



LAND FOR SALE

Beautiful 63.33 acres property with three stock tanks and nice mature large oak trees located on Texas 320 about 30 minutes from Waco, Texas. The property also has income potential with a tree farm consisting of approximately 2500-2700 oak trees 1.5 - 4 inch caliper in size situated on approximately 3 acres. The trees are on a irrigated drip system. The trees were planted in February 2005. The property has access to electricity and already has two water meters on site. The property is adjacent to a wonderfully manicured property with a beautiful front entryway.

SALES PRICE

~~\$290,000~~

~~\$239,900~~

\$199,900

*Local Expertise...
International Reach!*

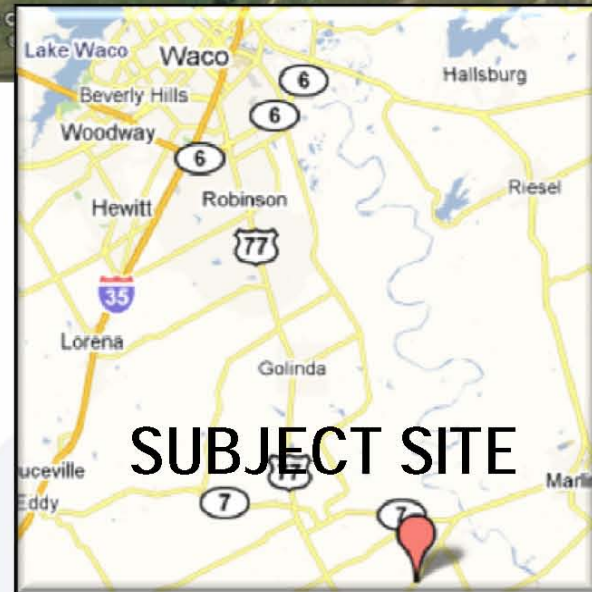
63.33 Acres, Texas 320 Falls County

2429 Texas 320, Chilton, Texas 76632



Location

30 minutes SSE of Waco
near Lott. Property is 3.7
miles E on Texas 320 from
the intersection of Hwy 77
& Texas 320 in Lott, Texas



For Detailed Information Contact:

Brad Harrell, CCIM

Senior Director

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The information contained herein was obtained from sources believed reliable; however KW Commercial McClure Partners make no guarantees, warranties, or representations as to the completeness or accurateness thereof. The information submitted is subject to errors, omissions, changes of price or conditions; prior to sale or lease, or withdraw without notice. Any projections, assumptions, or estimates, are for illustrative purposes only. Recipients should conduct their own investigation.



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- 2500-2700 Live Oaks
- Irrigated Drip System
- Two Water Meters
- Electric Meter
- Frontage on Texas 320
- Large Mature Live Oaks
- Three Stock Ponds
- Sandy Loam Soil
- Great Home Site

The 63.33 acres Tree Farm is located in Central Falls County on Texas Hwy 320 approximately 3.7 miles north east of Lott, Texas.

The area is predominantly rural in natural and consists of fertile rolling hills conducive to farming and ranching. City of Waco is approximately 30 minutes to the west of this property.



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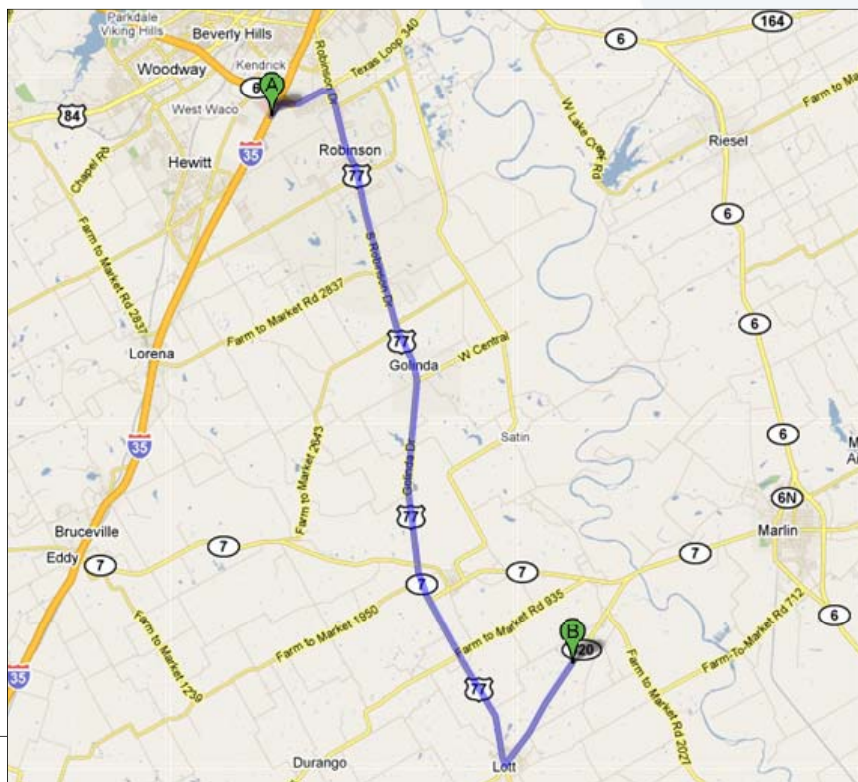
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DRIVING DIRECTIONS



I-35 N

1. Head **northeast** on **Exit 330** toward **I-35 Frontage Rd** go 285 ft
total 285 ft
2. Merge onto **I-35 Frontage Rd** go 0.3 mi
total 0.4 mi
3. Take the ramp to **Texas Loop 340/TX-6 S** go 0.4 mi
total 0.8 mi
About 1 min
4. Merge onto **TX-6 S/Texas Loop 340** go 1.1 mi
total 1.9 mi
About 1 min
5. Merge onto **US-77 S/Robinson Dr** via the ramp to **Cameron** go 21.6 mi
total 23.5 mi
Continue to follow US-77 S
About 25 mins
6. Turn **left** at **TX-320 N/Gassaway Ave** go 3.7 mi
total 27.2 mi
Continue to follow TX-320 N
Destination will be on the left
About 5 mins



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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

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IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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