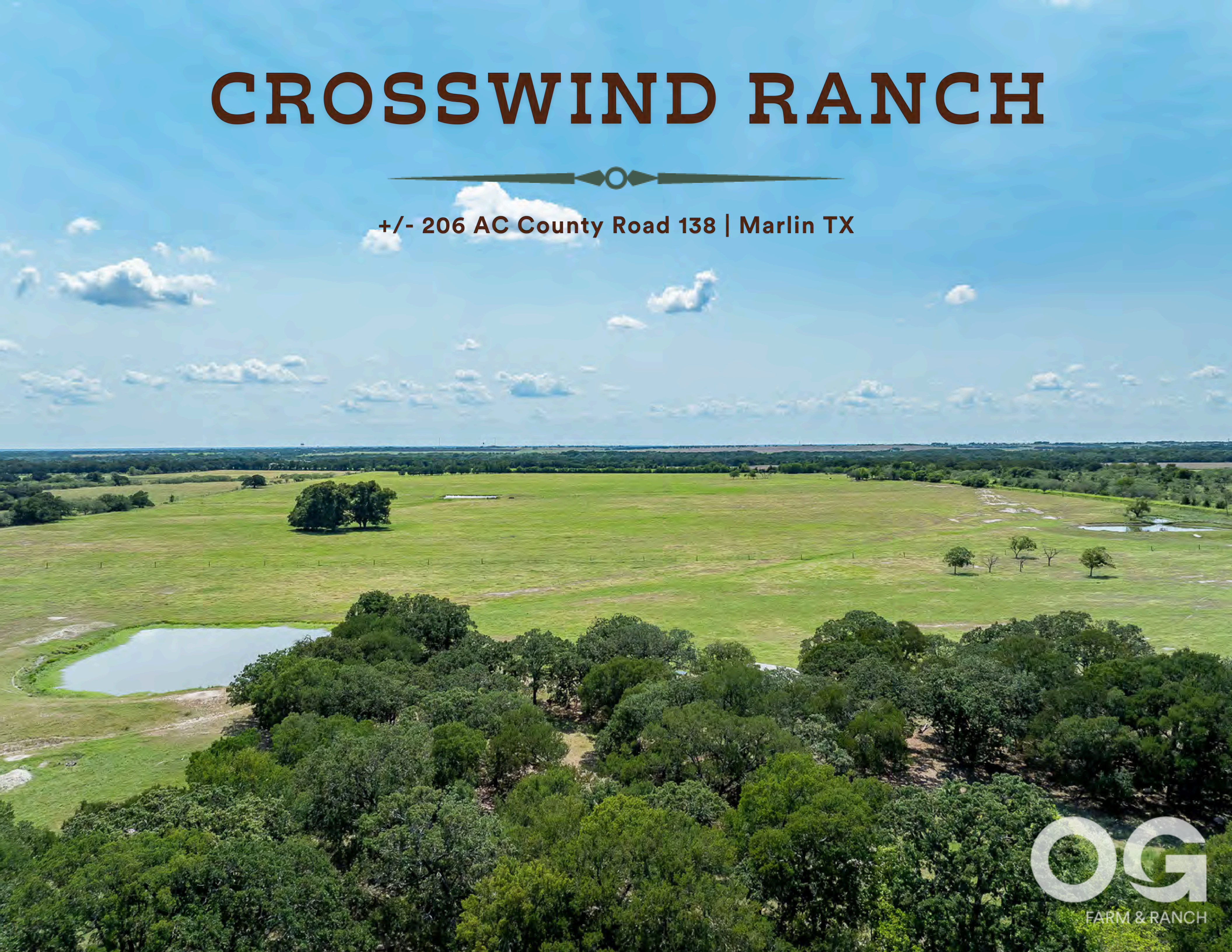
CROSSWIND RANCH

+/- 206 AC County Road 138 | Marlin TX



CROSSWIND RANCH

+/- 206 AC County Road 138, Marlin | Falls County

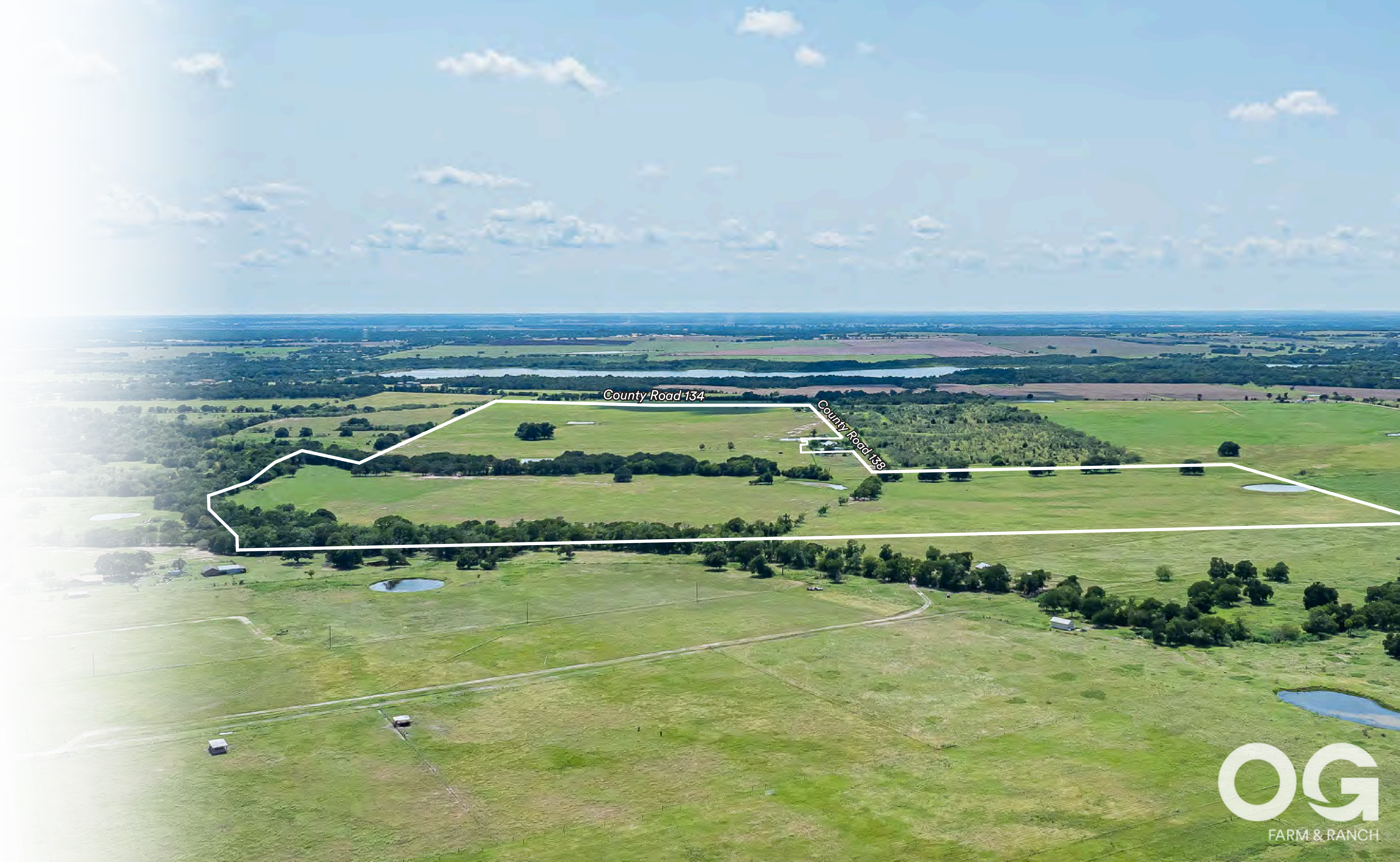
Price: **$1,135,915**

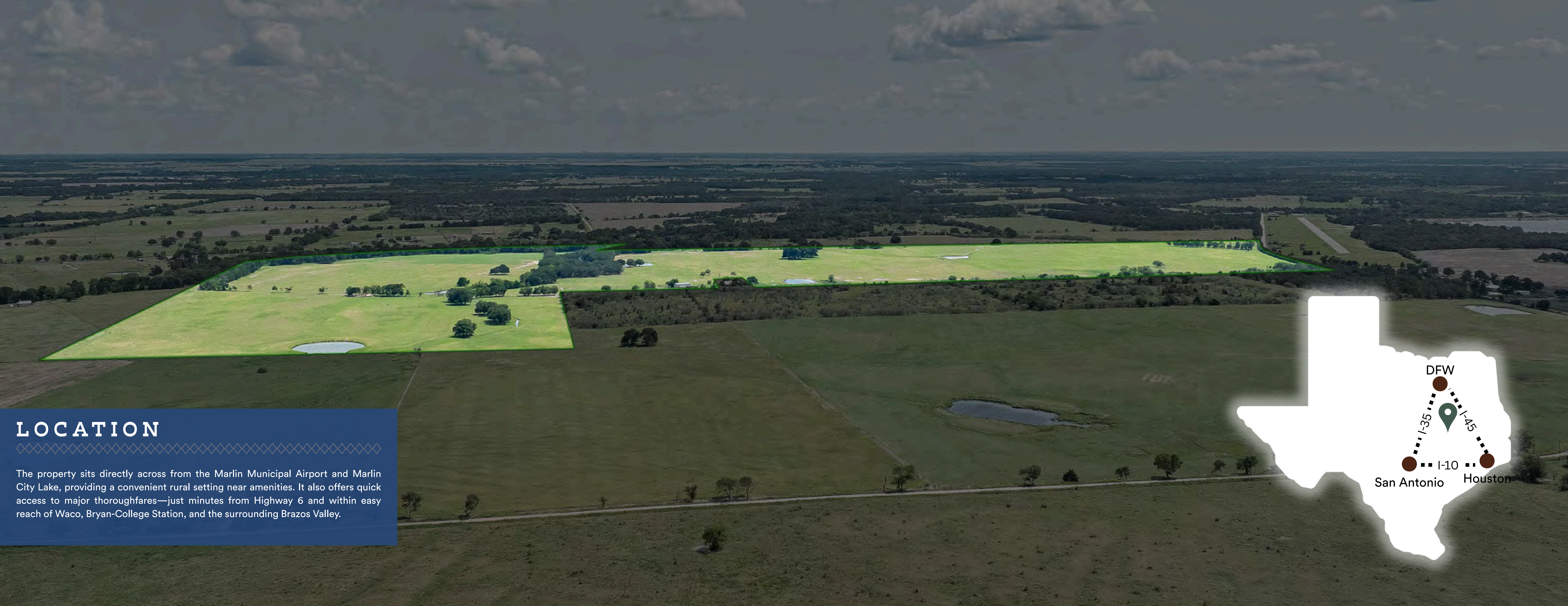
Land Size: **+/- 206.53 AC**

Crosswind Ranch is located in central Falls County, just outside the city of Marlin, TX, on County Road 138 directly across from the Marlin Municipal Airport and Marlin City Lake. This 206-acre property is turnkey for grazing and cattle operations. Equipped with perimeter and cross fencing, the property is thoughtfully laid out for pasture rotation and livestock management.

Crosswind Ranch features great surface water with multiple ponds providing reliable water sources for livestock, as well as municipal water from Tri-County SUD. The water meter provides uninterrupted water to a trough near the conveniently located working cattle pens. The property also benefits from a shop near the working pens for secure on site storage for equipment.

