

FOR SALE

3.34 Acres

Custom Home Site, Pasture & Recreational Land

Waco, MSA

\$40,000

For virtual tour 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 – Waco from the intersection of I-35 and Hwy 6 go south on Hwy 6 towards Marlin and go 34 miles. Turn right onto CR 201 and go 0.3 miles. Turn left onto CR 201A. Property is on the right.

Acres – 3.34 acres according to survey provided by Tibbit Surveying dated 10/17/2017.

Features – The property has road frontage on CR 201 and CR 201A. Only 0.3 miles off Hwy 6. Open with native grasses.

Water – No feasible public or coop water available. Buyers options are to drill a well or build a rain harvest system. See map of nearest water well to the property.

Electricity – It is reported that Heart of Texas Electric Co-op 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. Flood information is available on the report as well (if applicable).

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

Minerals – Seller will convey all OWNED minerals.

Topography – The land is flat.

Current Use – Privately owned and currently used for hay production.

Offered At - \$40,000 - \$11,976 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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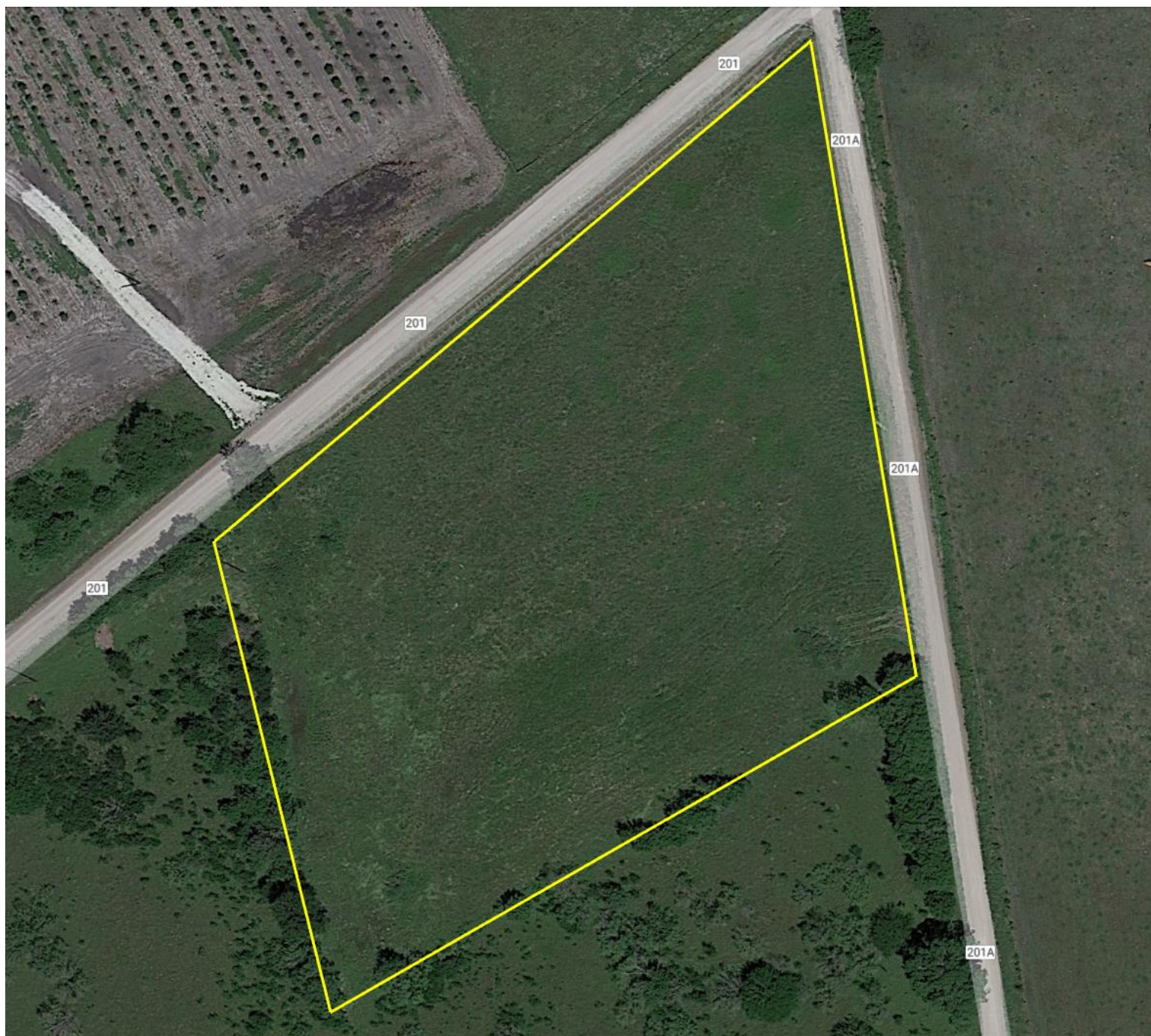
Property Pictures



