

# FOR SALE

## 10 Acres MOL - Tract 1A

### Custom Home Site & Commercial Land

Chilton, Falls County, TX 76632

# \$299,898

## Owner Financing Offered



Bob Dube (Broker)

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

[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)

[www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)

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

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## Property Highlights

**Location** – TBD Hwy 7 Chilton, Falls County, TX. Coming from I-35 @ Loop 340 in Waco go 1.5 miles south-east on Loop 340. Take exit to Hwy 77 South. Proceed 16 miles and turn left onto Hwy 7. Go 0.5 miles and the property will be on your right. Look for the Texas Farm and Ranch Realty sign. Located just 20 minutes from Waco, approximately 1 hour 15 minutes from Dallas, Texas, 1 hour 15 minutes from Austin and 2 hours 30 minutes from Houston.

**Acres** – 10 Acres MOL. A survey will be needed to determine exact acreage.

### Amenities

- Potential Commercial Use
- Only 0.4 miles from Hwy 77
- Approximately 1,200 FT of Hwy 7 frontage
- Nice tank and deep wash going through property

**Water** – There is no meter on the property. Cego/Durango & Brazos Valley Water is available in the area.

**Electricity** – There is not an electric meter on the property. Oncor Electric Delivery services the area.

**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** – All owned minerals convey.

**Topography** – The land is flat.

**Current Use** – Privately owned and is used for pasture and recreation.

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

**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.

**Owner Financing Available**- 25% down, 6.5% interest, 10-year amortization.

**Presented At** - \$299,898 or \$29,990 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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## **View of the Land**



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## Property Aerial View





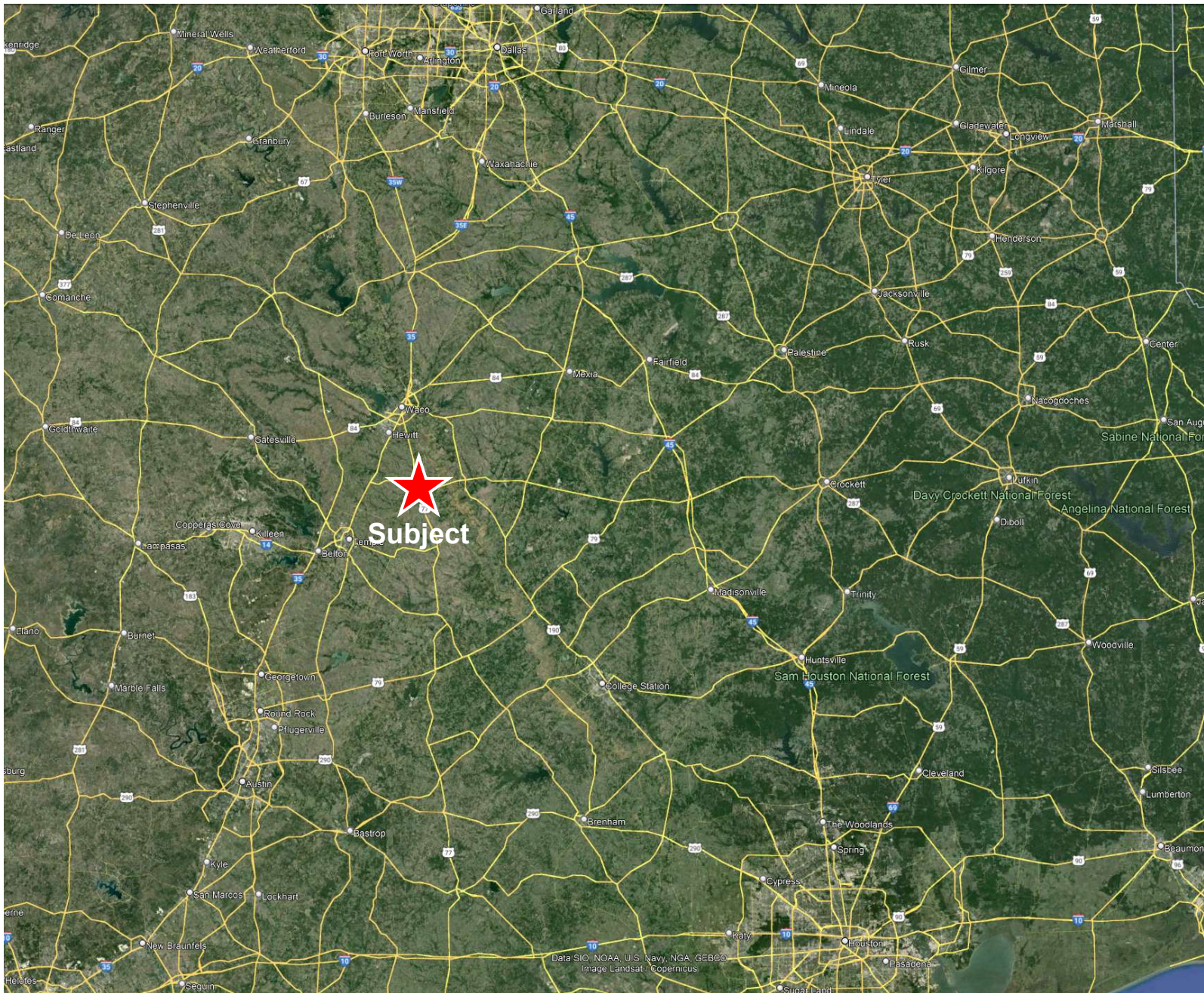
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**Property Location Relative to  
DFW, Austin and Houston**