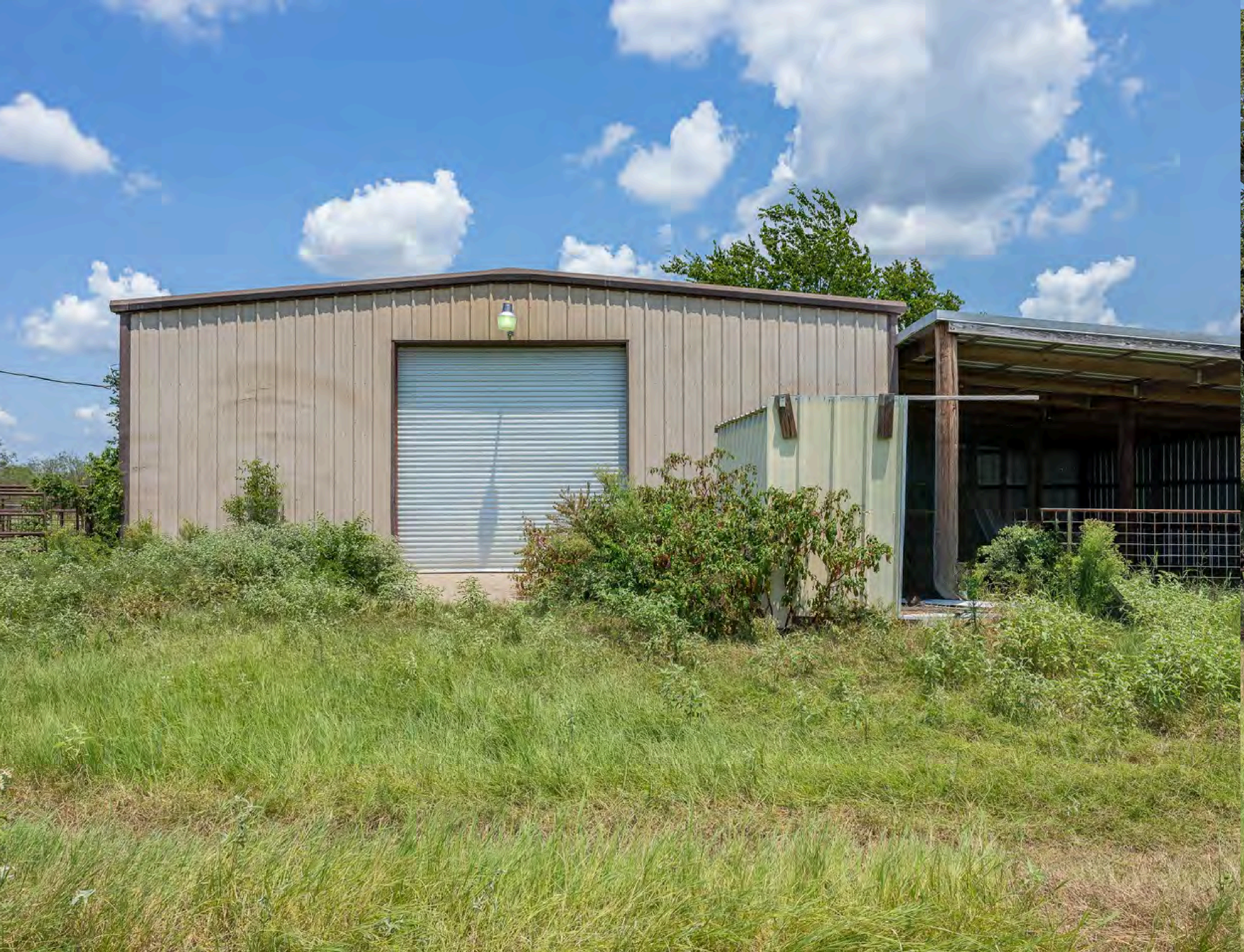
With scattered mature pecan trees and other hardwoods, the property also has great potential for a beautiful country homesite, within 45 minutes of Waco and an hour from Bryan-College Station. Whether you're expanding your cattle operation, or seeking a country retreat with agricultural utility, Crosswind Ranch provides the infrastructure, resources, and space to make it your own.

