

FOR SALE

48.08 Acres MOL-Tract 2

Custom Home Site

Crop, Pasture & Recreation Land

Chilton, Falls County, (Waco,MSA), TX 76632

\$457,857

Owner Financing Offered



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

Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

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Property Highlights

Location – TBD CR 494A, 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 0.6 miles and turn right on CR 494 N. Go 0.1 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 – 48.08 Acres MOL known as Tract 2. A survey will be needed to determine exact acreage.

Amenities

- 0.3 miles from Hwy 7
- Approximately 575 Linear Feet of frontage on CR 494 N
- Income producing
- Custom Homesite
- Wet weather creek borders the rear of the property.
- Walking distance from the new Dollar Store built at the intersection of Hwy 7 & CR 494A

Water – There is no meter on the property. Cego/Durango & Brazos Valley Water is available in the area. Please review the Aquifer Map in the brochure. The property is located above the Trinity Aquifer thus good chance a water well will be successful. View nearest well report in this brochure.

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.

Ag Exemption – The property is currently under Ag Exemption for tax purposes.

Minerals – All owned minerals convey.

Income producing – The majority of the property is leased to a crop farmer. Tenant retains right to harvest crop post sale.

Topography – The land is flat.

Current Use – Privately owned and is used for crop land, and recreation. Frontage area is pastureland. Cropland can easily be converted to livestock grazing.

Easements – An abstract of title will need to be performed to determine any easements that may exist. Known easements are an Atmos Gas line 9' feet off the property fence line that fronts CR 494A. Fuel pipeline runs across the property.

Showings – By appointment only.

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

Presented At – \$457,857 or \$9,523 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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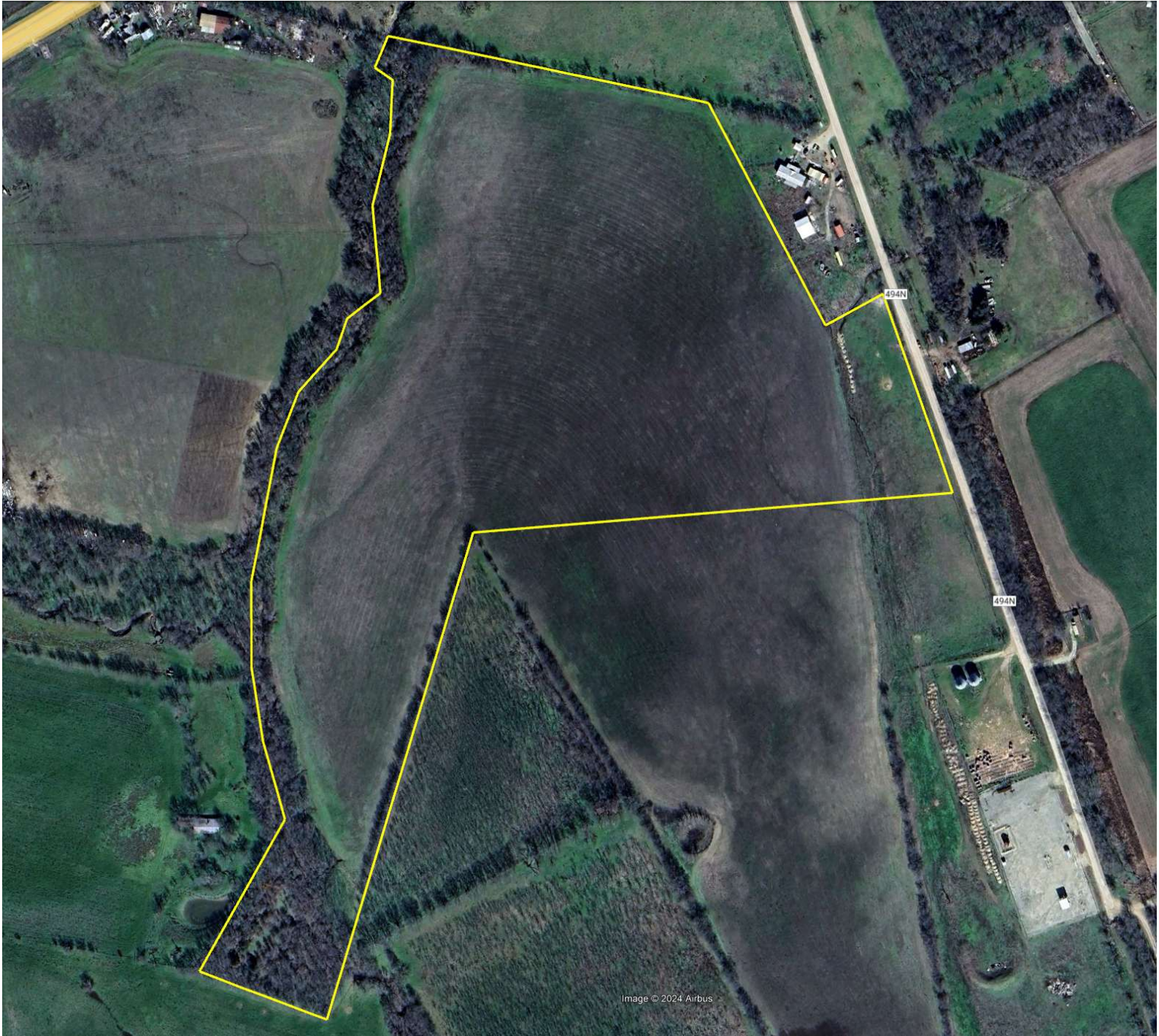
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Property Aerial View



