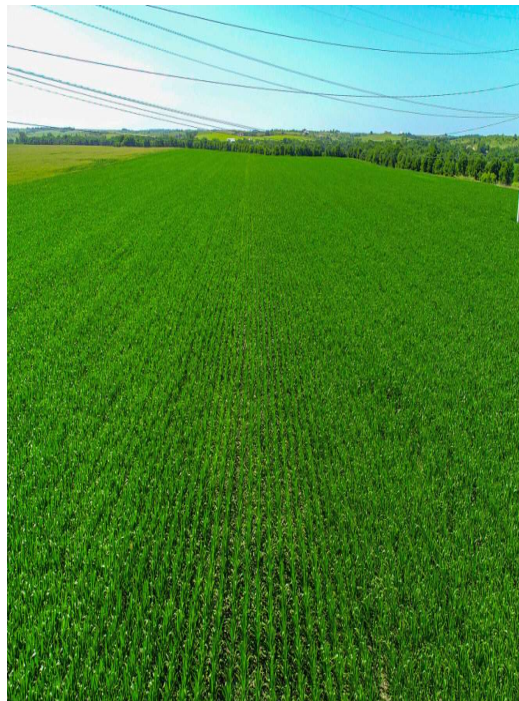
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View of the Land



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View of the Land

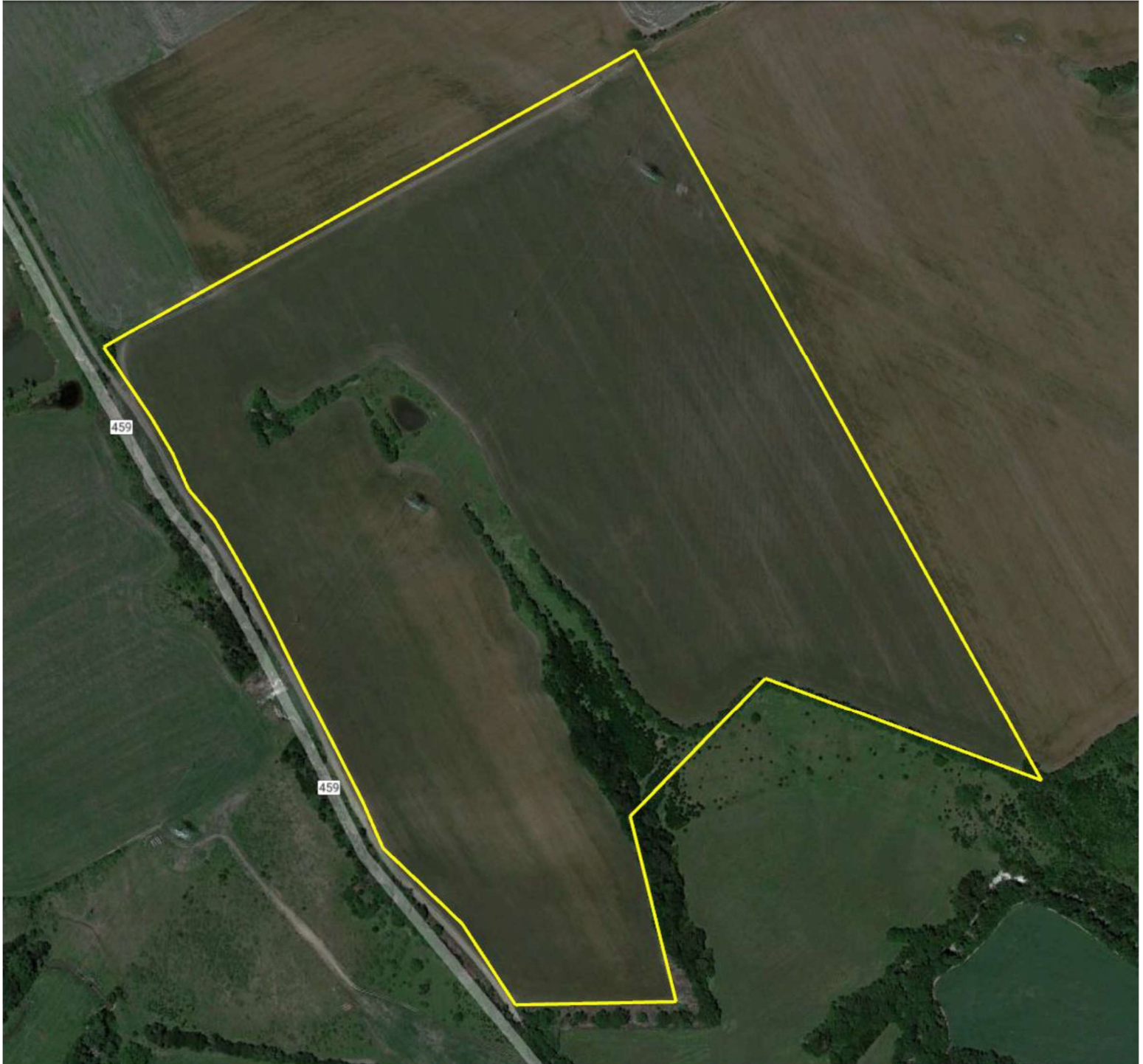