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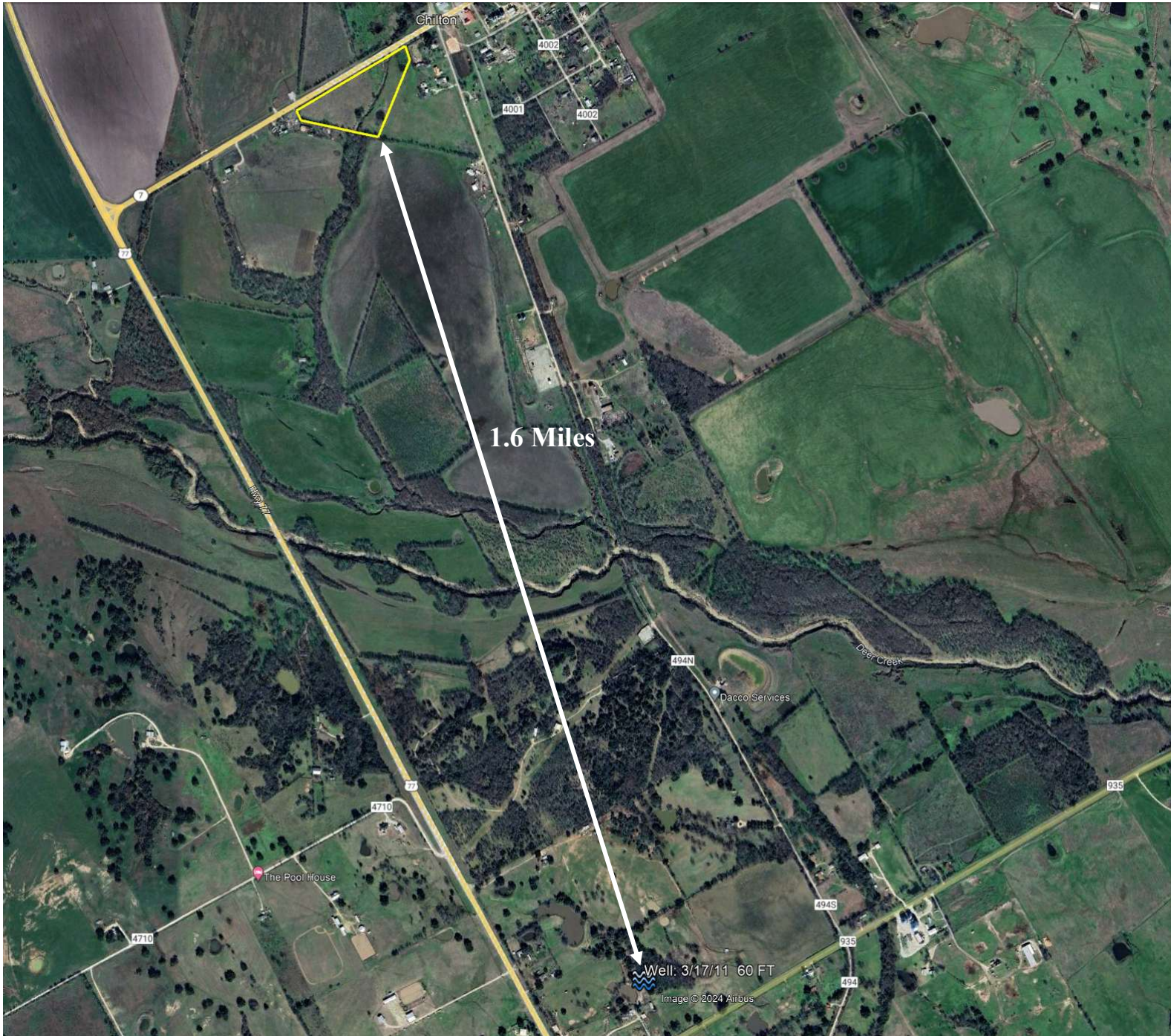
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## **Aerial of Nearest Permitted Water Well**



