

118 ACRES FALLS COUNTY

FM 413 | Marlin, TX 76661



118 ACRES FALLS COUNTY

FM 413 | Marlin, TX 76661



Price: \$885,000



Acreage: 118 AC



Price/AC: \$7,500/AC

This 118-acre property in Marlin, TX offers a diverse mix of wooded and open land with rolling terrain, making it ideal for recreational use, agricultural use, or a future homesite. The Little Brazos River runs along the northeast side, creating a natural habitat for wildlife and enhancing the property's appeal. With easy access to Highway 6, road frontage on two sides, and power already available in the area, this property provides both convenience and potential.



The property offers tremendous potential for a variety of uses. It serves as an excellent hunting spot, with mature deer frequently seen on the land, providing an ideal environment for wildlife enthusiasts. Additionally, the fertile grounds are well-suited for agricultural purposes, whether cutting hay or running livestock. With its scenic views and ample space, it could also make a perfect future homesite, offering both privacy and natural beauty.

The property features rolling topography, with gentle hills and valleys that create a dynamic landscape. The Little Brazos River has carved out cravasses along the northeastern side, adding depth and unique natural features to the land.





Two tanks are nestled on the land, providing serene spots for wildlife and potential recreational activities with Little Brazos River runs along the northeastern side. These water elements contribute to the property's charm and make it a unique and tranquil retreat. Not only do these water features enhance the property's aesthetic appeal but also support a thriving ecosystem, attracting a variety of wildlife such as whitetail, bobcats, various birds and hogs.

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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

118 ACRES FALLS COUNTY

FM 413 | Marlin, TX 76661



BRAD ABEL

Vice President | Farm & Ranch

C: 214-223-0378

Brad.Abel@OldhamGoodwin.com