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Property Aerial View



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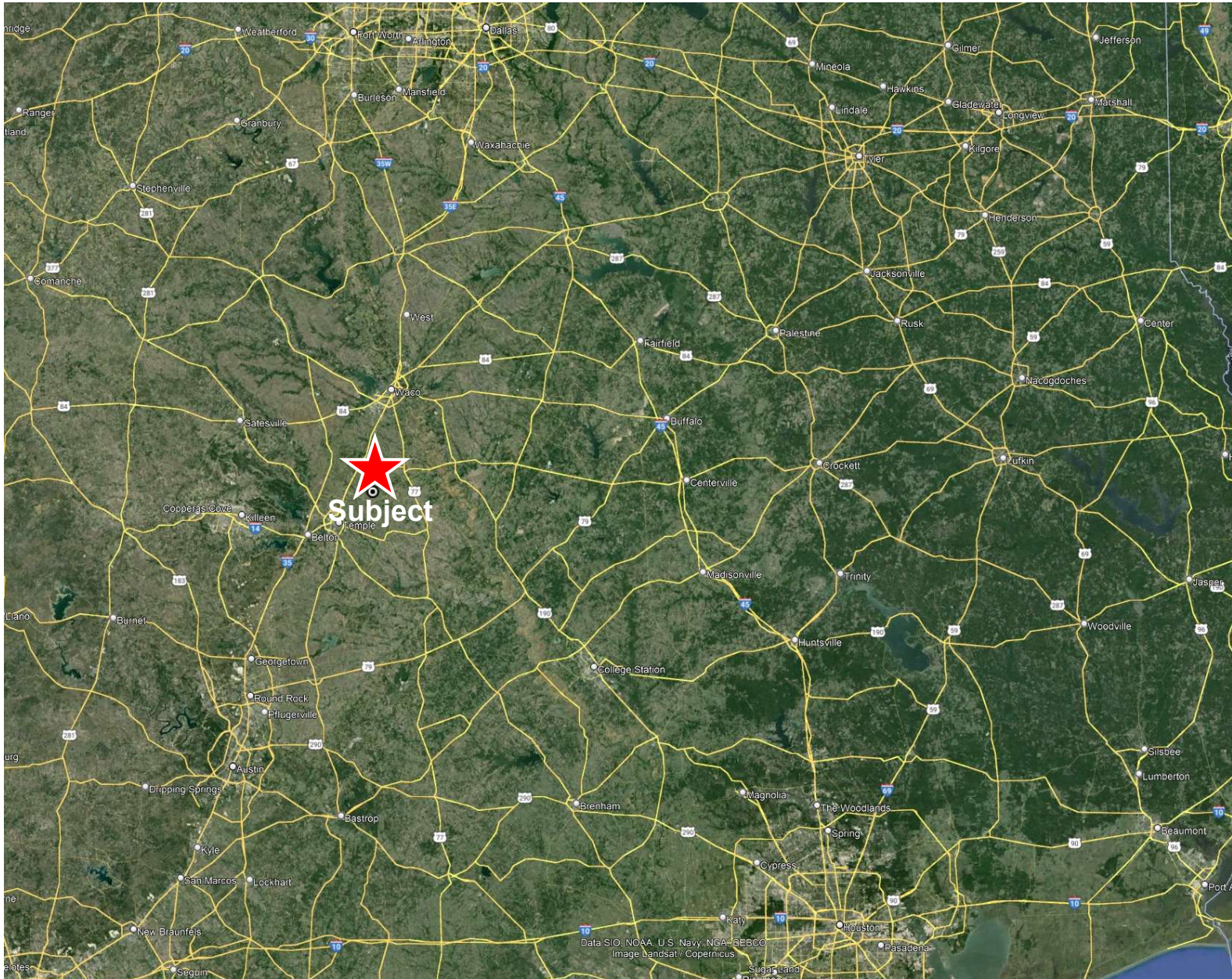
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Property Location Relative to DFW, Austin and Houston