**TEXAS**  
**FARM & RANCH REALTY**

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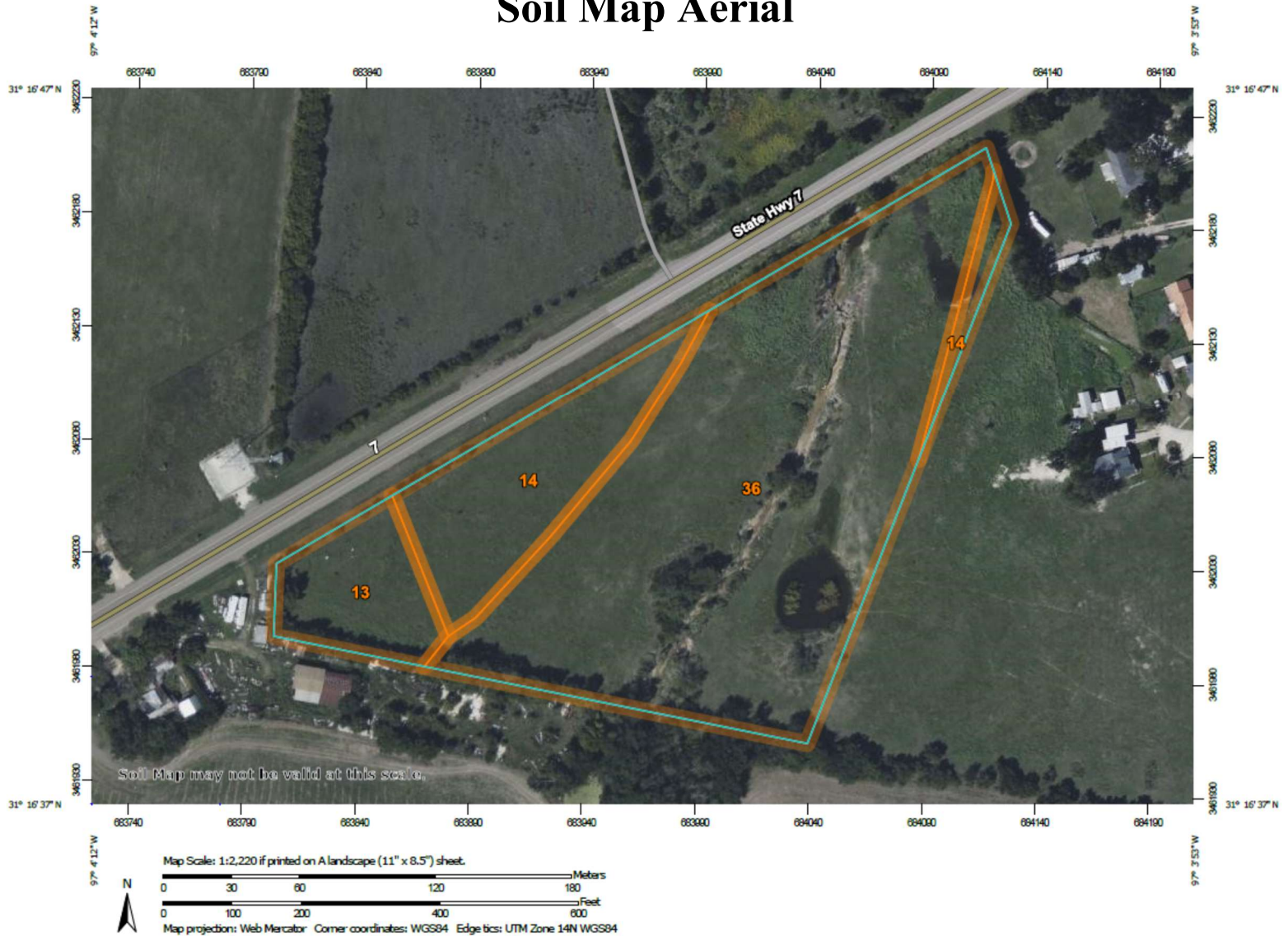


