

FOR SALE

46.295 Acres MOL-Tract 4

Deer, Turkey & Hog Hunting

Crop, Pasture & Recreation Land

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

Price Reduction ~~\$356,510~~ \$299,900

Owner Financing Offered



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

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

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Property Highlights

Location – TBD CR 494A 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 0.6 miles and turn right on CR 494 N. Go 0.7 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 – 46.295 Acres MOL. Known as Tract 4. A survey will be needed to determine exact acreage.

Amenities

- 0.7 miles from Hwy 7
- Deer Creek frontage
- Income Producing
- Numerous sitings of Deer, Hog & Turkey
- Property is secluded for privacy

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 and flooding potential.

Minerals – All owned minerals convey.

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

Topography – The land is mostly flat with creek running through and along the southern border.

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

Current Use – Privately owned and is used for crop land, pasture and recreation. Excellent hunting on property. 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.

Showings – By appointment only.

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

Presented At – \$299,900 or \$6,478 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



—“Stewards of Land”
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Property Aerial View



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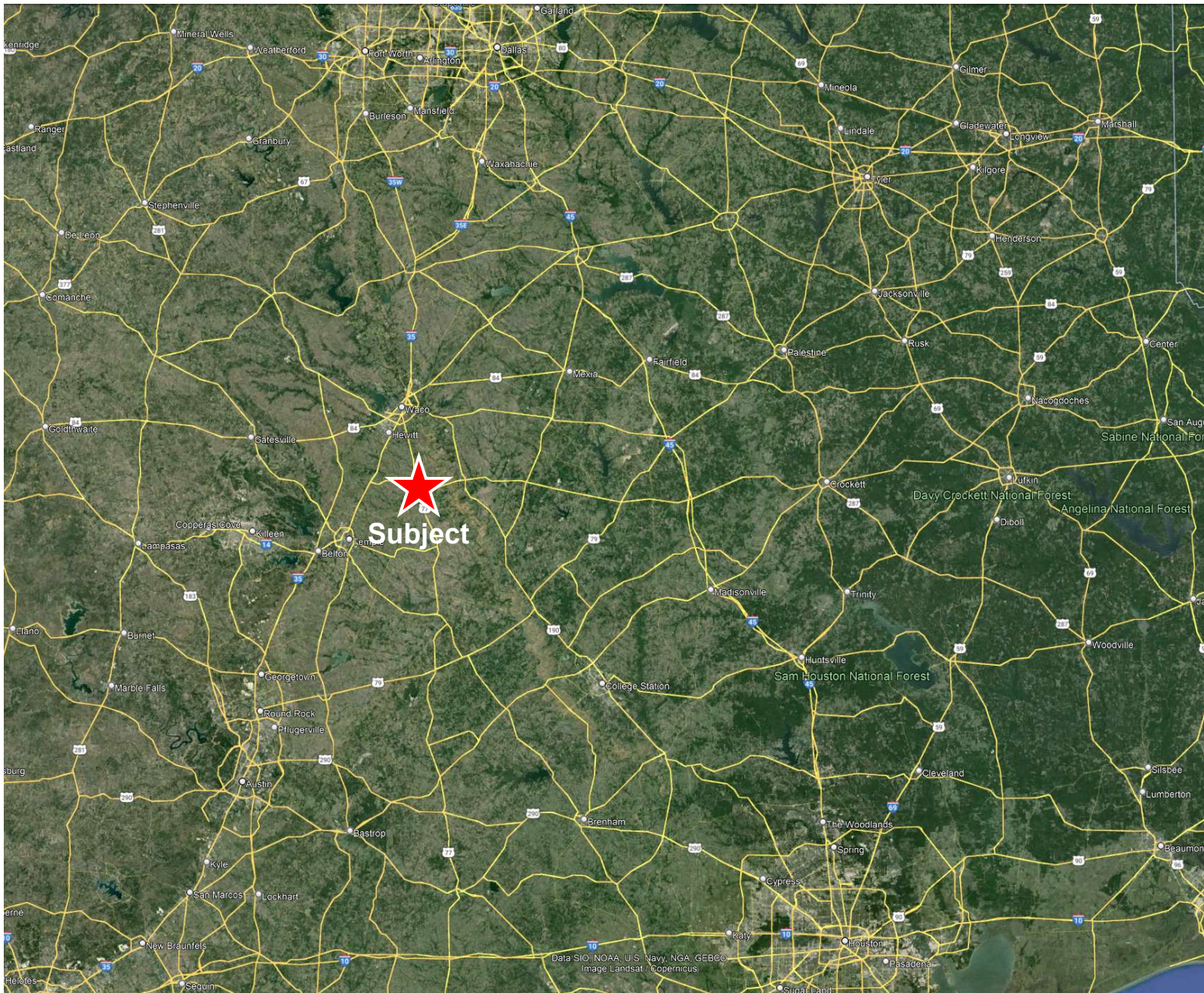
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Nearest Permitted Water Well



