

FOR SALE

10 Acres MOL - Tract 1A

Custom Home Site & Commercial Land

Chilton, Falls County, TX 76632

\$299,898

Owner Financing Offered



— "Stewards of Land" —
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

**FOR
SALE**

10 Acres MOL – Tract 1A Custom Home Site & Commercial Land Chilton, Falls County, TX 76632

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 LF of Hwy 7 frontage
- Nice tank

Water – There is no meter on the property. Brazos Valley Water (800-545-0729) is available for the property.

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. FEMA maps are not available in Falls County, TX

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

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.



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

View of the Land



Bob Dube (Broker)

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

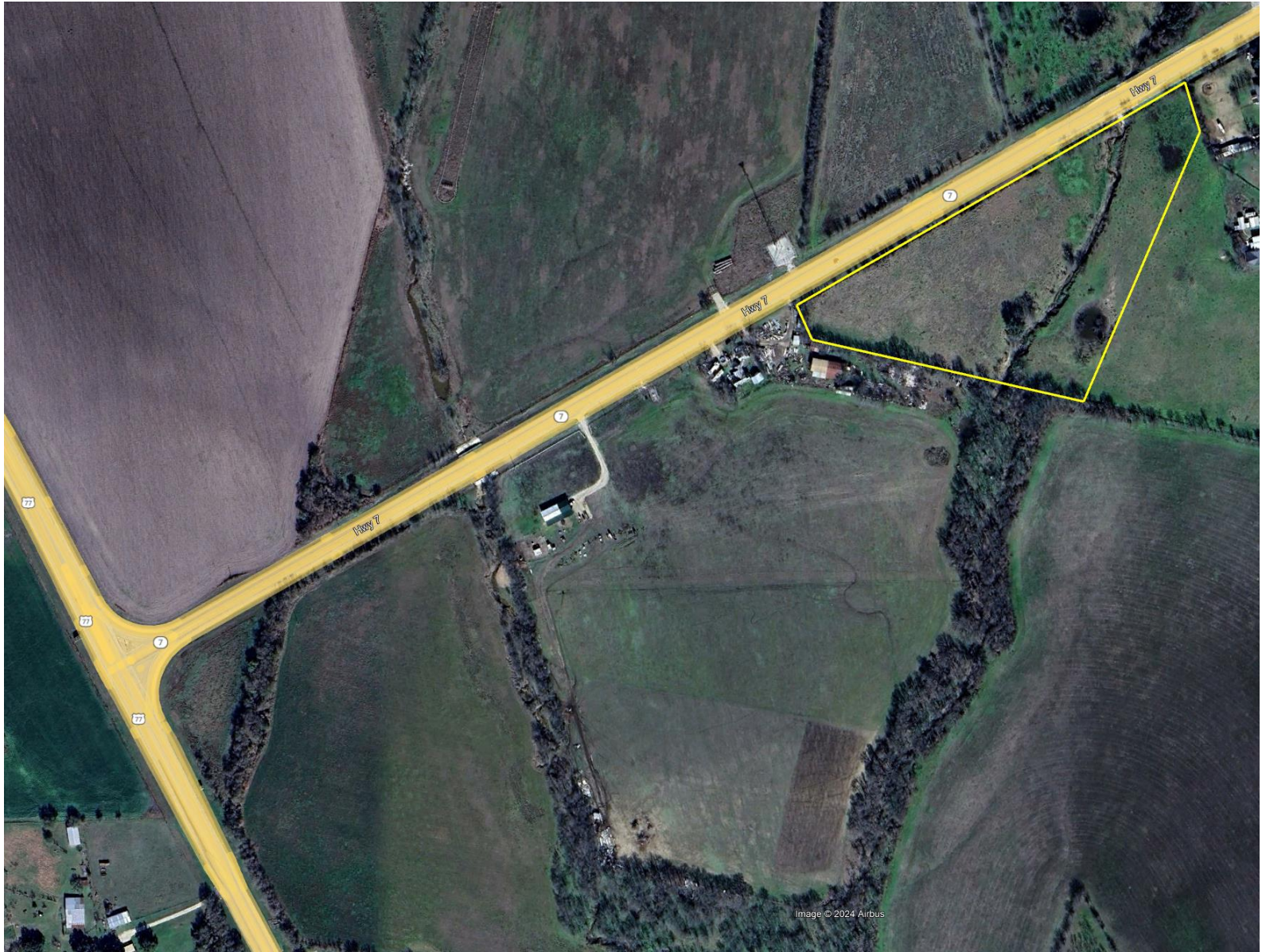
bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

