

# FOR SALE

Custom Ranch Style Home

29 Acres MOL

326 CR 154 Riesel, TX 76682

## \$275,000

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

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# **29 Acres MOL Custom Ranch Style Home Riesel, Falls County, TX 76682**

## **Property Highlights**

**Location** – 326 CR 154 Riesel, Falls County, TX. From Riesel head south on HWY 6 for approximately 7 miles. Turn right onto FM 2307 and continue for 5.5 miles, road will then turn into CR 152 continue for another mile. Turn right onto CR 154. Continue for three-quarters of a mile. Property is on the right. Look for the Texas Farm and Ranch Realty sign. Located just 35 minutes from Waco, approximately 2 hours from Austin, Texas, 1 hour 45 minutes from Fort Worth and 2 hours 45 minutes from Houston.

**Acres** – 29 Acres MOL according to Falls County Appraisal District.

**Improvements**- Three bedroom, two bath 1,796 sq ft (per FCAD) brick house was built in 1979 (per FCAD). Home sits on 29 beautiful acres of both native and improved grasses currently used for hay. The home has an open concept kitchen, dining and living area with large windows that overlook the front and backyards. Living area also has a wood burning fireplace giving the area a cozy feel. There is tile throughout the house with carpet in bedrooms. The spacious bedrooms all have large windows making for amazing natural lighting throughout. The front porch is the length of the entire home making it the perfect place to overlook the land and stock tank. Back patio is covered and has a wind block on the north side. Backyard also has a storage shed, perfect for lawn equipment for the impressive garden area, and is fenced in excellent condition. Additionally there is a livestock/equipment barn with electricity perfect to 4-H or FFA projects.

**Water** – Tri-County Water Supply Company meter on the property

**Electricity** –Navasota Valley Electric Co-op meter on 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 conveys all owned minerals.

**Topography** – The land is general flat with rolling hills.

**Current Use** – Privately owned and is used for hay production and single family residence.

**Ground Cover** – Currently used for hay production.

**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.

**Presented At** - \$275,000

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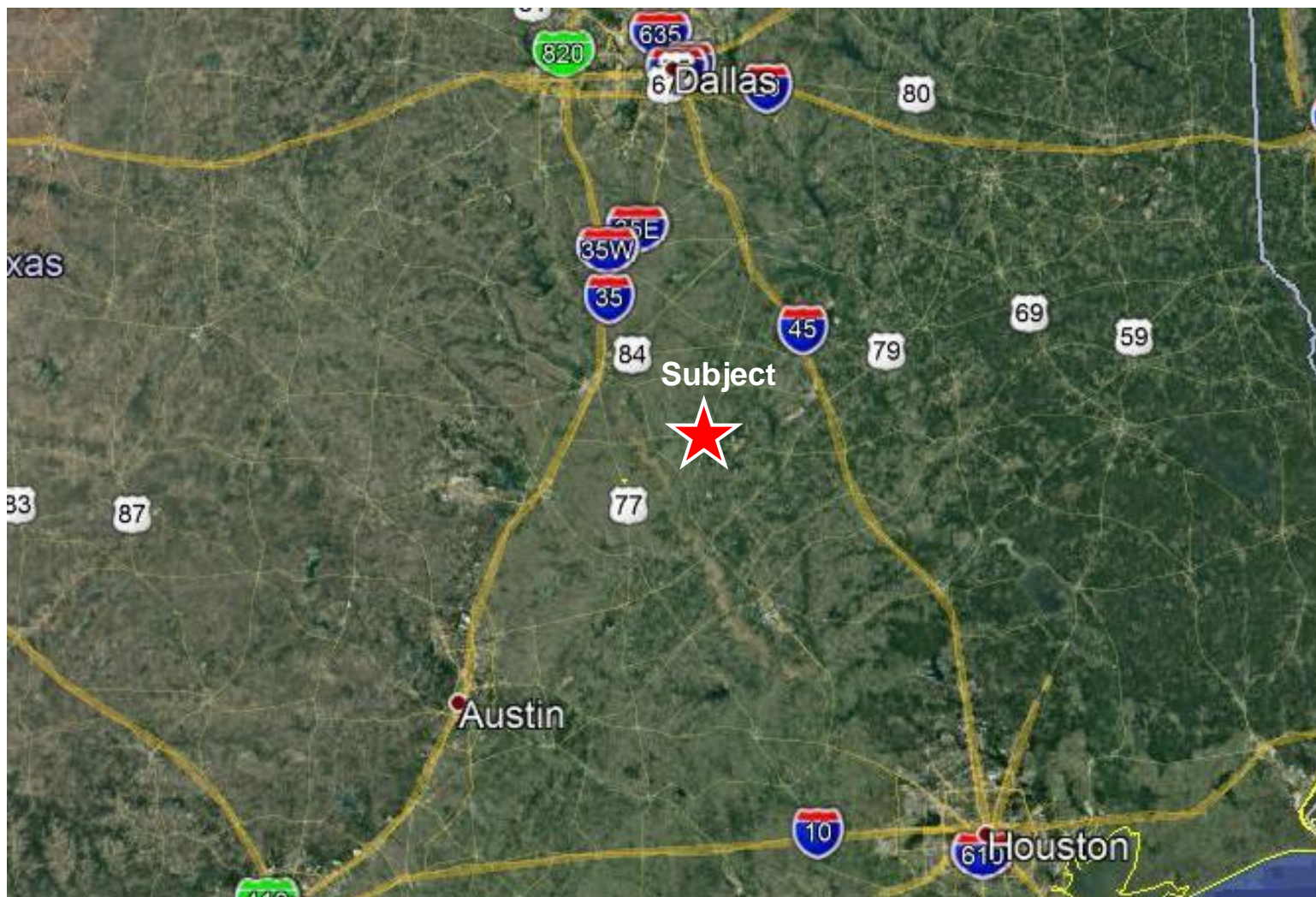
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## **Property Location Relative to DFW, Austin and Houston**