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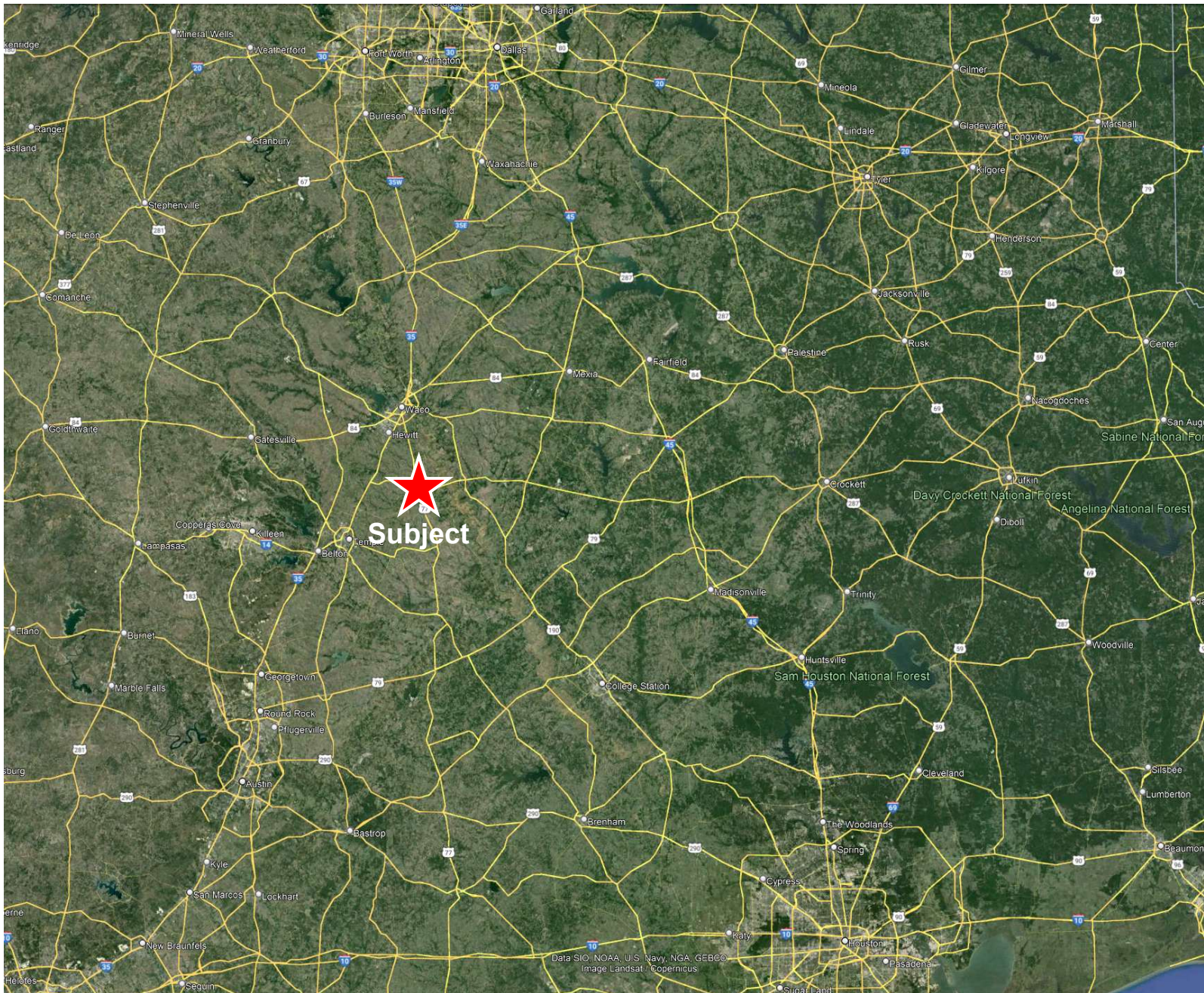
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Nearest Permitted Water Well