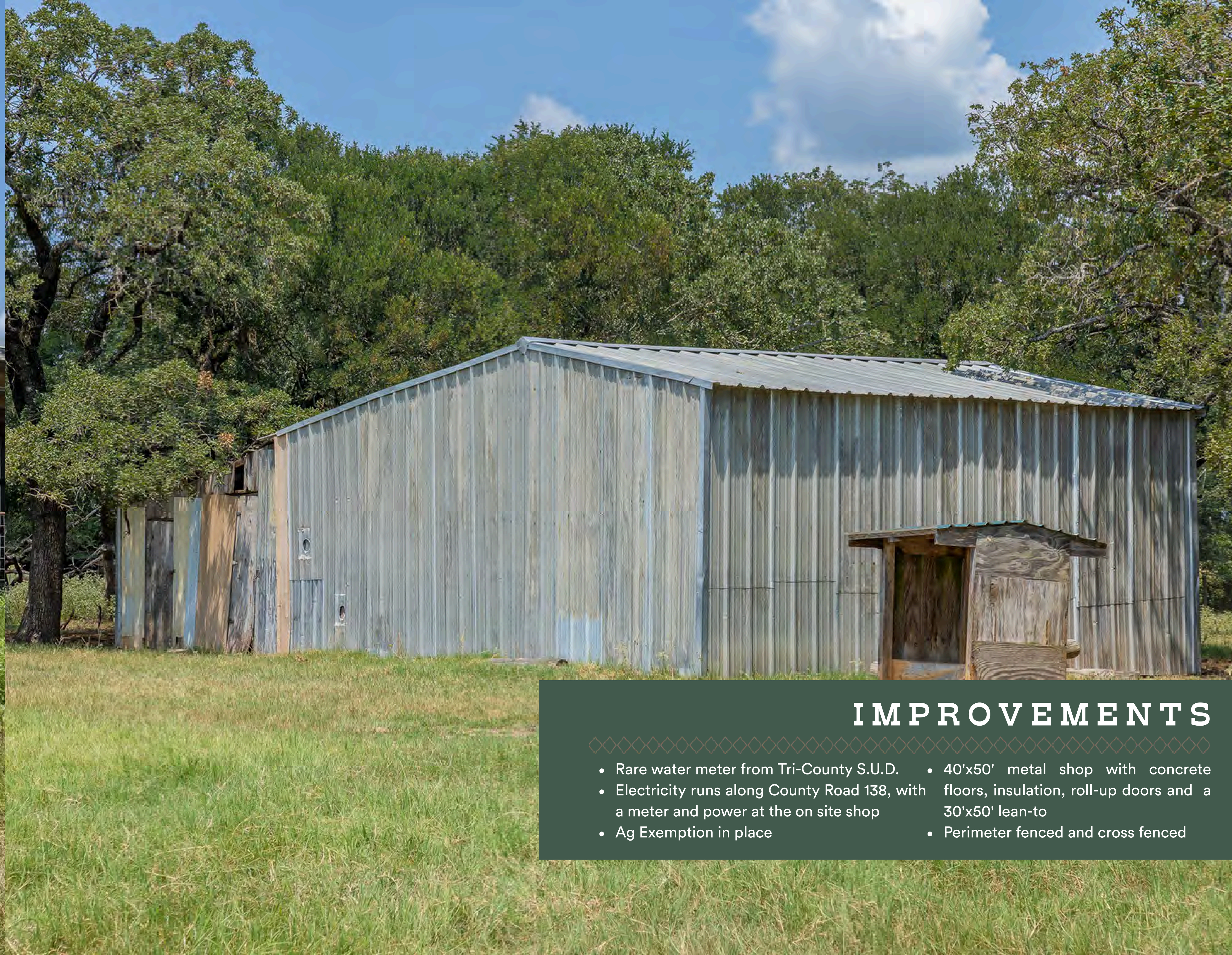




LOCATION

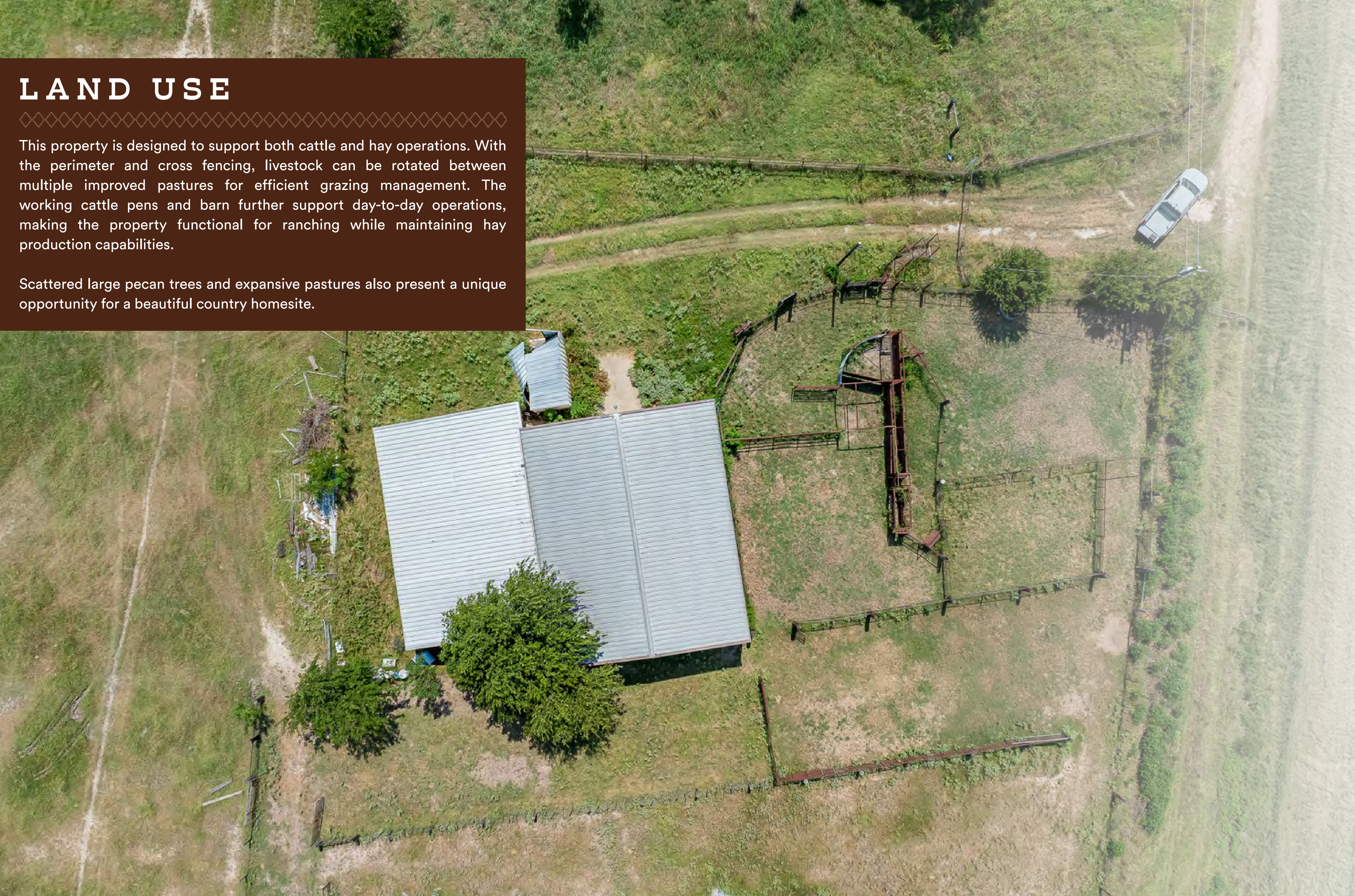
The property sits directly across from the Marlin Municipal Airport and Marlin City Lake, providing a convenient rural setting near amenities. It also offers quick access to major thoroughfares—just minutes from Highway 6 and within easy reach of Waco, Bryan-College Station, and the surrounding Brazos Valley.





IMPROVEMENTS

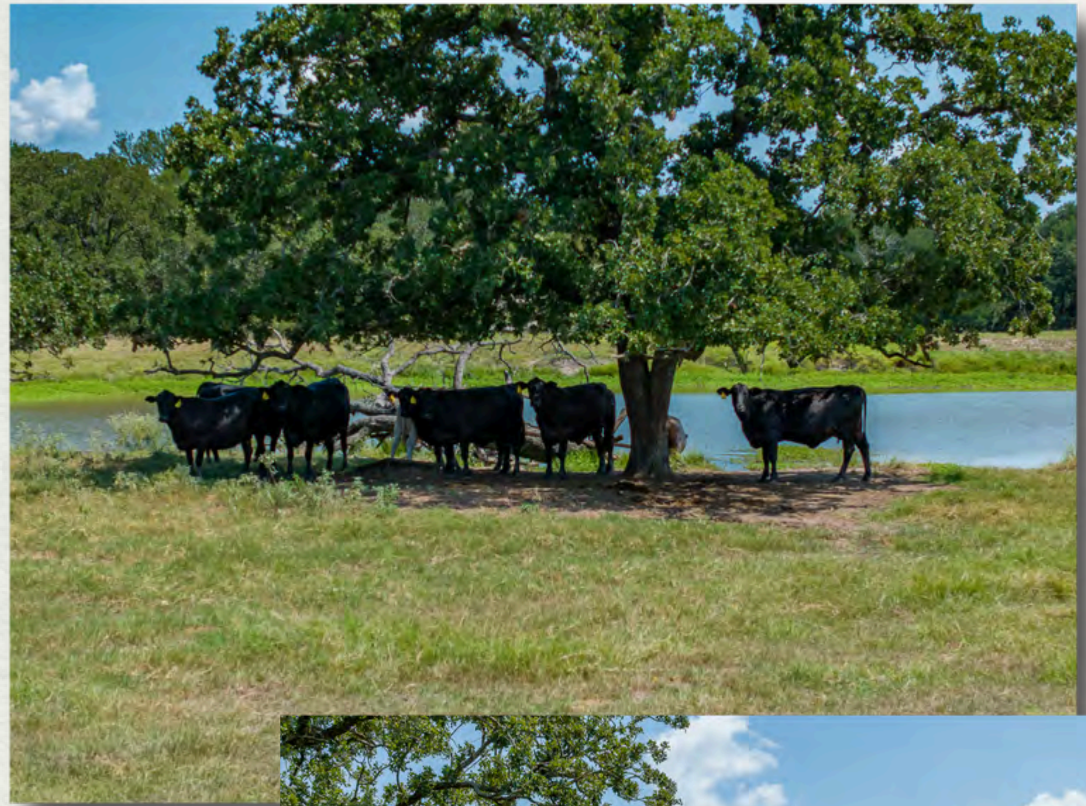
- Rare water meter from Tri-County S.U.D.
- Electricity runs along County Road 138, with a meter and power at the on site shop
- Ag Exemption in place
- 40'x50' metal shop with concrete floors, insulation, roll-up doors and a 30'x50' lean-to
- Perimeter fenced and cross fenced