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## **Aerial of Water Well Nearest Property**



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## Soil Map Aerial



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/7/2019  
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## Soil Type Legend

Soil Map—Falls County, Texas

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
65	Wilson silty clay loam, 0 to 1 percent slopes	14.3	49.2%
66	Wilson silty clay loam, 1 to 3 percent slopes	14.8	50.8%
Totals for Area of Interest		29.2	100.0%



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### Soil Type – 65 & 66

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SOIL SURVEY

6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the 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 Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

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. Proper management 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 occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are 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.

**64—Wilson loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and terraces. Slopes are plane or slightly concave. Areas range from 15 to 200 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 22 inches is dark gray, neutral silty clay. Between depths of 22 and 39 inches is gray, mildly alkaline silty clay. Between depths of 39 and 64 inches is light brownish gray, moderately alkaline silty clay that has yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline silty clay that has yellow and strong brown mottles.

This soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root 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 Wilson silty clay loam and Crockett soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes helps control erosion and maintain the soil tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper management 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 occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Occasional 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 IIIe; Claypan Prairie range site.

**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. Grow-



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## Soil Type – Cont.

FALLS COUNTY, TEXAS

35

ing 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.

**66—Wilson silty clay loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

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 gummy. 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 medium. The hazard of water erosion is moderate.

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

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

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture management 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 occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Occasional 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 IIIe; Claypan Prairie range site.

**67—Wilson silty clay loam, 2 to 5 percent slopes, eroded.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex or plane. Areas are in long narrow bands, and the soil slopes to natural drainageways. Part of the original surface layer has been removed by water erosion, and many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart. Individual soil areas range from 20 to 175 acres in size.

This soil has a surface layer of dark grayish brown, mildly alkaline silty clay loam about 4 inches thick. Below the surface layer, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 62 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline clay that has yellow mottles.

This soil is difficult to work. When dry, it is extremely hard; when wet, it is sticky and gummy. Surface crusts and dense plowpans form in cultivated areas. 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 medium. The hazard of water erosion is severe.

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

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, and corn. The objectives of management are controlling erosion and maintaining tilth and fertility. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and 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 or occasionally in motts.