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Altoga soils, 3 to 5 percent slopes, eroded	3.6	7.2%
14	Branyon clay, 1 to 3 percent slopes	24.5	48.8%
36	Lewisville silty clay, 1 to 3 percent slopes	19.3	38.5%
44	Ovan silty clay, frequently flooded	2.8	5.5%
Totals for Area of Interest		50.2	100.0%



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Soil Type –3

3—Altoga soils, 3 to 5 percent slopes, eroded. This map unit consists of deep, well drained, gently sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. In places water erosion has removed the original surface layer, and many areas are dissected by shallow gullies about 100 feet apart. Slopes are convex. Most areas are about 40 acres in size.

A typical unit is about 53 percent Altoga silty clay loam; 37 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are in less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of light yellowish brown, moderately alkaline silty clay about 6 inches thick. Between depths of 6 and 40 inches is moderately alkaline silty clay that is light yellowish brown above 20 inches and very pale brown below. Soft bodies of calcium carbonate are throughout this layer. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline silty clay that has brownish yellow mottles.

These soils are easy to work throughout a wide range of moisture conditions. When dry, they are hard and will clod when plowed. Permeability is moderate, and available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium, and the hazard of water erosion is moderately severe. The lime content is high, and as a result iron chlorosis occurs in sensitive plants.

These soils have medium potential for crops. Low natural fertility is a limitation to use. The main crops are grain sorghum and small grain. The major objectives of management are controlling erosion and improving fertility and tilth. Growing high-residue crops and terracing help control erosion and maintain soil tilth.

The potential for pasture is high. Such improved grasses as bermudagrass, kleingrass, and weeping lovegrass are well suited to this soil. Fertilization, weed control, and controlled grazing are management practices that are needed to produce good yields.

These soils have high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

These soils have low potential for most urban uses. The most restricted limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam 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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Soil Type —44

44—Ovan silty clay, frequently flooded. This deep, moderately well drained, nearly level soil is on flood plains of major streams. It is flooded two or three times each year; flooding lasts for several hours to several days. Areas are long narrow bands paralleling the stream channel. They have plane slopes of 0 to 1 percent. Individual areas range from 50 to 900 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 46 inches thick. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline silty clay.

Permeability is very slow, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

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

This soil has low potential for production of crops, recreation, and urban uses. Its potential is limited by flooding, which can only be overcome by major flood control.

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

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees along the streams.