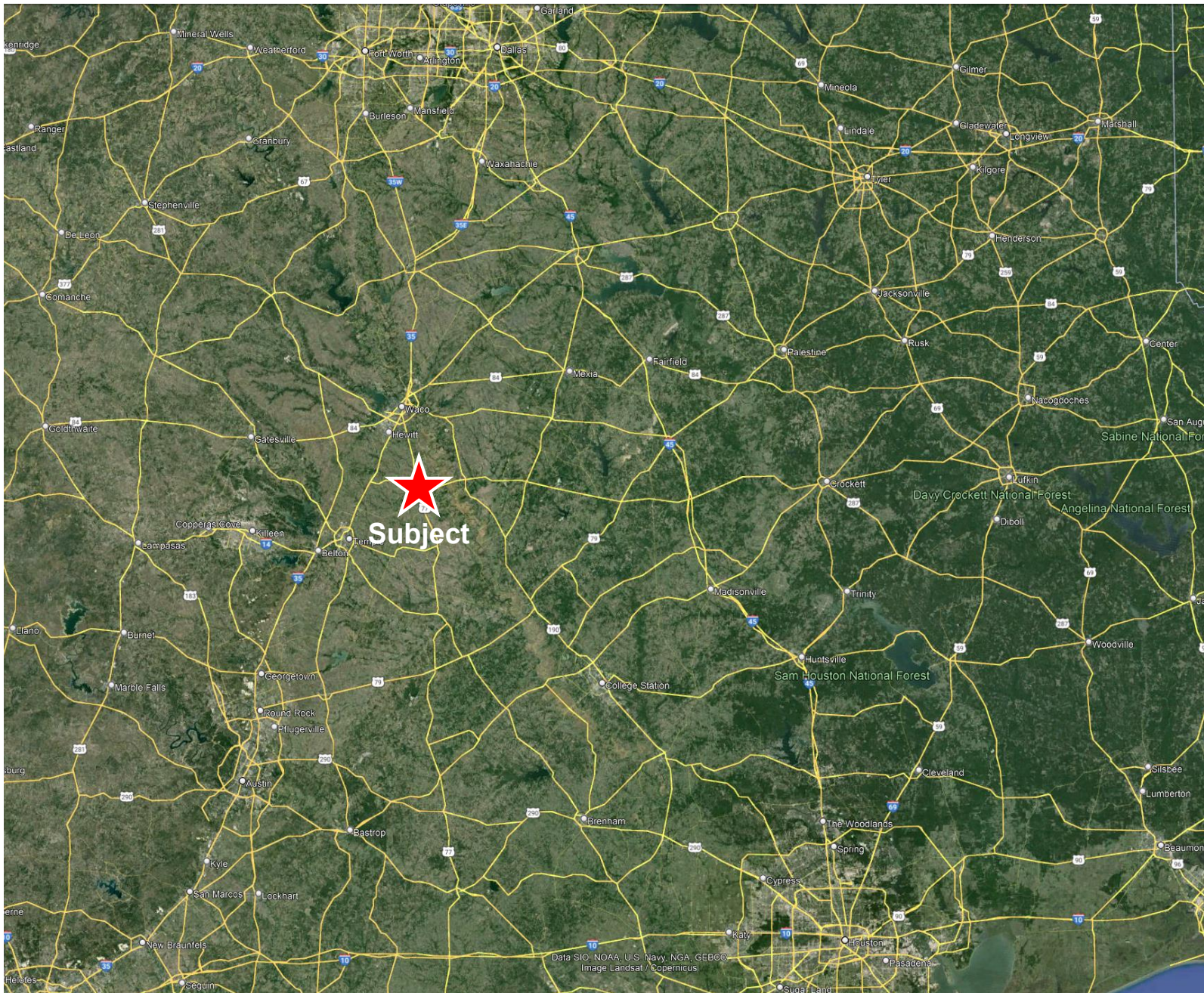
Property Aerial View



**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

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



**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

Aerial of Nearest Permitted Water Well



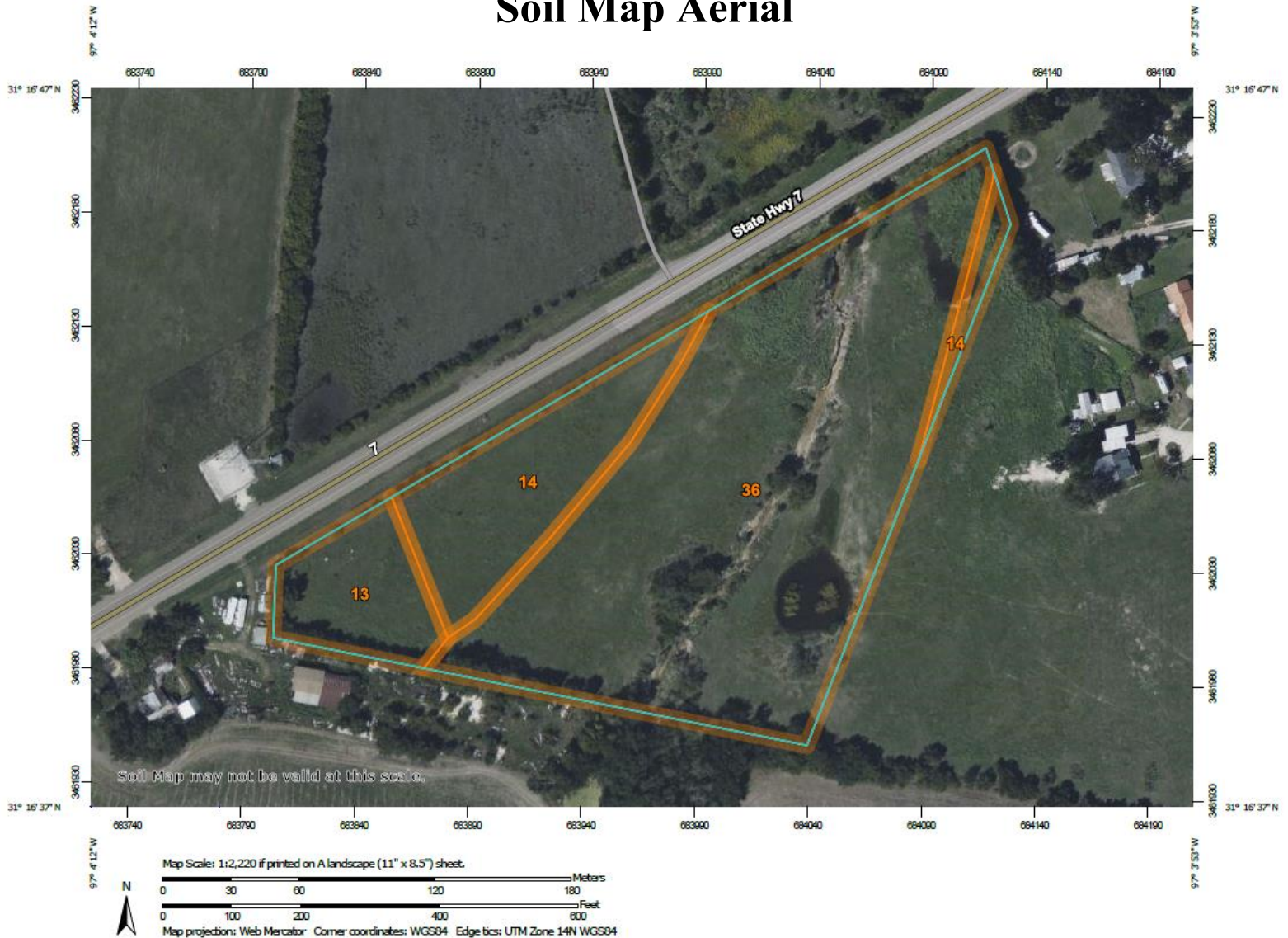
**FOR
SALE**

10 Acres MOL – Tract 1A

Custom Home Site & Commercial Land

Chilton, Falls County, TX 76632

Soil Map Aerial



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/13/2024
Page 1 of 3



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

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%
Totals for Area of Interest		10.0	100.0%



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

**FOR
SALE**

10 Acres MOL – Tract 1A Custom Home Site & Commercial Land Chilton, Falls County, TX 76632

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.



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

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

**FOR
SALE**

10 Acres MOL – Tract 1A Custom Home Site & Commercial Land Chilton, Falls County, TX 76632

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.



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

**FOR
SALE**

10 Acres MOL – Tract 1A

Custom Home Site & Commercial Land

Chilton, Falls County, TX 76632

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.