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Aerial of Nearest Permitted Water Well



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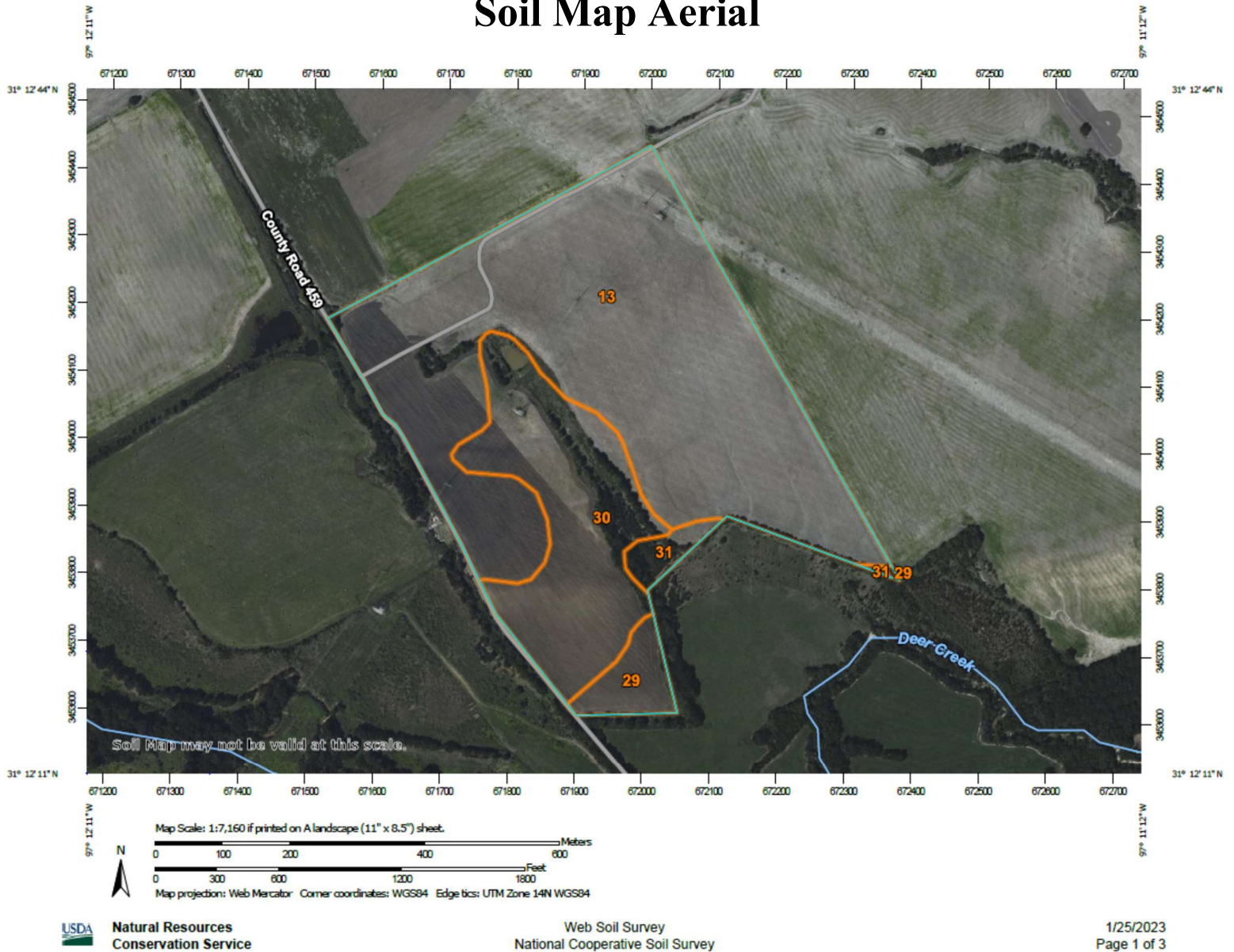
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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Branyon clay, 0 to 1 percent slopes	60.3	70.5%
29	Heiden clay, 1 to 3 percent slopes	3.2	3.7%
30	Heiden clay, 3 to 5 percent slopes	20.4	23.8%
31	Heiden clay, 2 to 5 percent slopes, moderately eroded	1.7	2.0%
Totals for Area of Interest		85.6	100.0%



