

# FOR SALE

## 49.30 Acres MOL

### Home Site

### Pasture & Recreational Land

### Riesel/ Marlin, Falls County, TX 76661

## \$199,999

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



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## **Property Highlights**

**Location** – 673 Farm to Market 3375 Riesel/ Marlin, Falls County, TX. From Riesel head south on Hwy 6 for seven miles. Turn left onto FM 2307 travel for three and three quarters of a mile then turn right onto FM 3375. The property is located on the left after three quarters of a mile. Look for the Texas Farm and Ranch Realty sign. Located just 30 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston.

**Acres** – 49.30 Acres according to Falls County Appraisal District.

**Improvements** – Majority of the property is used for cultivation. There is an old farmhouse on the property that at one time was used for a farm hand house.

**Water** – A Tri County Water meter is located on the property

**Electricity** – Navasota Valley Electric Co-Op and there is one electric meter on the property.

**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.

**Minerals** – Seller retains all owned minerals.

**Topography** – The land is flat with gently rolling areas.

**Current Use** – Privately owned and is used for cattle grazing, and recreational hunting of deer, hogs, doves and ducks.

**Ground Cover** – Property has cultivated land as well as native grass areas used for hay production.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for electric and water.

**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.

**Presented At** - \$199,999 or \$4,056 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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**Property Pictures**



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## **Property Aerial View**



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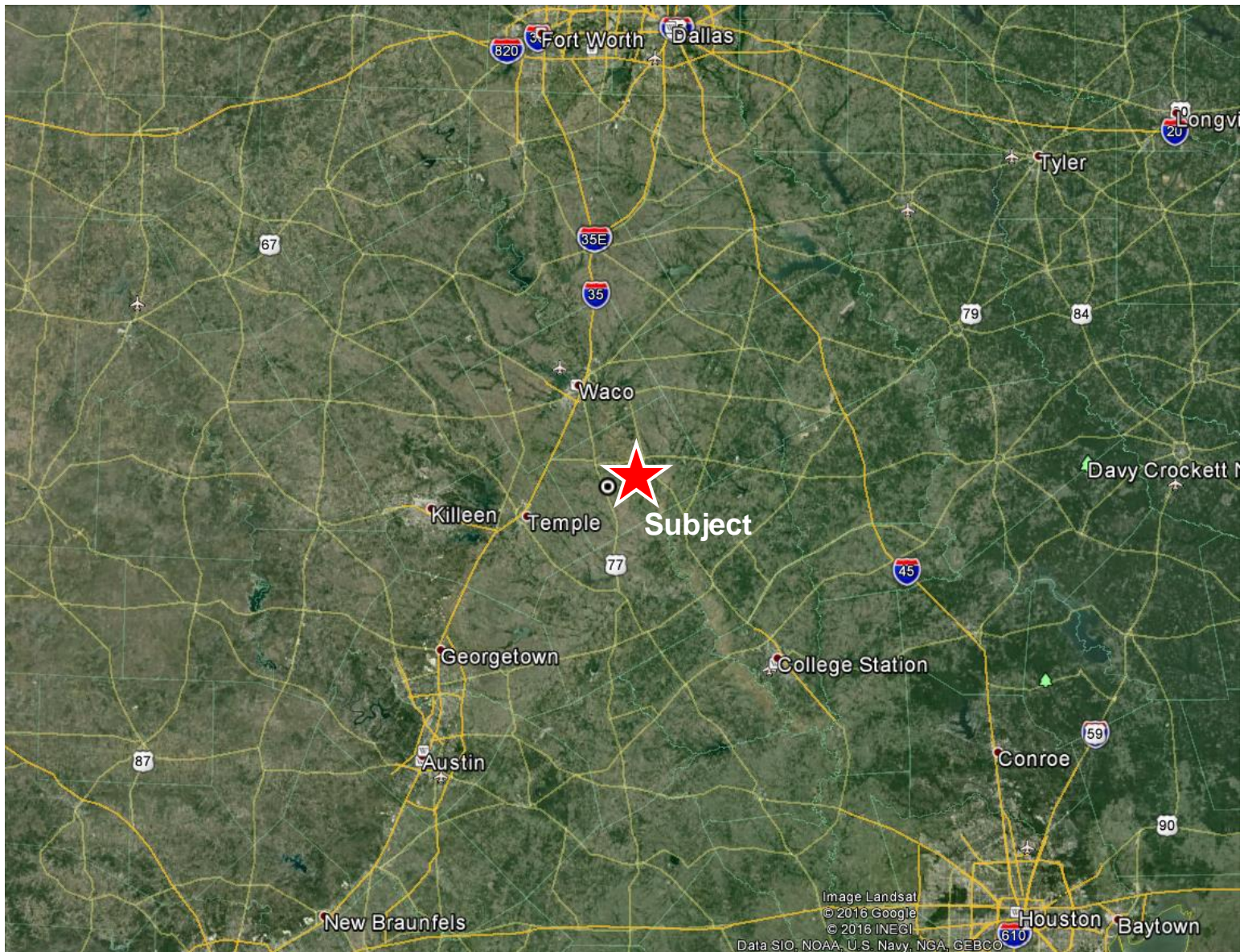
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## **Property Location Relative to DFW, Austin and Houston**





