

FOR SALE

16.85 Acres

Custom Home Sites, Pasture & Recreational Land

Marlin, Falls County, TX 76661

\$199,925

For slide show and investment offering go to: www.texasfarmandranchrealty.com



Bob Dube (Broker)

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

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Property Highlights

Location – From the intersection of Loop 340 and Interstate 35 in Waco travel southeast on Hwy 6 S for approximately 6.5 miles. Turn right to continue on Hwy 6 S towards Marlin/Bryan and go approximately 20 miles. Turn left onto County Road 122 and go approximately 1.2 miles. The Property will be on the left. Located approximately 1 hour 30 minutes from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 16.85 acres MOL according to the Falls County Appraisal District.

Features – Land use is for pasture and hunting. There are several locations for good home sites. Two sides front county roads making good for future subdividing. The property is fenced and in good condition. The land has been terraced for erosion control.

Water – TriCounty Water has approved a water meter for the property (see attached letter) and there is no water meter currently on the property.

Electricity – TXU services the area and there is no meter currently on the property.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types and flooding information if applicable.

Minerals – Seller reserves all owned minerals.

Topography – The land is flat.

Current Use – Privately owned and is used for cattle and recreation.

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

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings.

Presented At - \$199,925 - \$11,865 an 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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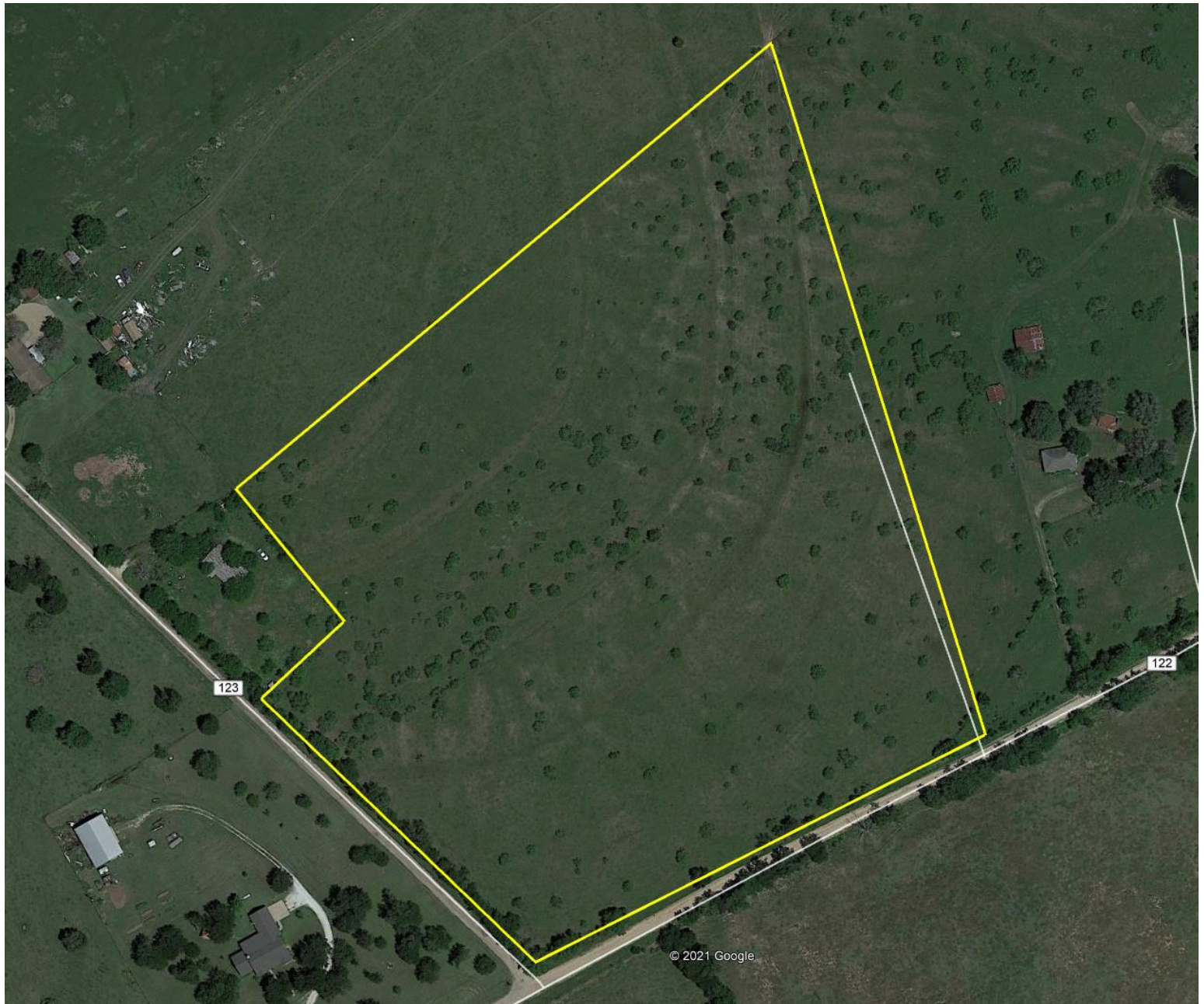
Property Pictures