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Property Aerial View



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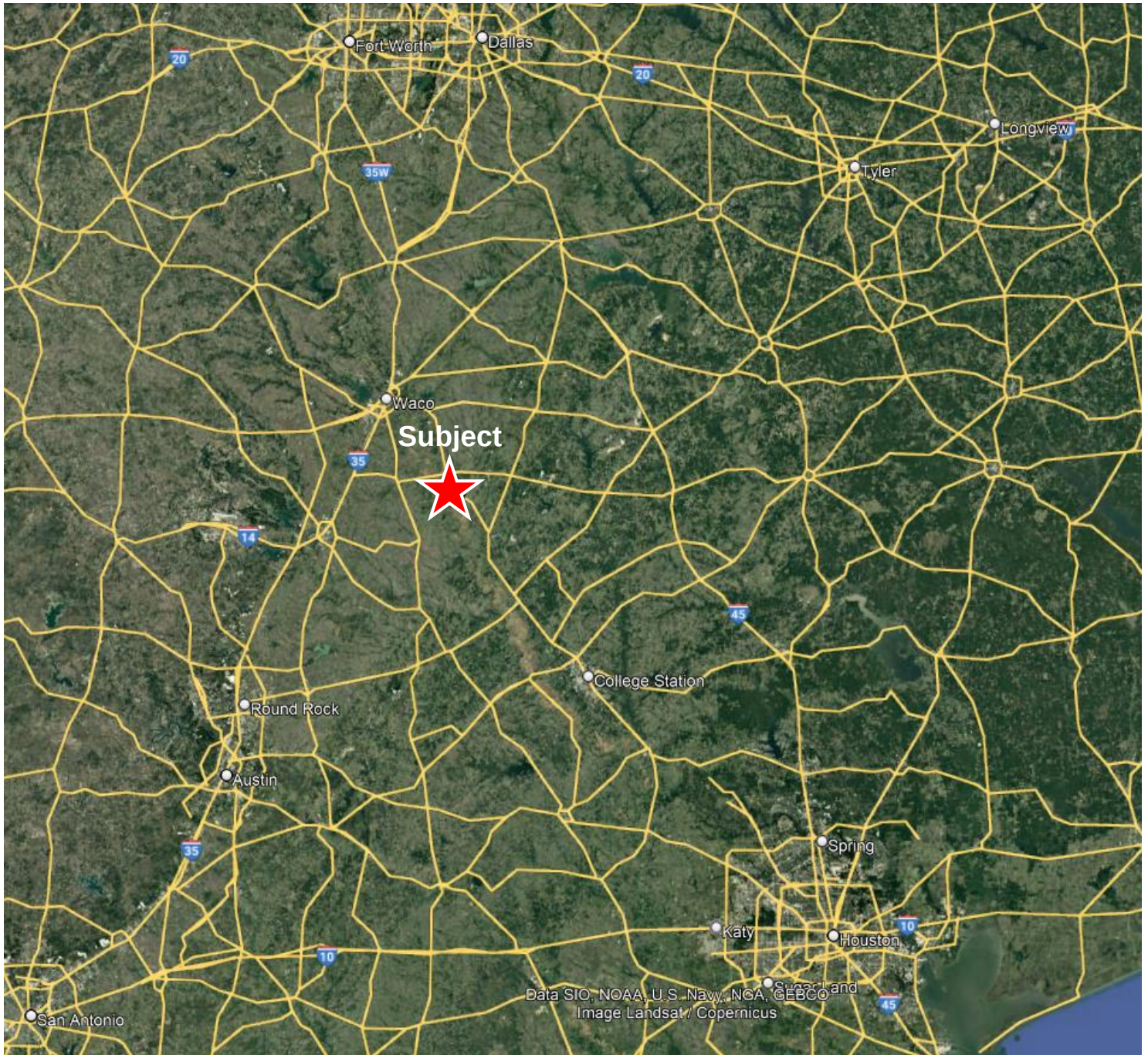
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**Property Location Relative to
DFW, Austin and Houston**