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**Aerial of Water Well Nearest Property**



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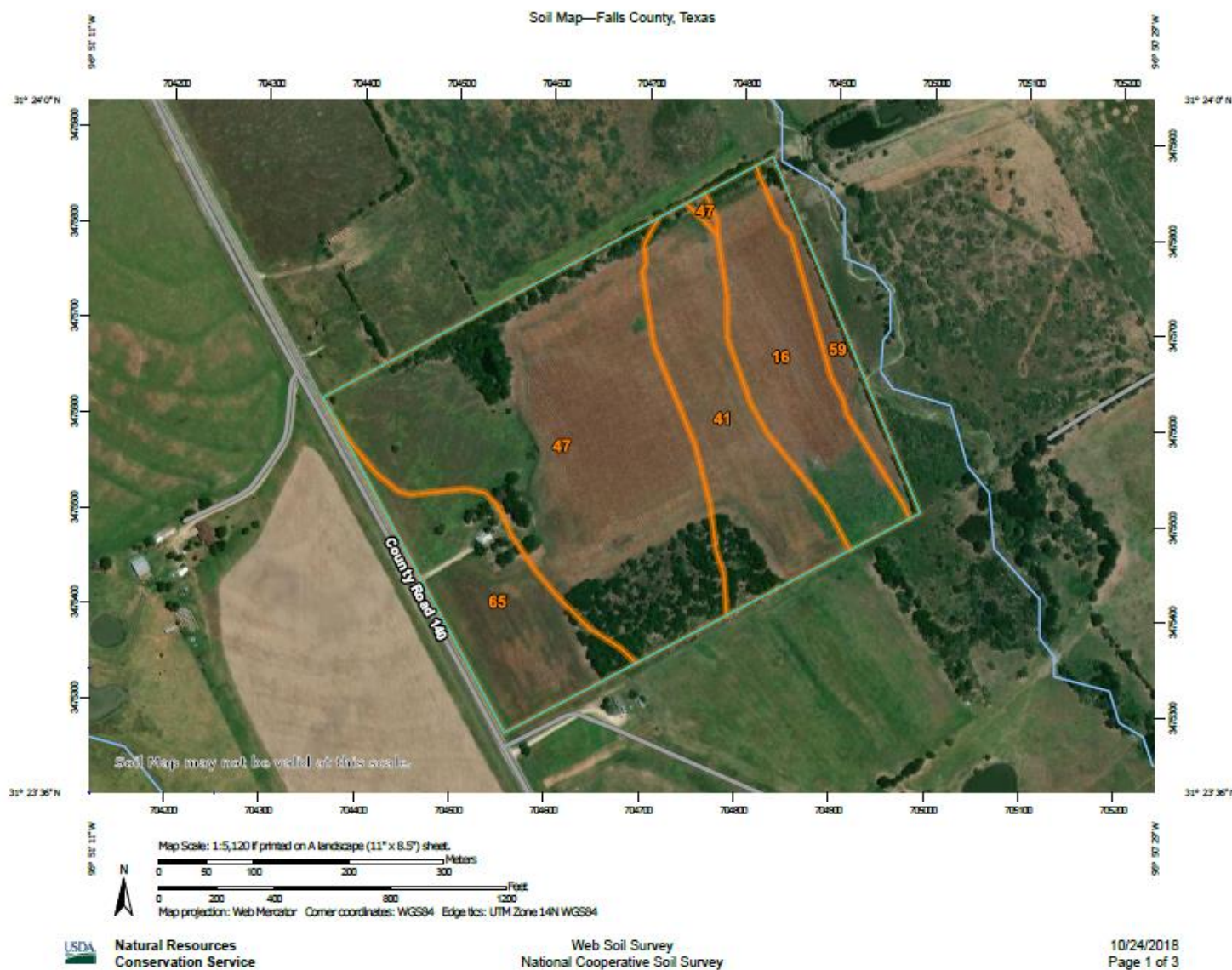
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## **Soil Map Aerial**