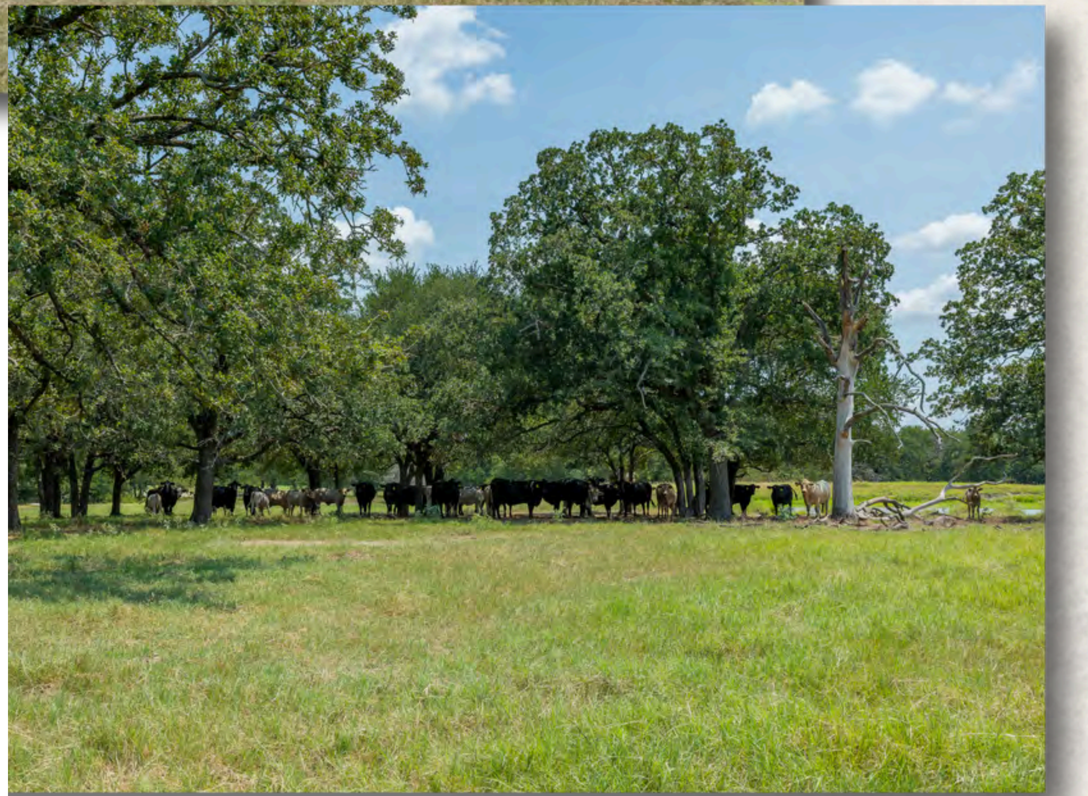


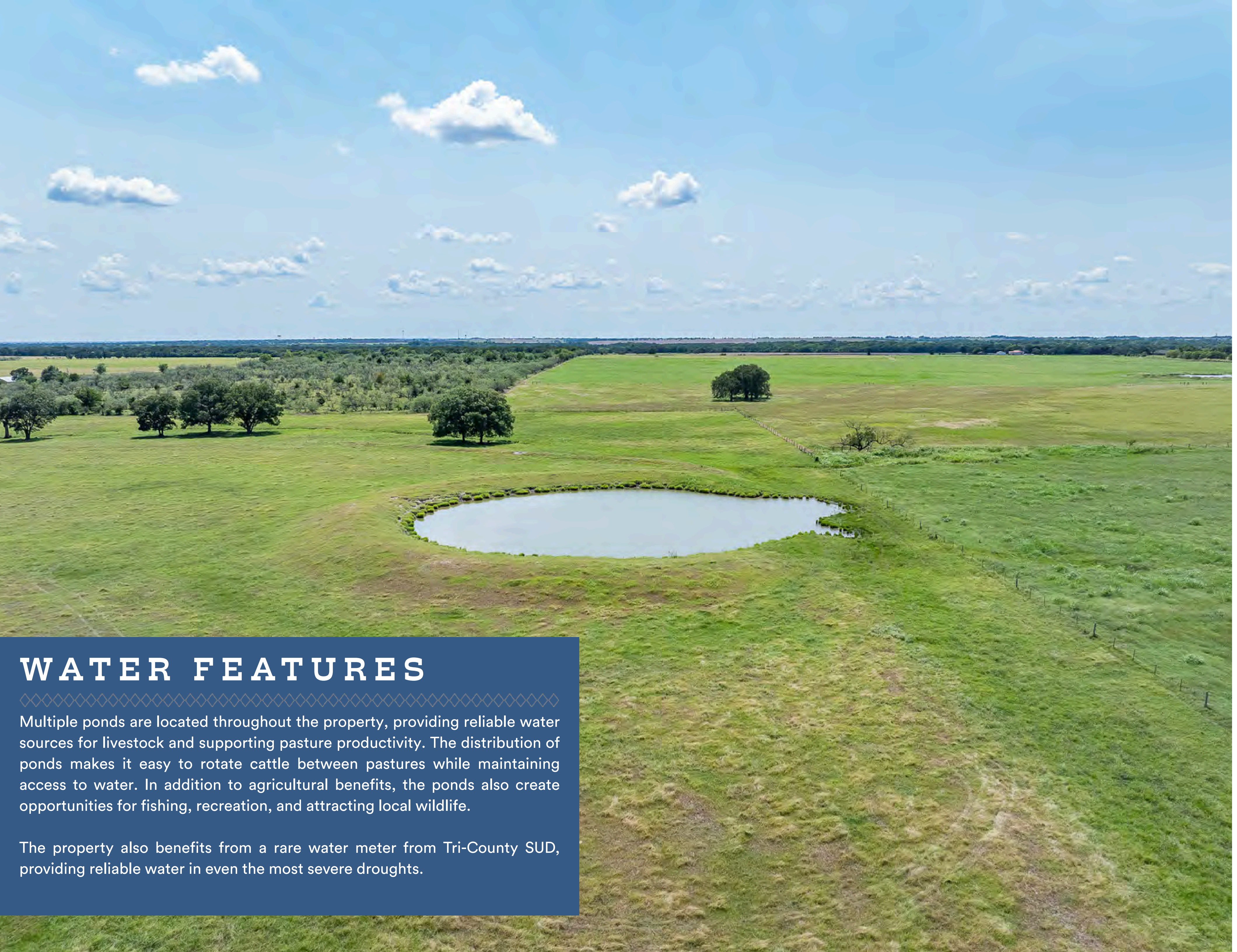
LAND USE

This property is designed to support both cattle and hay operations. With the perimeter and cross fencing, livestock can be rotated between multiple improved pastures for efficient grazing management. The working cattle pens and barn further support day-to-day operations, making the property functional for ranching while maintaining hay production capabilities.