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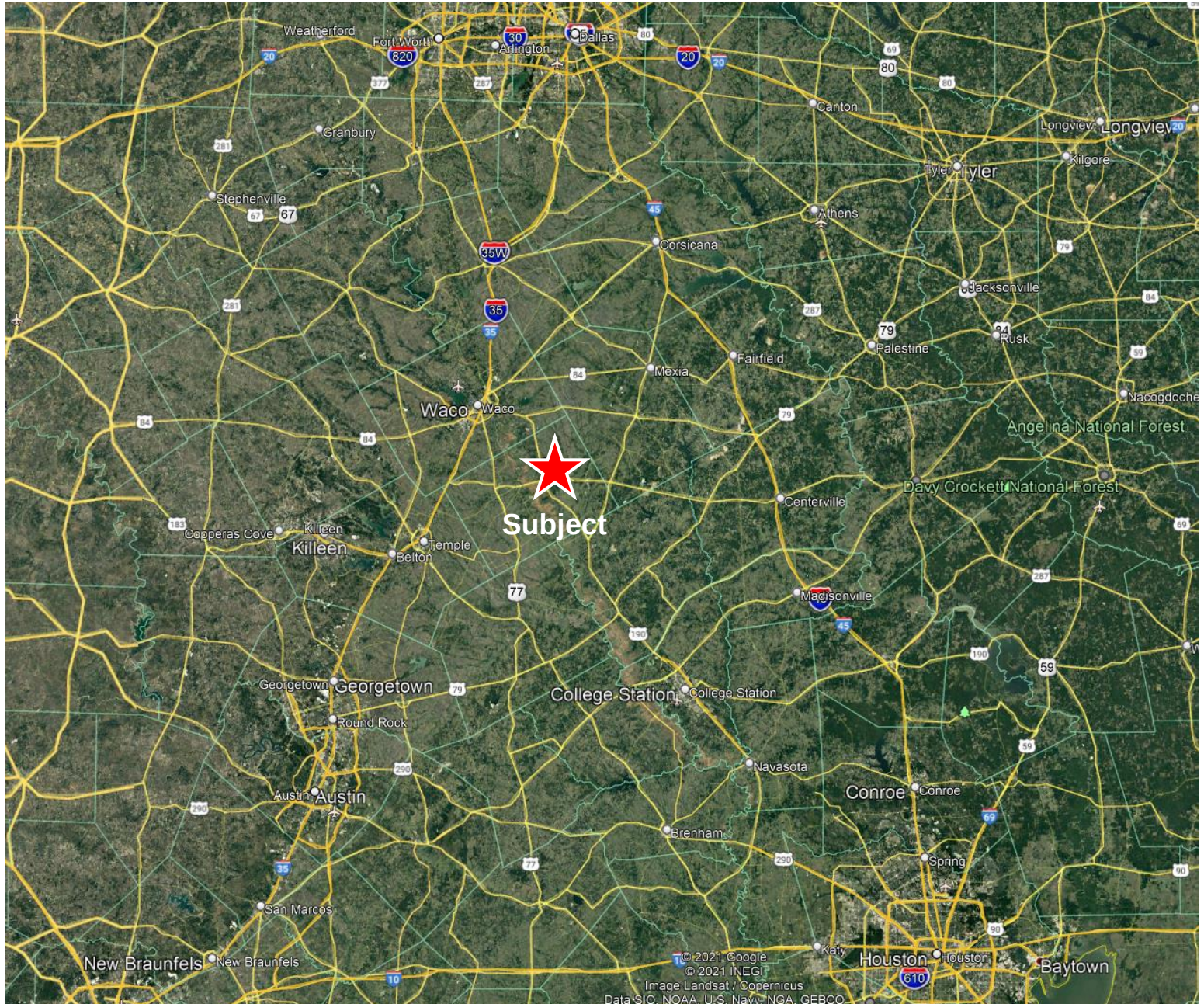
Property Aerial View