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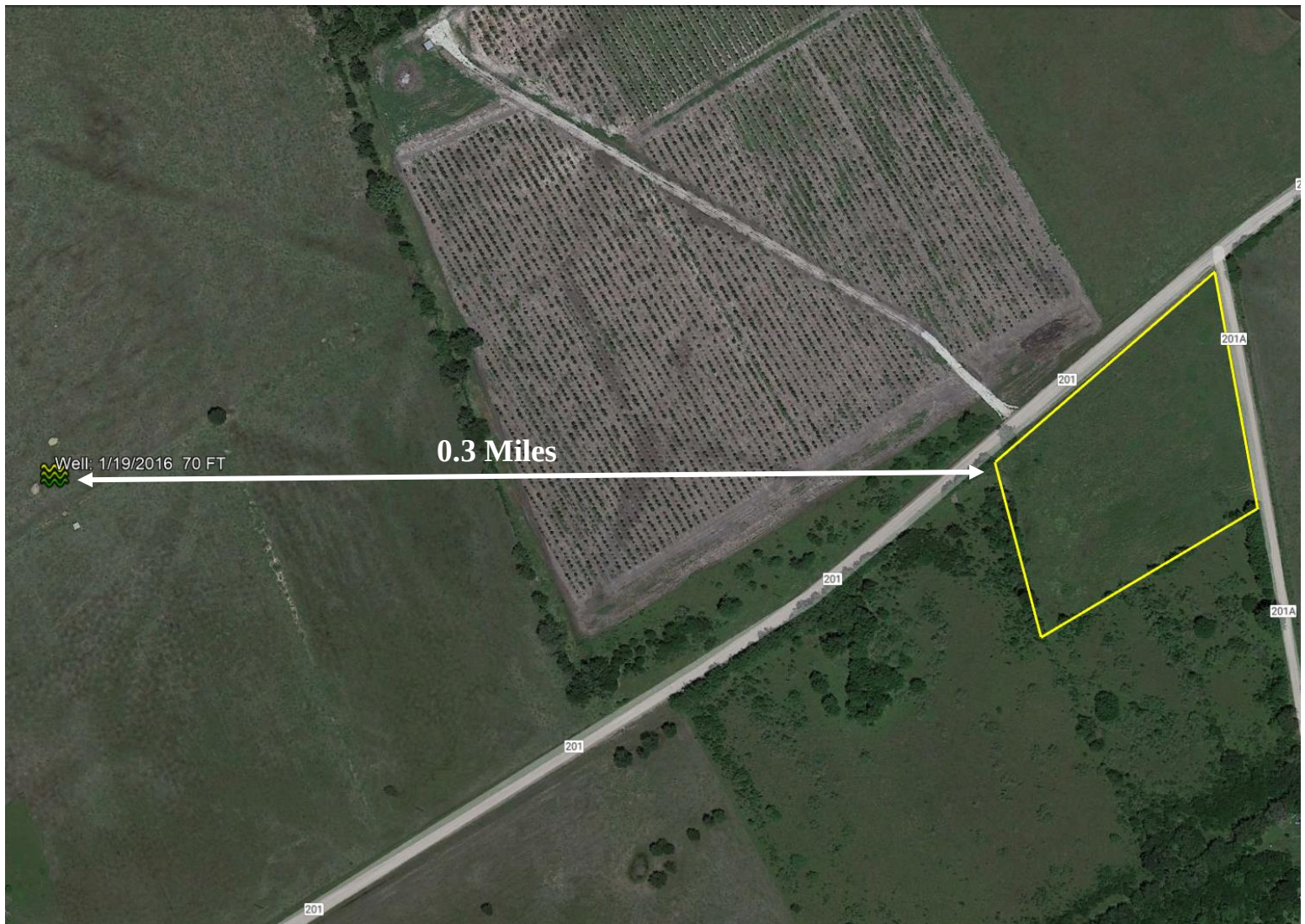
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Aerial of Water Well Nearest Property