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Soil Type – 13

13—Branyon clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on narrow terraces along major streams. Slopes are smooth. Areas range from 15 to 500 acres in size.

This soil has a surface layer of very dark gray, moderately alkaline clay about 48 inches thick. Below the surface layer, to a depth of 66 inches, is dark gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline clay that has brown mottles.

This soil is sticky when wet and is difficult to work. When it is 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 plant roots is restricted by the clayey lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Houston Black, Heiden, and Lewisville soils. The Houston Black and Heiden soils are on uplands. The Lewisville soils are on steeper side slopes. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for this use is high. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives in management are maintaining tilth and providing adequate surface drainage. Proper management includes growing crops that produce large amounts of residue and maintaining smooth surface gradients.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper 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. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. Limitations that affect urban development are shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation. Potential for recreation is low. The clayey surface layer and very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIw; Blackland range site.



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Soil Type –29

29—Heiden clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on narrow ridges and foot slopes of the uplands. Slopes are convex. Areas are long and are narrow to broad. They range from 10 to about 120 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 21 inches thick. Between depths of 21 to 45 inches is grayish brown, moderately alkaline clay that has light yellowish brown mottles. The underlying material, to a depth of 80 inches, is yellow, moderately alkaline shaly clay.

This soil is difficult to work. When wet, it is sticky; 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 medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Houston Black, Branyon, and Trinity soils. The Branyon soils occupy stream terraces and the Trinity soils are on flood plains. Houston Black soils are intermingled irregularly. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue 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. Proper 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. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. The limitations that affect urban development are the shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The most restrictive limitations for this use are the clayey surface layer and the very slow permeability. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIe; Blackland range site.



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Soil Type –30

30—Heiden clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are long and narrow and range from 5 to 20 acres in size.

The surface layer of this soil, to a depth of 20 inches, is dark grayish brown, moderately alkaline clay. Between depths of 20 and 41 inches is olive, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is yellow, moderately alkaline clay that has olive yellow mottles.

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. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris, Houston Black, Burleson, and Trinity soils. The Ferris soils occupy gullies and steeper side slopes. The Houston Black and Burleson soils are on less sloping parts of the landscape and the Trinity soils occupy flood plains. The included soils make up 10 percent of this map unit.

This soil is used about equally for crops and pasture. It has medium potential for production of crops, but it is limited by slope. 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 help control erosion and maintain soil 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. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

This soil has low potential for most urban uses. The limitations that affect urban development are the 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 rangeland wildlife habitat is low. Capability subclass IIIe; Blackland 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. The climax plant community is tall grasses and an overstory of a few large 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 rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.