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## Soil Map Aerial



**USDA** Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/13/2024  
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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	0.9	9.1%
14	Branyon clay, 1 to 3 percent slopes	1.8	18.1%
36	Lewisville silty clay, 1 to 3 percent slopes	7.3	72.8%
<b>Totals for Area of Interest</b>		<b>10.0</b>	<b>100.0%</b>



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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 –14**

**14—Branyon clay, 1 to 3 percent slopes.** This deep, moderately well drained, gently sloping soil is on narrow terraces along major streams. Slopes are plane or slightly concave. Areas range from 10 to 150 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 39 inches thick. Below the surface layer, to a depth of 48 inches, is gray, moderately alkaline clay. Between depths of 48 and 61 inches is grayish brown, moderately alkaline clay that has brown mottles. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has yellowish 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. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by plant roots is restricted by the clayey lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Houston Black, Heiden, and Lewisville soils. Houston Black and Heiden soils are on uplands, and 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. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objective in management is controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue help control erosion and help maintain soil 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 the drainageways.

This soil has low potential for most urban uses. The limitations that affect urban development are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, 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 and rangeland wildlife habitat is medium. Capability subclass IIe; Blackland range site.



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## **Soil Type –36**

36—Lewisville silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on terraces along the major streams. Slopes are plane and convex. Areas are long narrow bands or irregular in shape and range from 15 to about 100 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 15 inches thick. Between depths of 15 and 34 inches is brown, moderately alkaline silty clay. Between depths of 34 and 50 inches is strong brown, moderately alkaline silty clay. Below this layer, to a depth of 65 inches, is light brown, moderately alkaline silty clay.

This soil has good tilth and is 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 slopes of less than 1 percent and some Lewisville soils that have been slightly damaged by erosion. Also included are a few intermingled areas of Altoga, Ferris, and Heiden soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are cotton and grain sorghum, 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 or deep-rooted legumes help to control erosion and maintain tilth.

This soil has a high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Pasture management includes fertilization, weed control, and controlled grazing.

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, corrosivity to uncoated steel, and low strength. The potential for recreation is medium. The most restrictive limitation for this use is the clayey surface layer. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIe; Clay Loam range site.