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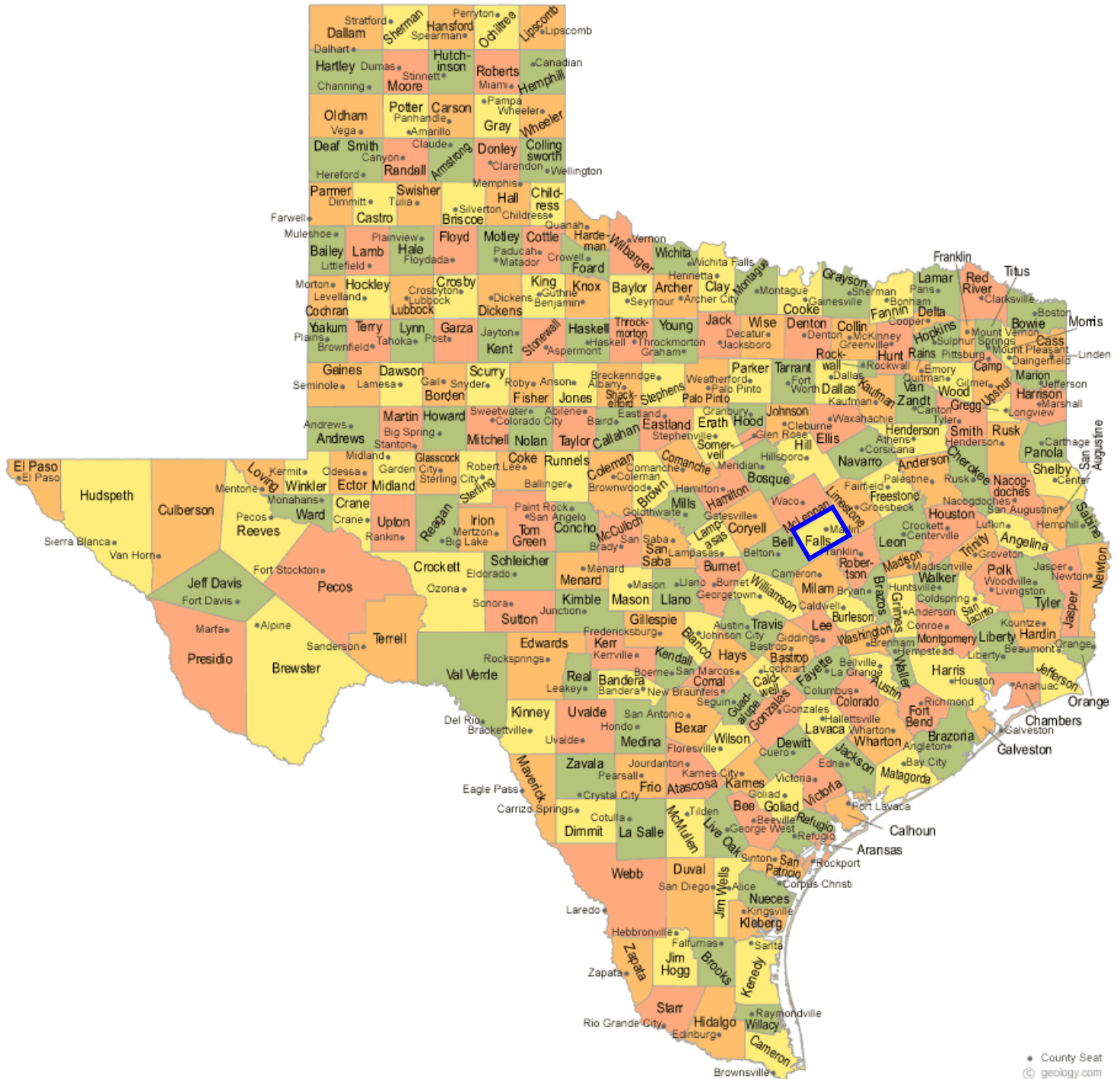
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Location of Falls County