This soil has low potential for most urban uses. The most restrictive limitations are the presence of gullies, shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Gullies, occasional wetness, and the very slow permeability are the most restrictive limitations for this



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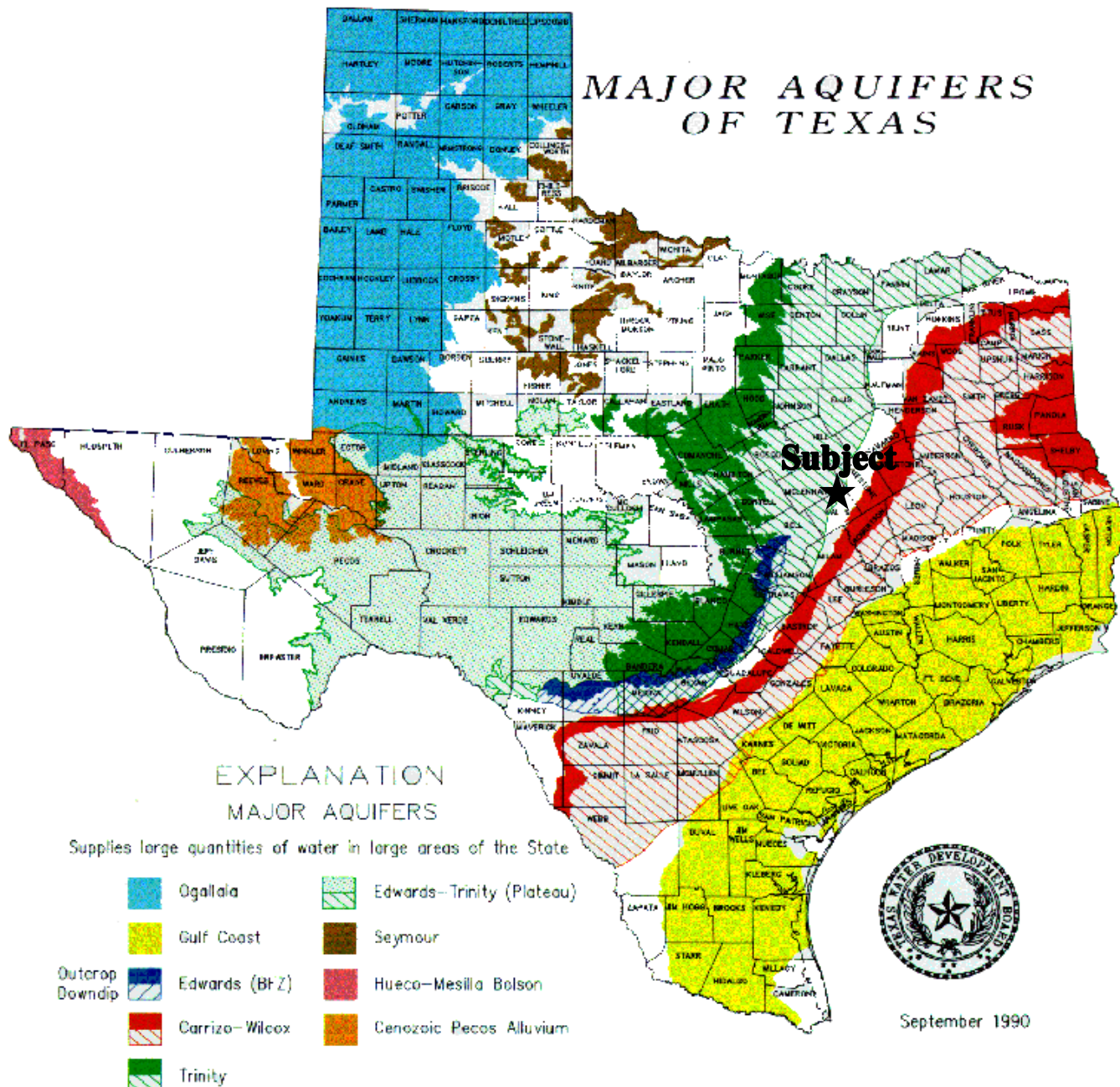
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## Property Location to Major Aquifers of Texas



**TEXAS**  
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## 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:

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- **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:

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**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Emmali Pankonien</b>	<b>710528</b>	<b>emmali@texasfarmandranchrealty.com</b>	<b>(254)855-2235</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-0 Date