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

Bob Dube (Broker)

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

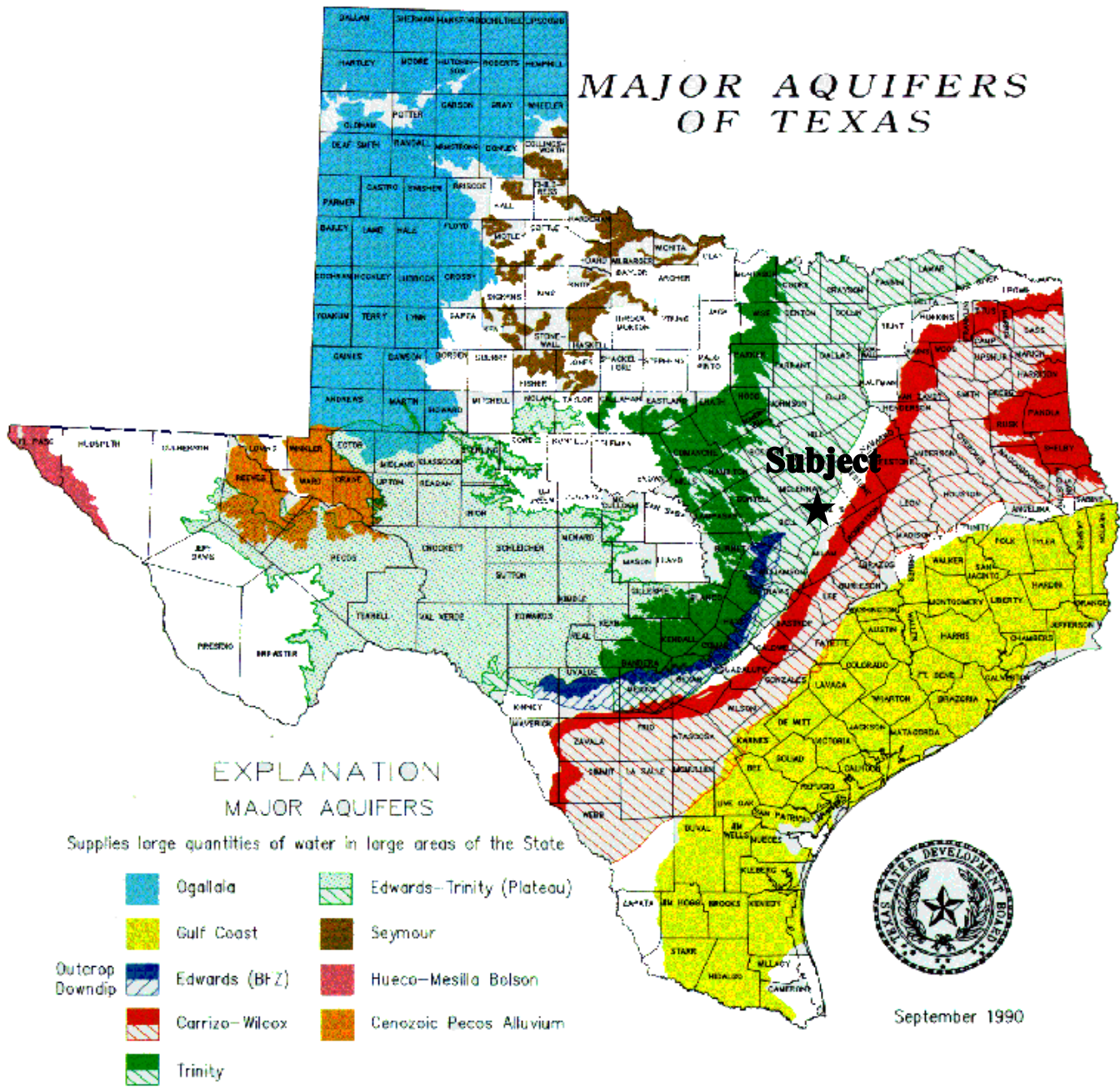
bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

—“Stewards of Land”—
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

**FOR
SALE**

**10 Acres MOL – Tract 1A
Custom Home Site & Commercial Land
Chilton, Falls County, TX 76632**

Topo Map



**FOR
SALE**

10 Acres MOL – Tract 1A Custom Home Site & Commercial Land Chilton, Falls County, TX 76632

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial Inc. and should not be made available to any other person or entity without the written consent of Dube's Commercial Inc. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial Inc. makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial Inc. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

**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**



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

FOR
SALE

10 Acres MOL – Tract 1A Custom Home Site & Commercial Land Chilton, Falls County, TX 76632

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@dubesccommercial.com	(254)803-5263
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Dube's Commercial, Inc.	484723	bob@dubesccommercial.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



Bob Dube (Broker)

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

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

— "Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723