Scattered large pecan trees and expansive pastures also present a unique opportunity for a beautiful country homesite.



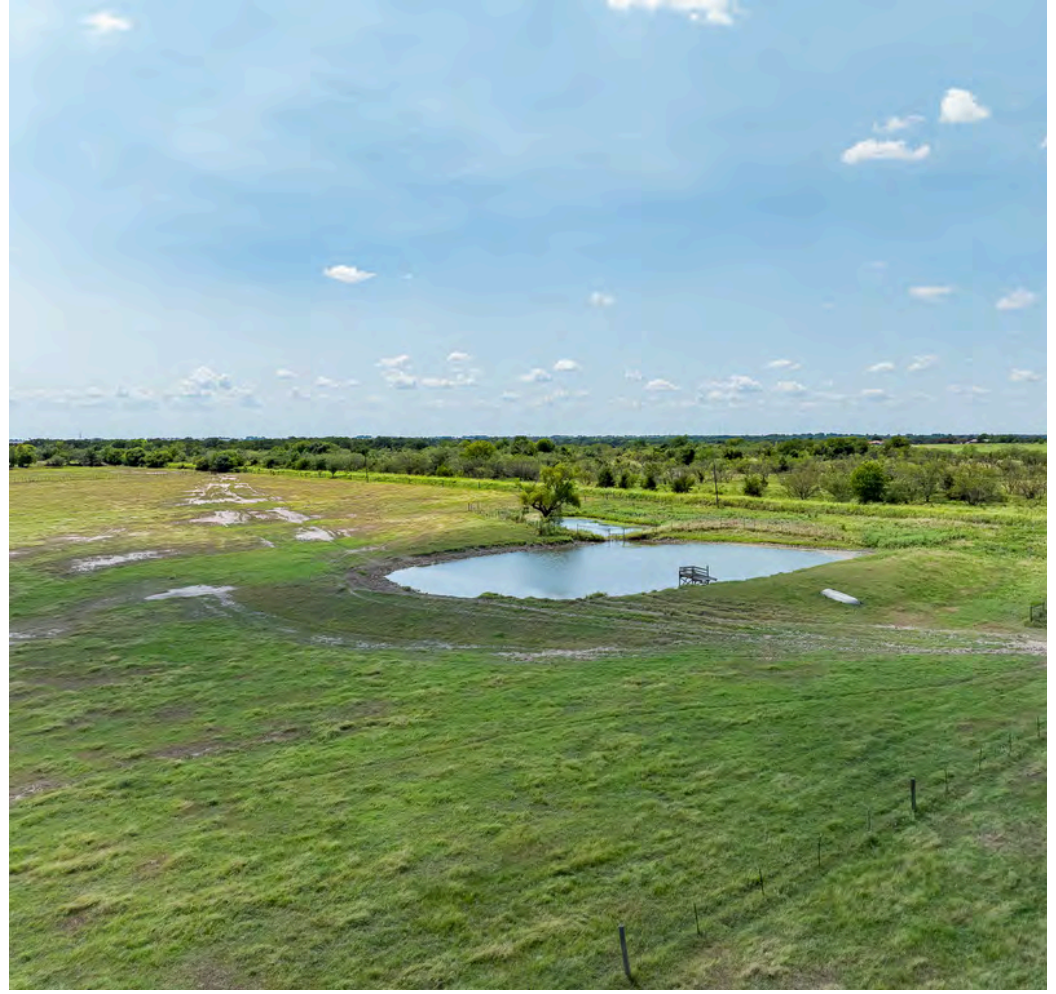


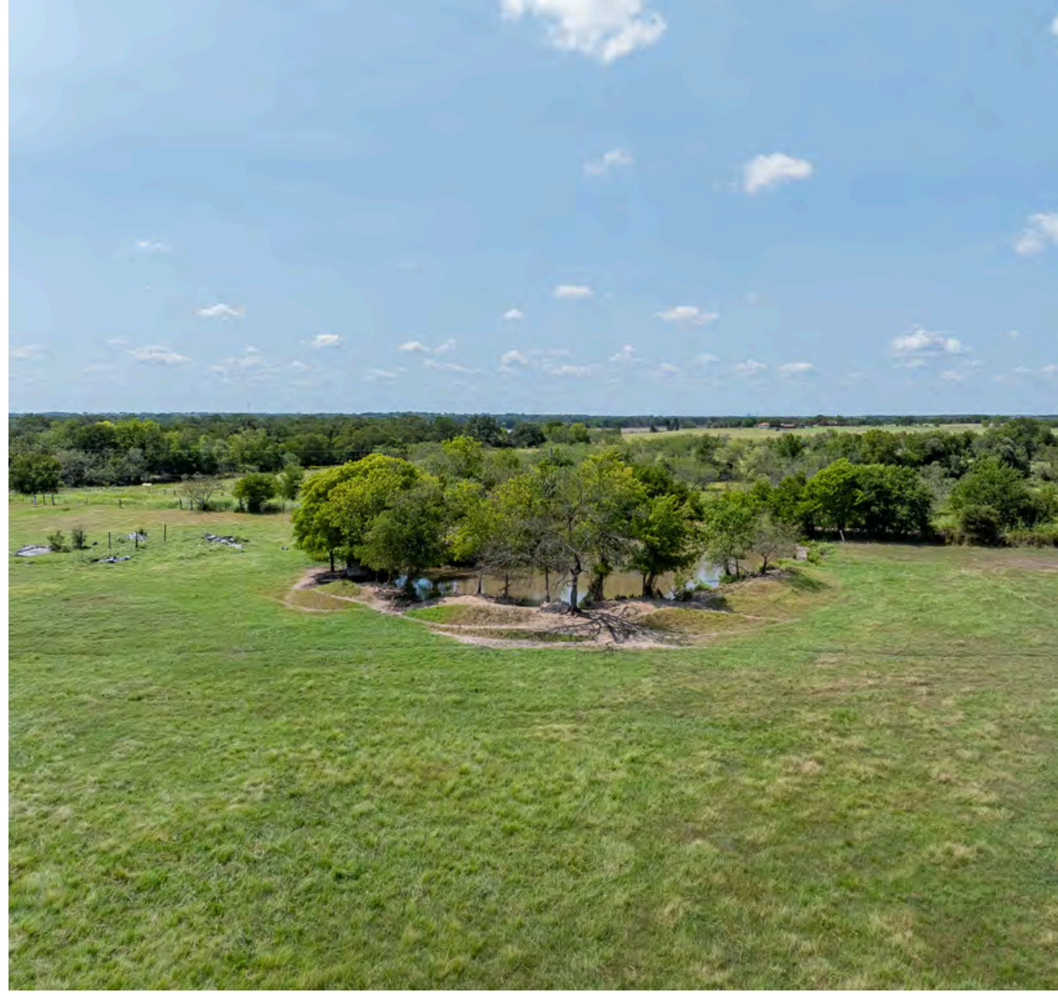


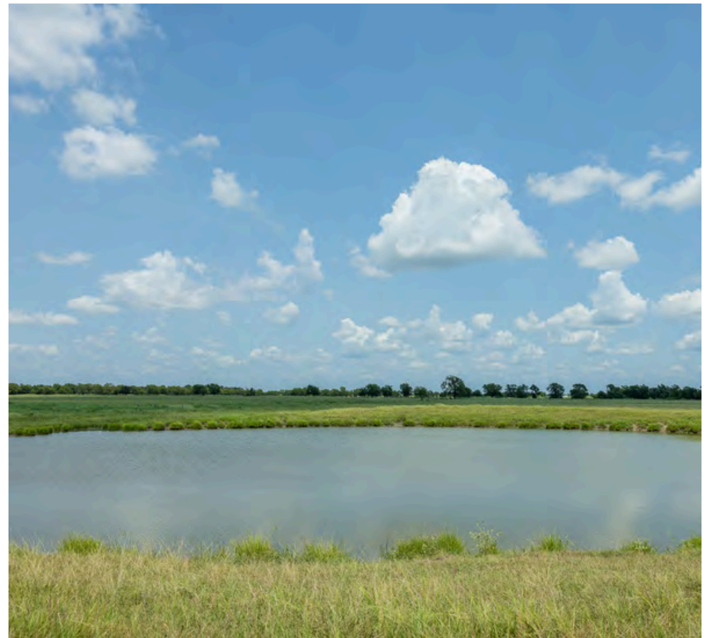
WATER FEATURES

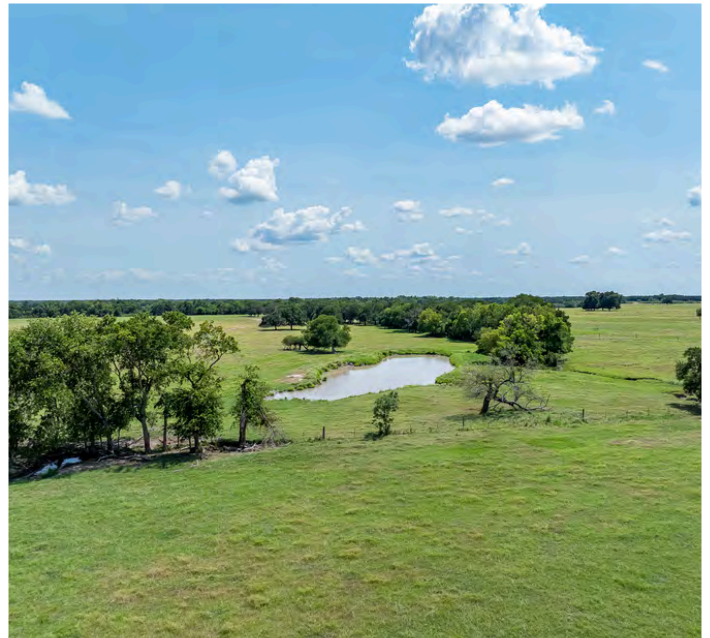
Multiple ponds are located throughout the property, providing reliable water sources for livestock and supporting pasture