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



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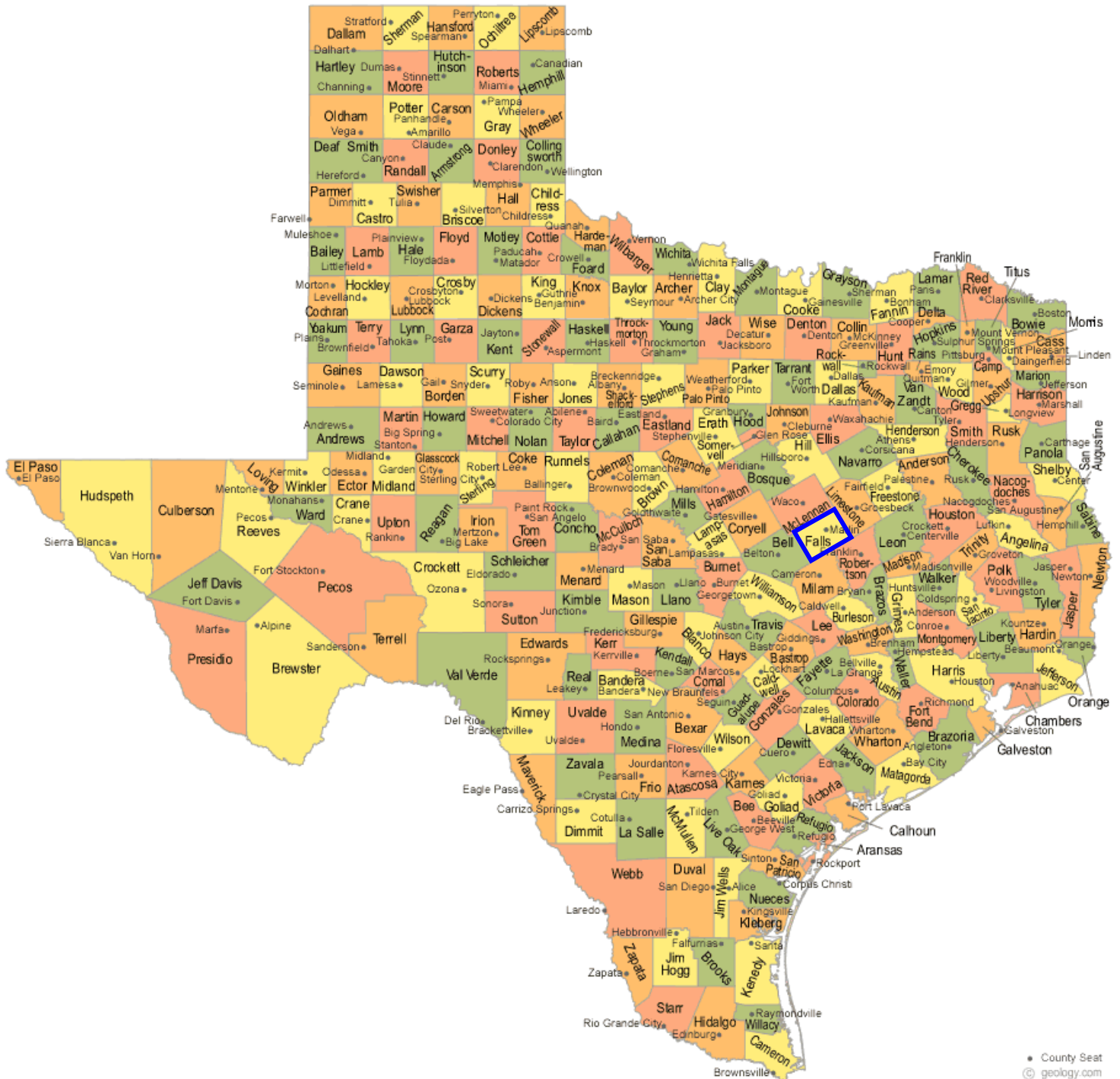
Aerial of Water Well Nearest Property