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Soil Map Aerial



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/8/2022
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Soil Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Burleson clay, 0 to 1 percent slopes	3.5	100.0%
Totals for Area of Interest		3.5	100.0%



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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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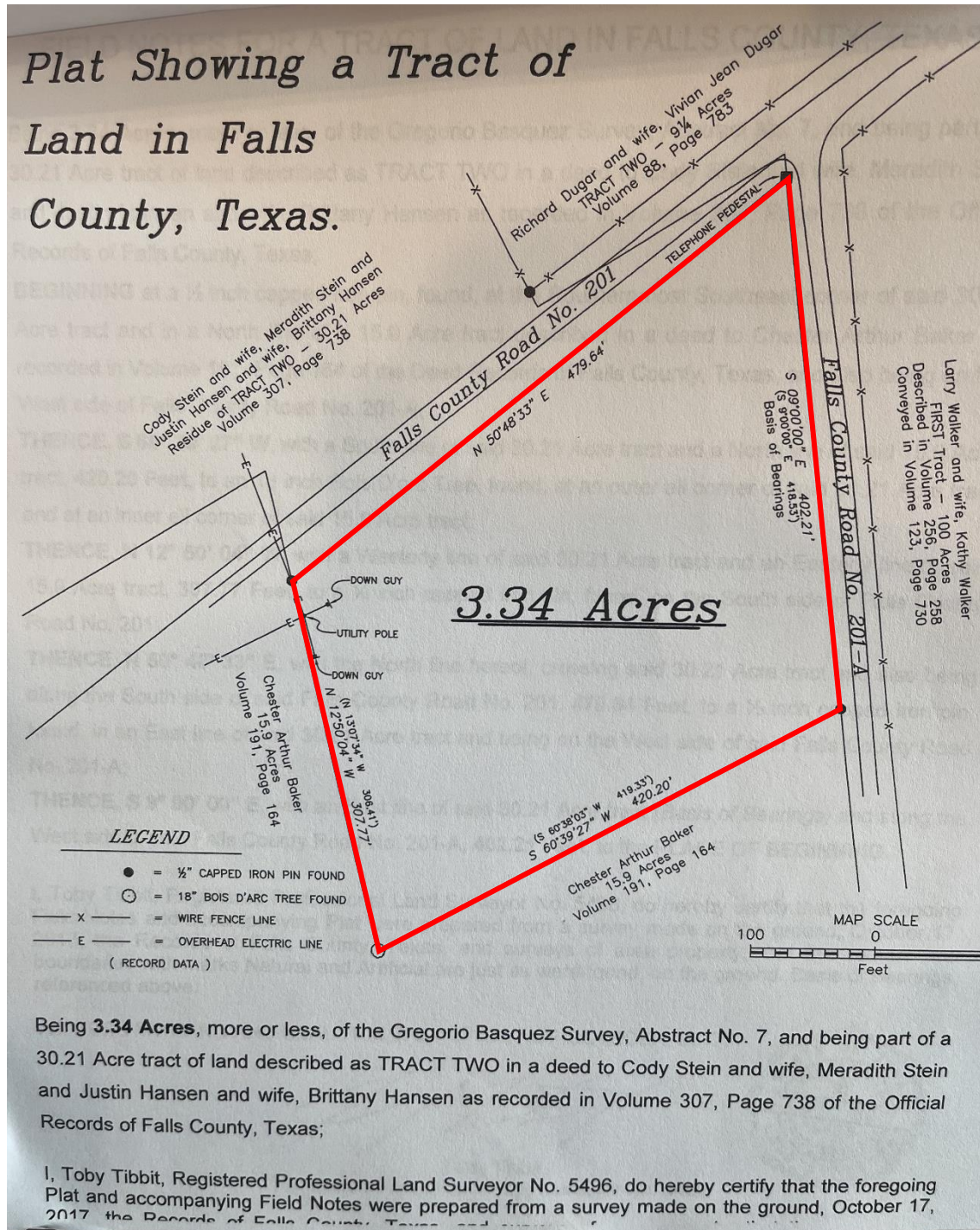
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Survey