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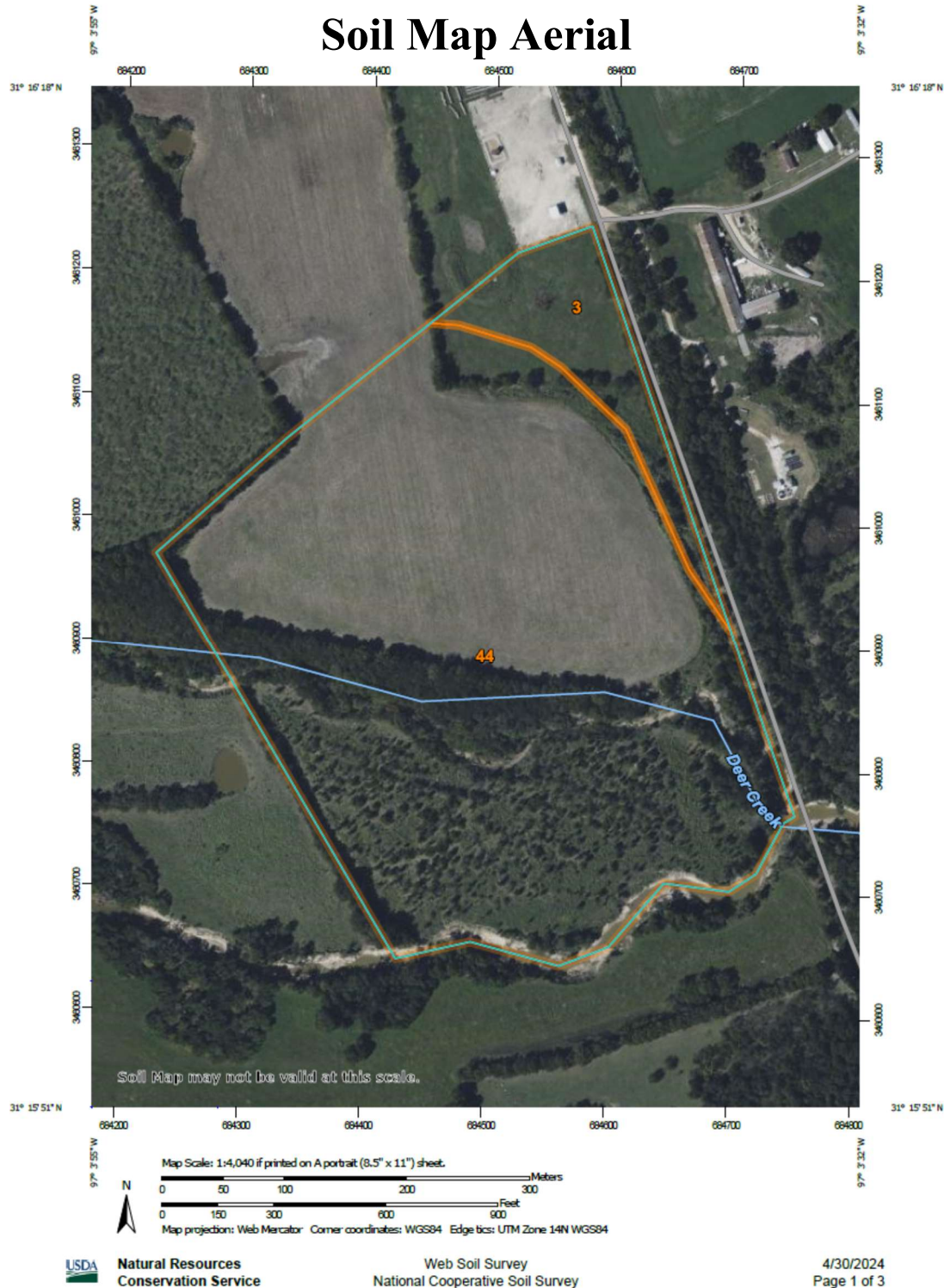
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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Altoga soils, 3 to 5 percent slopes, eroded	4.0	8.6%
44	Ovan silty clay, frequently flooded	42.1	91.4%
Totals for Area of Interest		46.1	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 —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 rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