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Location of Falls County



— "Stewards of Land" —
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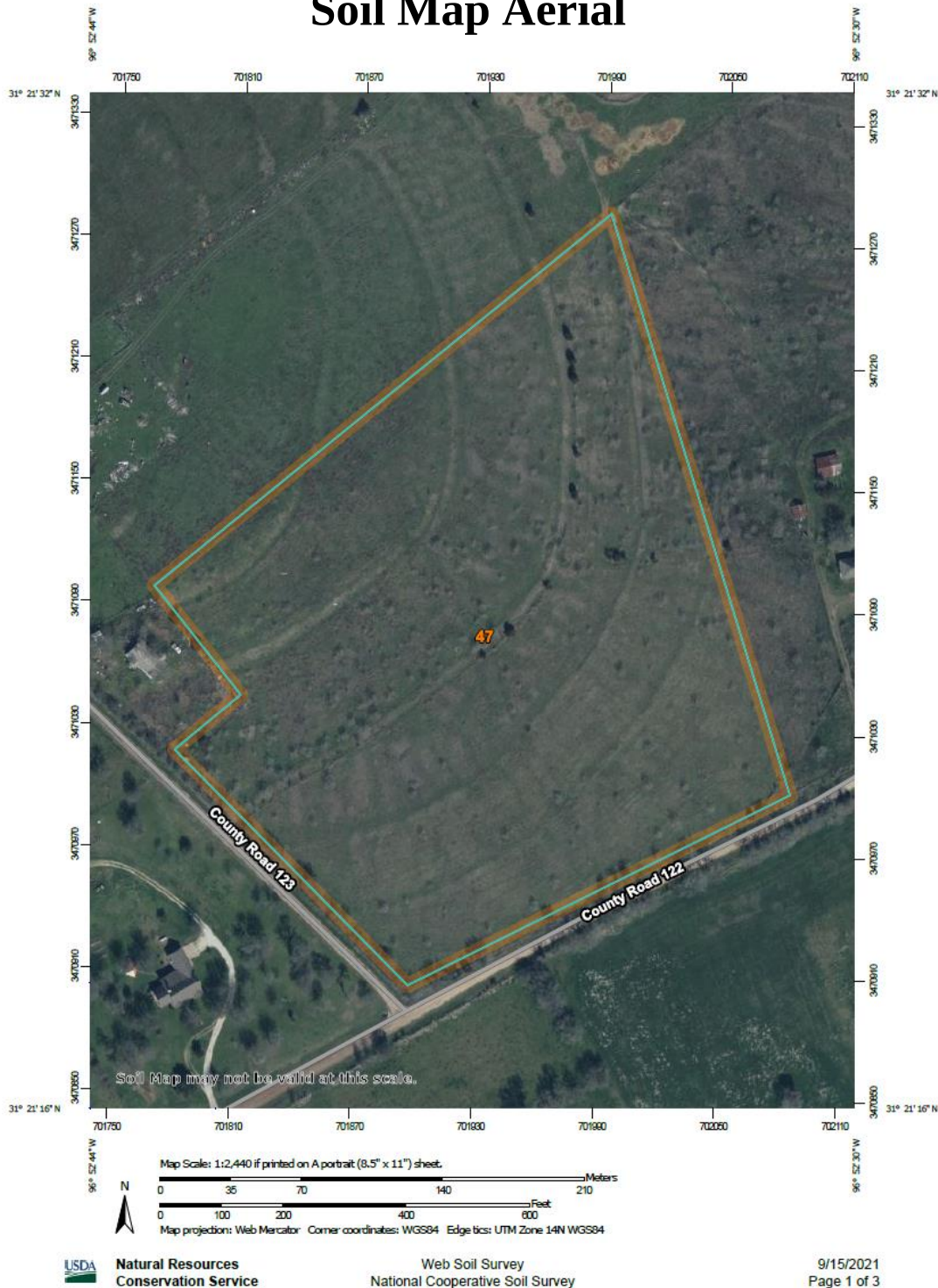
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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47	Satin clay loam, 1 to 5 percent slopes	16.7	100.0%
Totals for Area of Interest		16.7	100.0%