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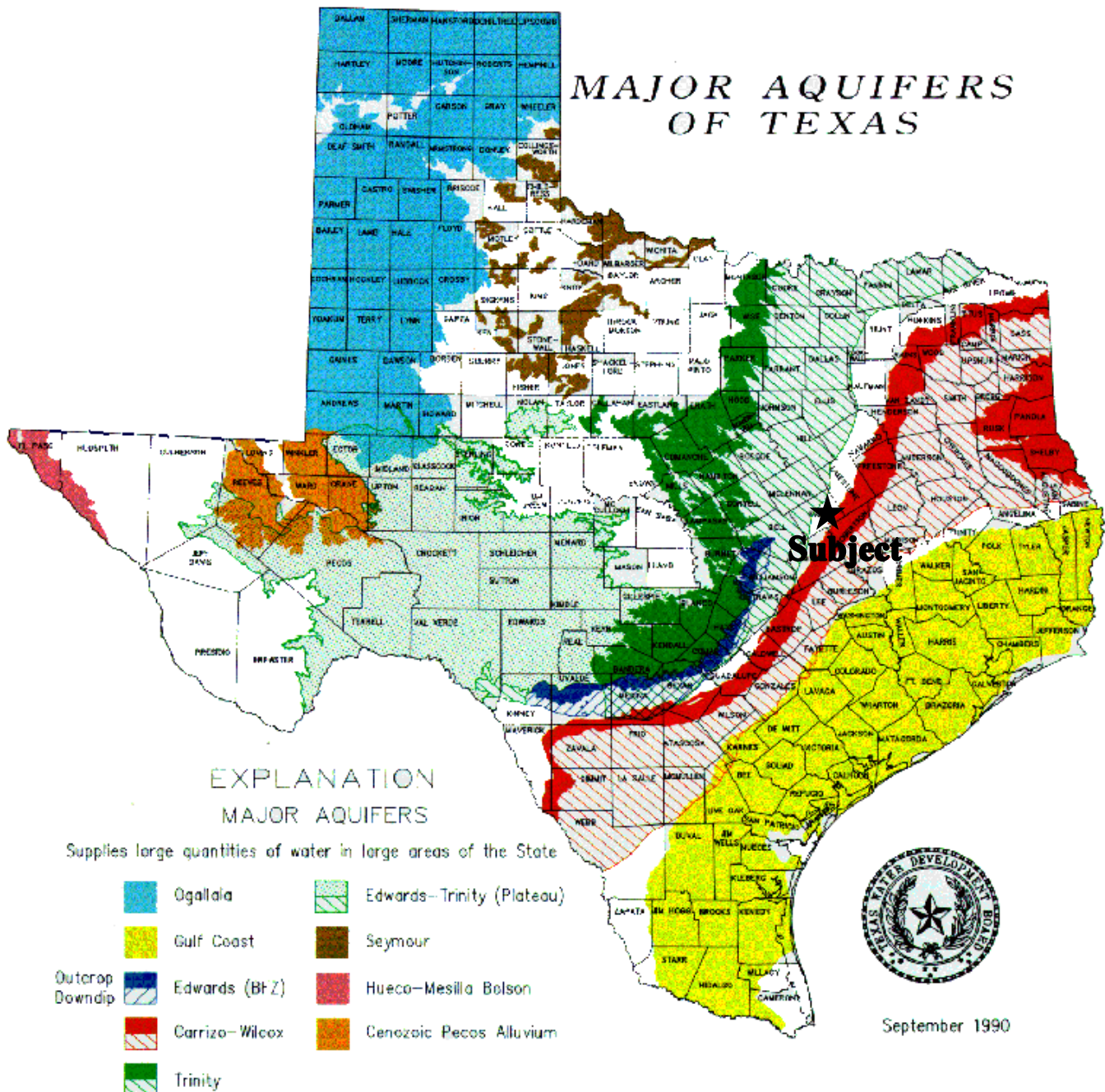
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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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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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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.

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



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