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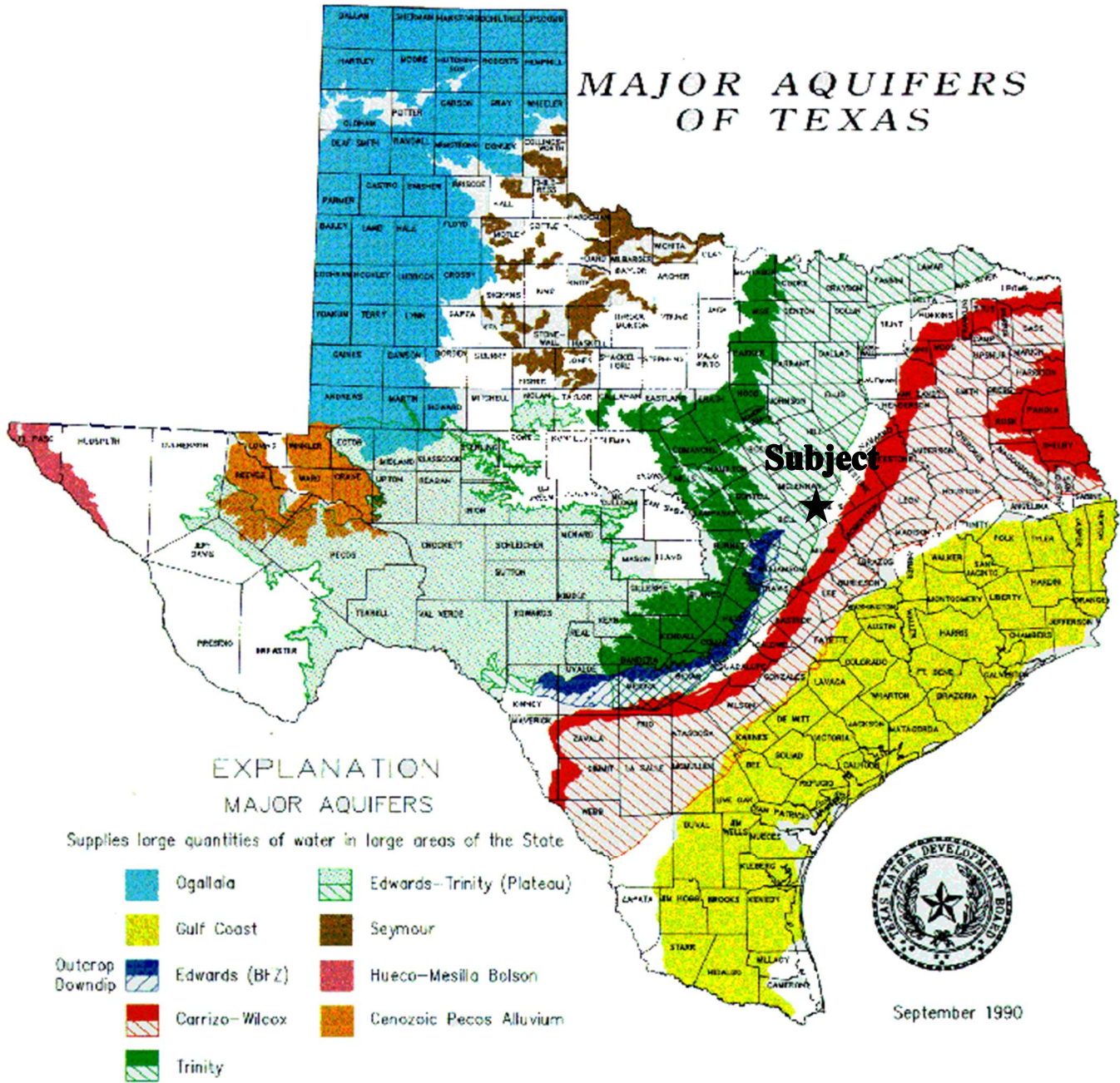


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## Property Location to Major Aquifers of Texas



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## **Topo Map**



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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](http://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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