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**Soil Type Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Burleson clay, 0 to 1 percent slopes	7.9	15.4%
41	Normangee clay loam, 1 to 3 percent slopes	9.0	17.6%
47	Satin clay loam, 1 to 5 percent slopes	24.3	47.3%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	2.3	4.4%
65	Wilson silty clay loam, 0 to 1 percent slopes	7.8	15.2%
<b>Totals for Area of Interest</b>		<b>51.3</b>	<b>100.0%</b>



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## **Soil Type – 16**

**16—Burleson clay, 0 to 1 percent slopes.** This deep, moderately well drained, nearly level soil is on stream terraces and uplands. Slopes are plane. Areas range from 10 to 125 acres in size.

This soil has a surface layer of dark gray, mildly alkaline clay about 5 inches thick. Below the surface is very dark gray, mildly alkaline clay to a depth of 19 inches. Between depths of 19 and 37 inches is dark gray, mildly alkaline clay. Below this layer, to a depth of 47 inches, is dark gray, moderately alkaline clay that has grayish brown mottles. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow 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 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 a few intermingled areas of Houston Black, Branyon, and Wilson soils. The included soils make up 10 to 20 percent of this map unit.

This soil is used dominantly for crops. It has high potential for this use. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility 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 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, 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 openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIw; Blackland range site.



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# **49.30 Acres MOL – Home Site Pasture & Recreational Land Riesel/ Marlin, Falls County, TX 76661**

## **Soil Type – 41**

41—Normangee clay loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 10 to about 175 acres in size.

This soil has a surface layer of brown, neutral clay loam about 8 inches thick. Between depths of 8 and 17 inches is brown, neutral clay that has dark brown and dark grayish brown mottles. Between depths of 17 and 30 inches is brown, neutral clay that has strong brown and dark grayish brown mottles. Between the depths of 30 and 42 inches is grayish brown, neutral clay that has mottles of strong brown, brownish yellow, and pale brown. The underlying layer, to a depth of 60 inches, is light brownish gray, mildly alkaline clay that has mottles of light yellowish brown, dark yellowish brown, and strong brown.

When dry, this soil becomes extremely hard; when wet, it is sticky. Dense plowpans and surface crusts that form in cultivated areas make this soil difficult to work. Permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Crockett, Wilson, and eroded Normangee soils. The included soils make up less than 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by low natural fertility and rapid loss of soil moisture during the summer. The major crops are grain sorghum and small grain for winter grazing. The major objectives of management are controlling erosion and improving fertility and tilth. Terracing and growing crops that produce large amounts of residue and deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to King Ranch bluestem, coastal bermudagrass, and weeping lovegrass. Proper pasture management includes weed control, fertilization, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along the streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The clay loam surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.



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## **Soil Type – 47**

**47—Satin clay loam, 1 to 5 percent slopes.** This deep, well drained, gently sloping soil is on upland ridges and upper parts of side slopes. Slopes are convex. Areas range from 15 to 145 acres in size.

This soil has a surface layer of black, mildly alkaline clay loam about 5 inches thick. Between depths of 5 and 11 inches is black, moderately alkaline very gravelly clay; and between depths of 11 and 18 inches is brown, moderately alkaline very gravelly clay. Between the depths of 18 and 34 inches is brown, moderately alkaline very gravelly clay that has brown mottles. The underlying material, to a depth of 80 inches, is light yellowish brown and light gray, moderately alkaline clayey marl.

Surface crusts, plowpans, and very gravelly lower layers make this soil difficult to work. Permeability is slow, and the available water capacity is medium. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. This soil has a moderate hazard of water erosion on the steeper slopes.

Included with this soil in mapping are a few intermingled areas of Burleson and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. It is limited for this use by low available water capacity and gravelly layers. The major crops are grain sorghum, cotton, and corn. Improving fertility and improving soil tilth are the objectives of management. Growing small grain or other close-spaced crops help to maintain the soil tilth.

This soil has low potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has low potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of live oak, elm, mesquite, and hackberry trees.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The clay loam surface layer and the slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is low, and potential for rangeland wildlife habitat is medium. Capability subclass IVs; Gravelly Loam range site.



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## **Soil Type – 59**

**59—Trinity clay, frequently flooded.** This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

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

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

This soil has medium potential for both openland and rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



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## **Soil Type – 65**

**65—Wilson silty clay loam, 0 to 1 percent slopes.** This deep, somewhat poorly drained, nearly level soil is on uplands and ancient stream terraces. Slopes are plane. Areas range from 20 to 200 acres in size.