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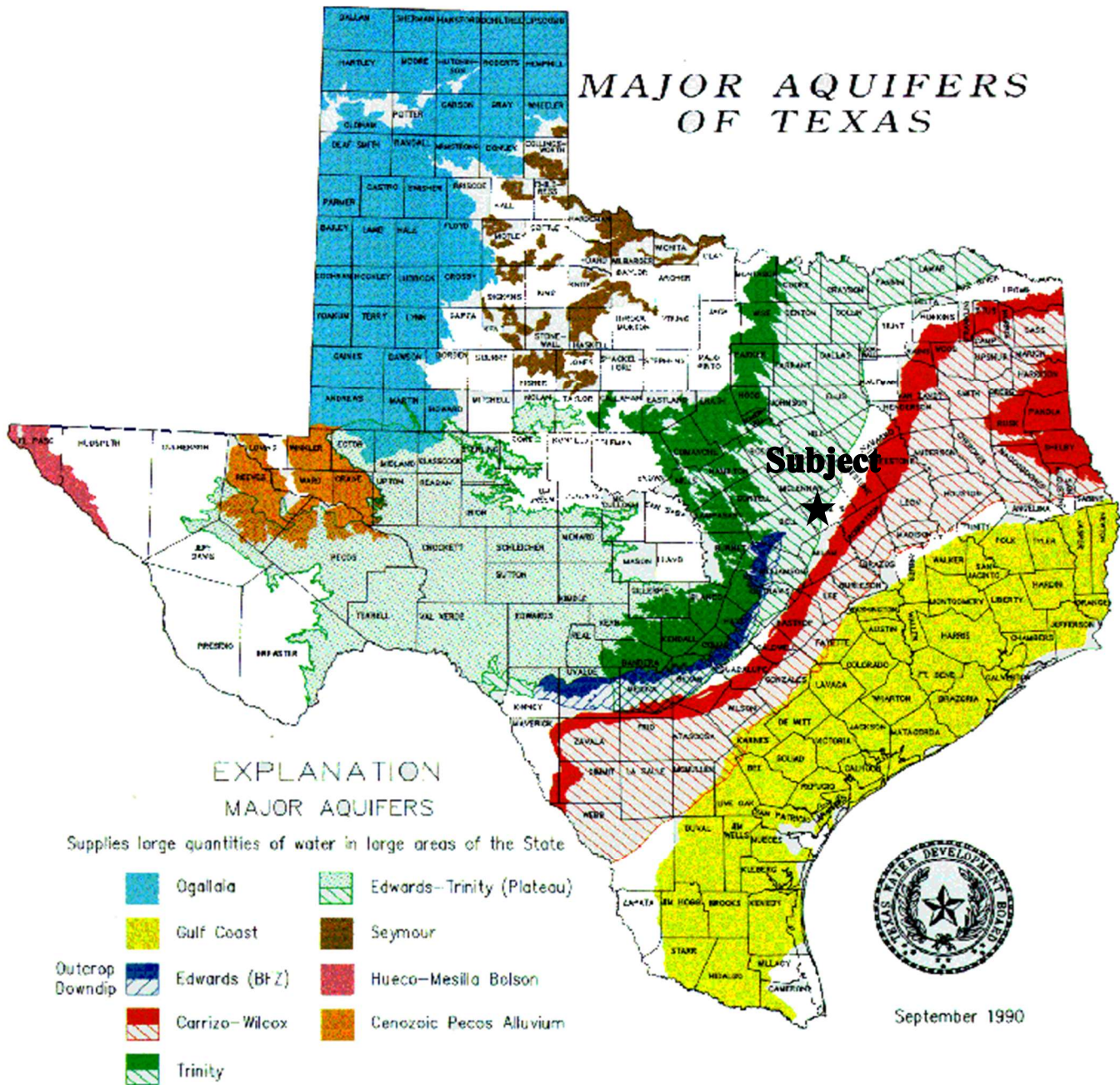
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Property Location to Major Aquifers of Texas



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Topo Map



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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**

**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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EQUAL HOUSING
OPPORTUNITY

Texas law requires all real estate licensees 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.

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.

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.

- 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 Primary Assumed Business Name	License No.	Email	Phone
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		

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



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