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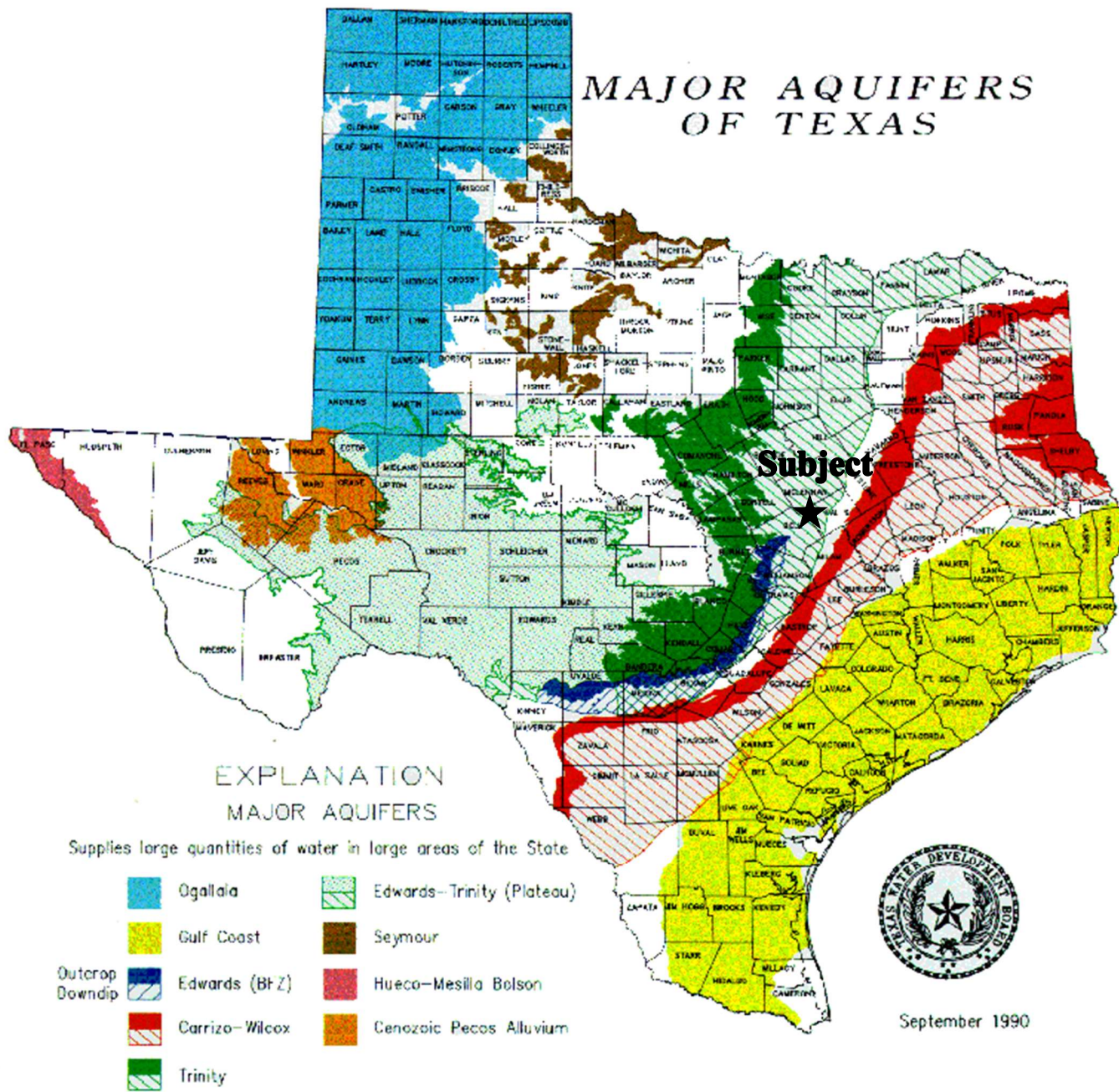
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Property Location to Major Aquifers of Texas