productivity. The distribution of ponds makes it easy to rotate cattle between pastures while maintaining access to water. In addition to agricultural benefits, the ponds also create opportunities for fishing, recreation, and attracting local wildlife.

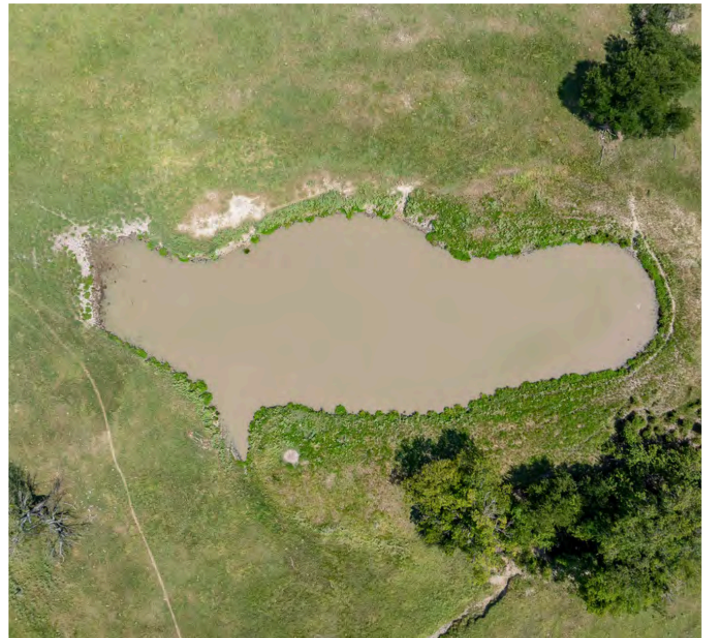
The property also benefits from a rare water meter from Tri-County SUD, providing reliable water in even the most severe droughts.