This soil has a surface layer of dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface layer, to a depth of 25 inches, is dark gray, mildly alkaline clay. Between depths of 25 and 39 inches is gray, mildly alkaline clay. Below this layer, to a depth of 58 inches, is light gray, moderately alkaline clay that has light yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay that has yellowish brown mottles (fig. 10).

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and plastic. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Pasture management needed includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and in occasional motts.

This soil has low potential for most urban uses. Its most restrictive limitation is shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Wetness and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIw; Claypan Prairie range site.



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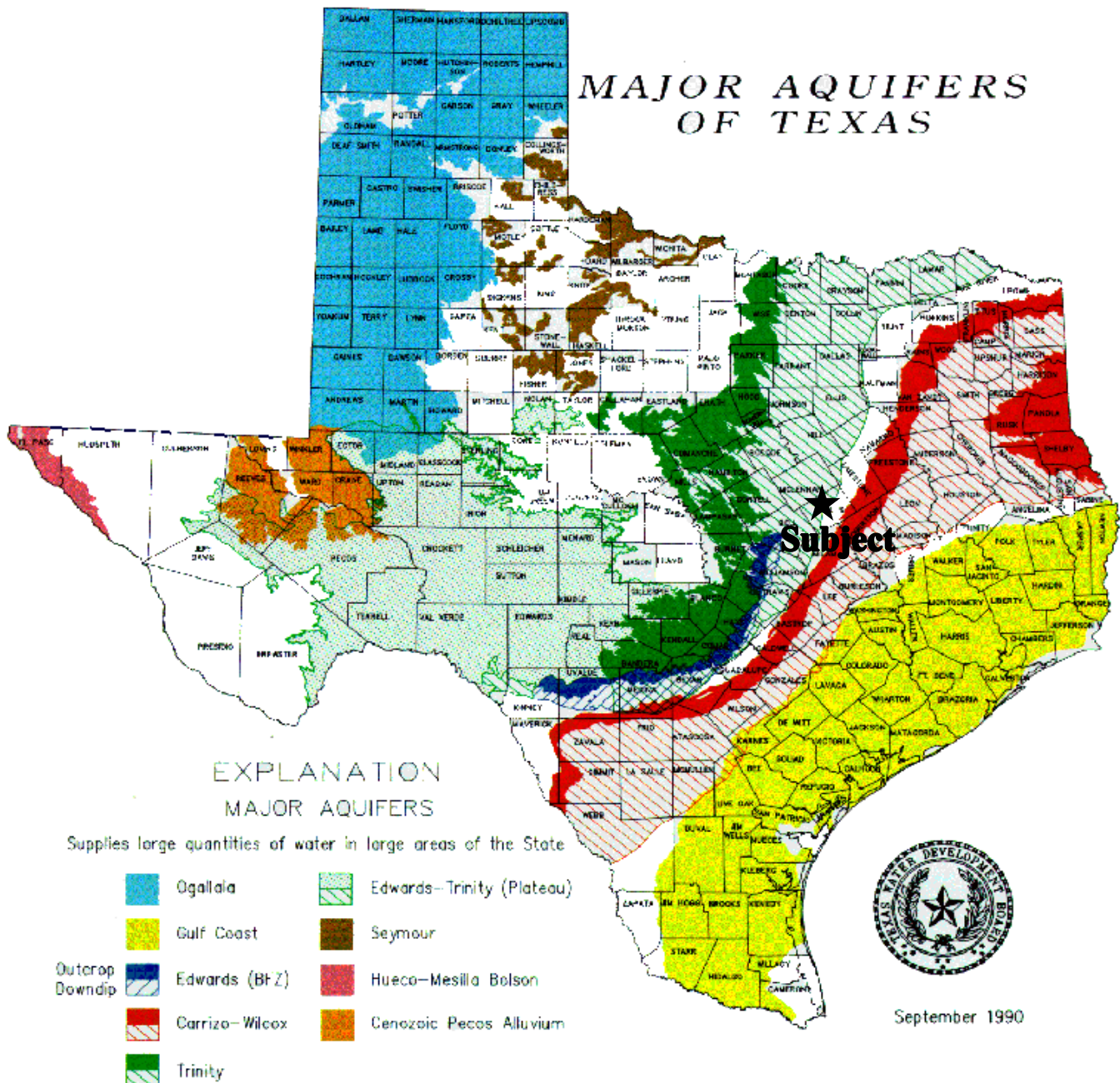
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**Property Location to Major Aquifers of Texas**





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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
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P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000**



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# Information About Brokerage Services

11-2-2015

*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.

**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 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.

**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-broker commissions.**

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
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<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

ABS 1-0

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Info about Bro

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