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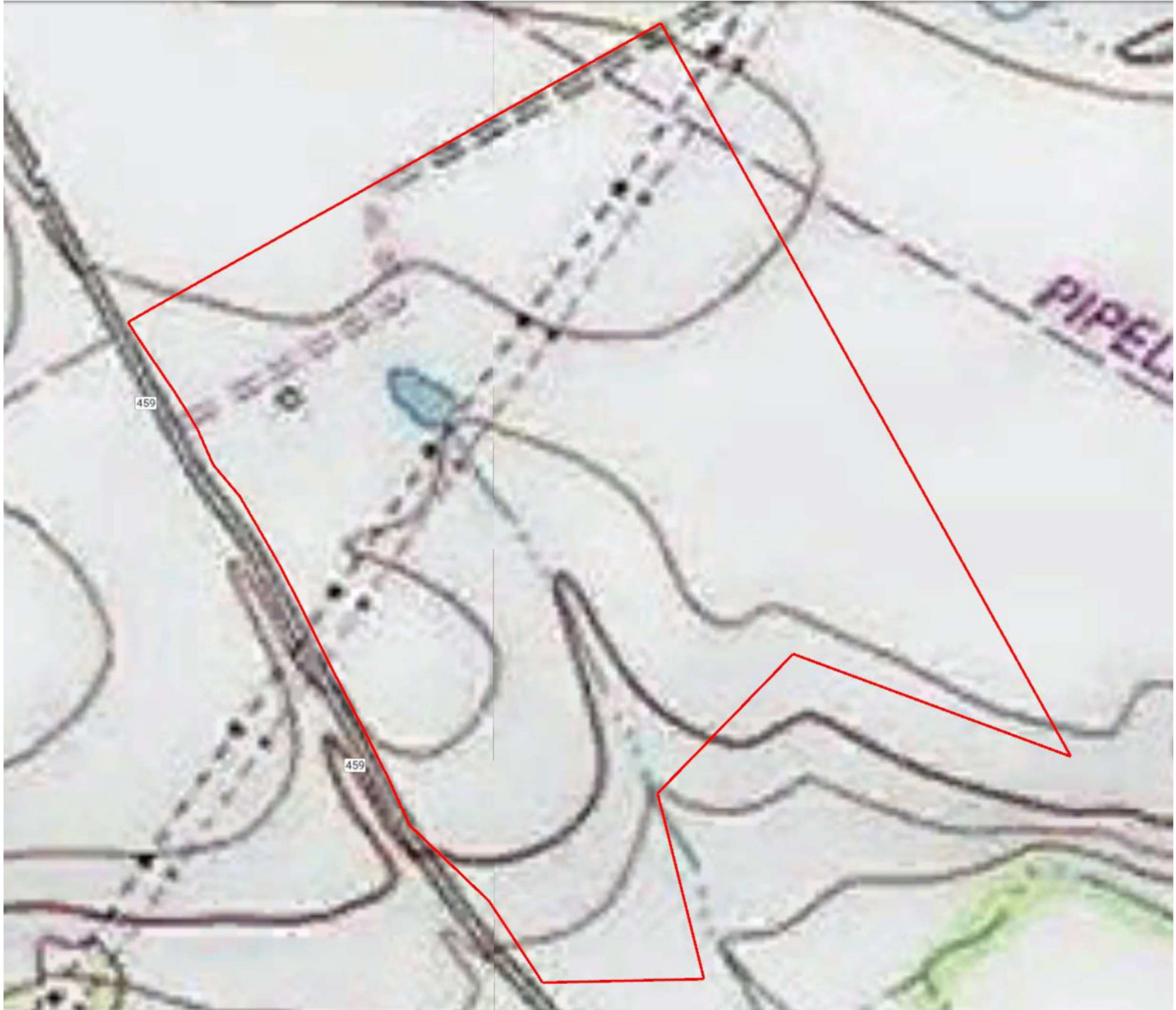
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Topo Map



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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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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11/2/2015



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 coincidental 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@dubescmercial.com	(254)803-5263
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Dube's Commercial, Inc.	484723	bob@dubescmercial.com	(254)803-5263
Designated Broker of Firm	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	(254)803-5263
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	_____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date



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