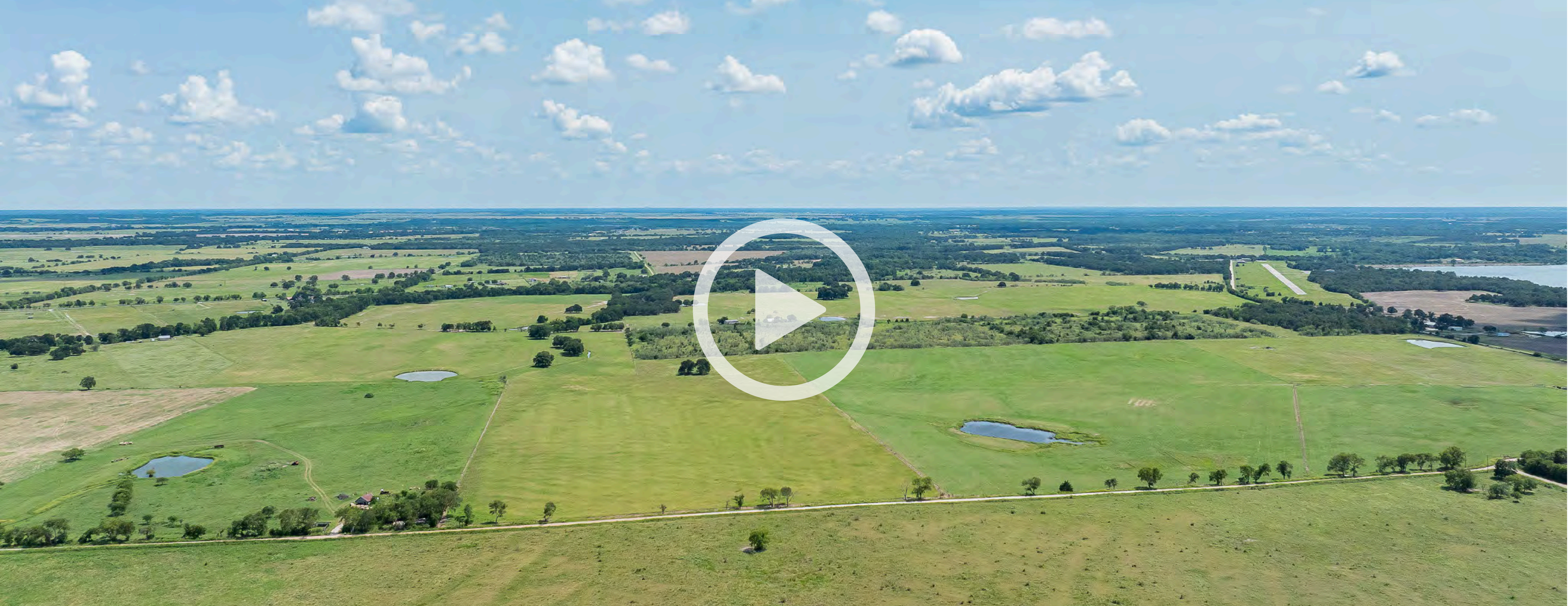


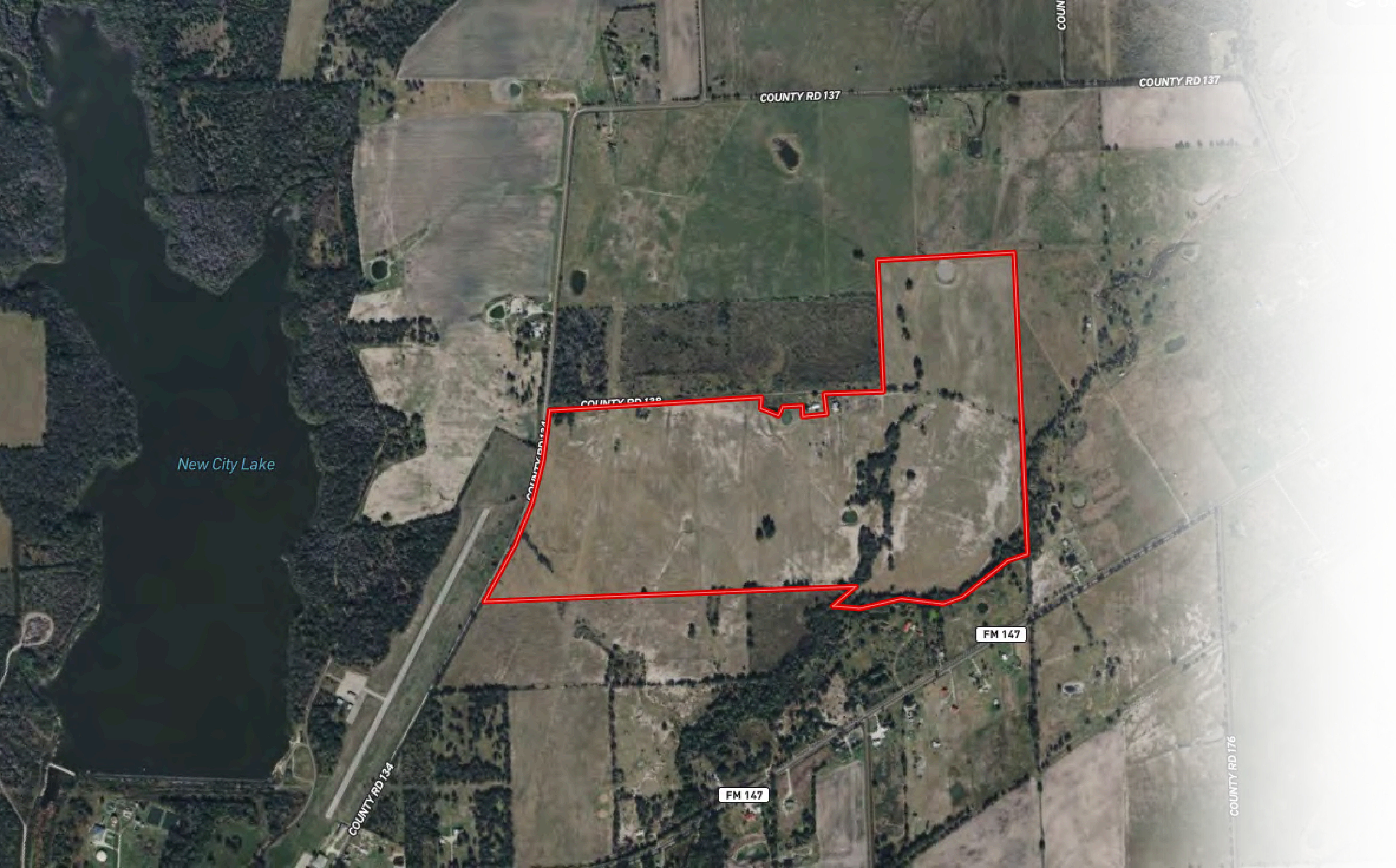












DIRECTIONS

From Highway 6 in Marlin, head East on FM 147/McClanahan Road ~2 miles. Turn left on County Road 134, travel ~1 mile.
The property is located on the corner of County Road 134 and County Road 138.

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FARM & RANCH

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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 mate- rial information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
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Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date