This soil has low potential for both openland and range-land wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



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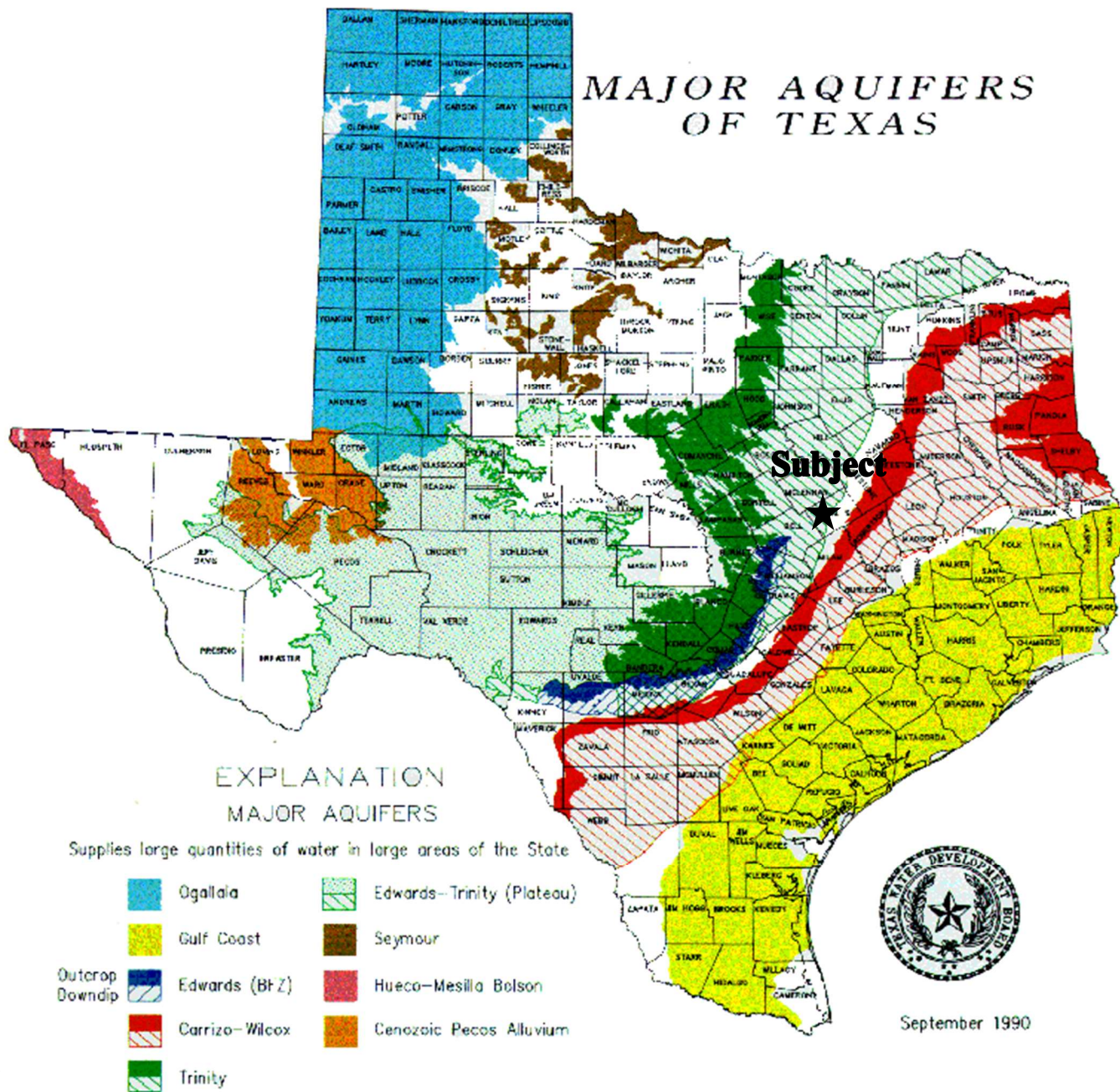
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Property Location to Major Aquifers of Texas



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Topo Map



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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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



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EQUAL HOUSING
OPPORTUNITY

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- 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.

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IS 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.

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- 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.

- 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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