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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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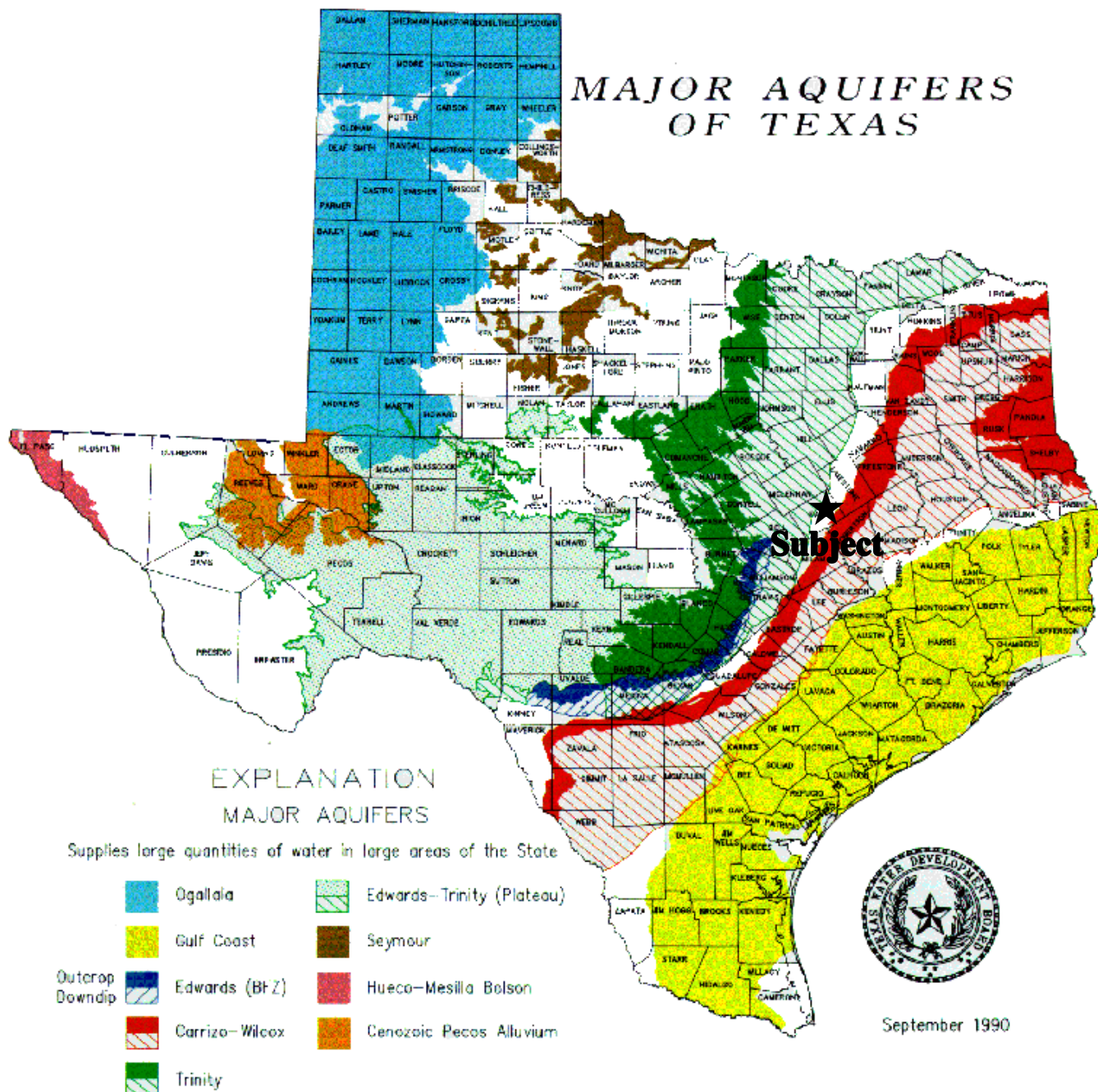
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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Topo Map



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September 9, 2021

Re: **Water Meter Request - Janice Kluck**

We have input the meter request into the system model provided at the location specified. Based on the modeling results, it appears the system can serve this meter off of the existing 4" line. The maximum connections per Texas Commission on Environmental Quality (TCEQ) for a 4" line is 100 connections. Based on the model the existing 4" line only services 31 existing connects and therefore can facility the additional service and be in compliance with TCEQ. The results of the model indicate the pressure at this location is for ~93.9 PSI under normal conditions.

1" CL 200, (PVC Service Line Included)

Note: This cost is the engineer's opinion of probable cost of construction based upon bids received for work of a similar nature. Prices obtained from contractors, for this exact project, should be used in the determination of charges to the meter applicant.

9/9/21

Ensiklopedia

T.O.P.L.S. FORM 11/11/67

W032326330-14 - 2074 Activity Water Studies(0) 83201waterWaterLeak(0)932014_1The09_Hack (0) 832014



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CONFIDENTIALITY & DISCLAIMER

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**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**



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dube's Commercial, Inc.	484723	bob@texasfarmandranchrealty.com	254-803-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	254-803-5263
Designated Broker of Firm	License No.	Email	Phone
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



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