

LAND FOR SALE

Walker Realty Group
LAND & RANCH

Donnie Walker
210-378-0878
donnie@walkertexasre.com

Waterfall Ranch

19000 NW Co Rd 3190, Dawson, TX



+/- 336.8 Acres

Navarro County

Call Broker for Price

OFFERING SUMMARY

WATER	8+ well-groomed stock ponds; waterfalls; 3-ac lake stocked with crappie, bass, etc
RESIDENCE	Built 2001/ 3 bdrms / 3.5 baths
IMPROVEMENTS	Cross fenced, 40'x50' shop; 150'x50' equipment & hay barn
TERRAIN / HABITAT	Income-producing pastures; mature wooded areas; rolling hills; plentiful ponds
WILDLIFE	Whitetail deer, turkey, hogs, bobcat, ducks, passing doves
ACCESS	2 minutes' drive north of Dawson on paved FM 709
SUITABILITY:	Recreational, Livestock, Hunting, Round bale or other pasture production, Subdividing
PROPERTY TYPE	Agricultural

336-acre Waterfall Ranch is a picturesque property located halfway between Hillsboro and Corsicana, just 40 minutes northeast of Waco, and an easy hour and 15 minute drive south of Dallas.

This abundant oasis features wide-open producing fields, rolling hills, a variety of stately mature trees, and 8+ ponds, making it an ideal habitat for a variety of wildlife and livestock. Waterfall Ranch also boasts an inviting 4200 sq ft home overlooking a stocked 3-acre lake perfect for fishing and making memories with the ones you love.

The ranch's prime location, abundant water elements, and ready-to-work improvements make it a wise long-term hold and ideal place to gather with family and friends for endless outdoor adventures away from the city. They say you can't have it all, but Waterfall Ranch proves you can!

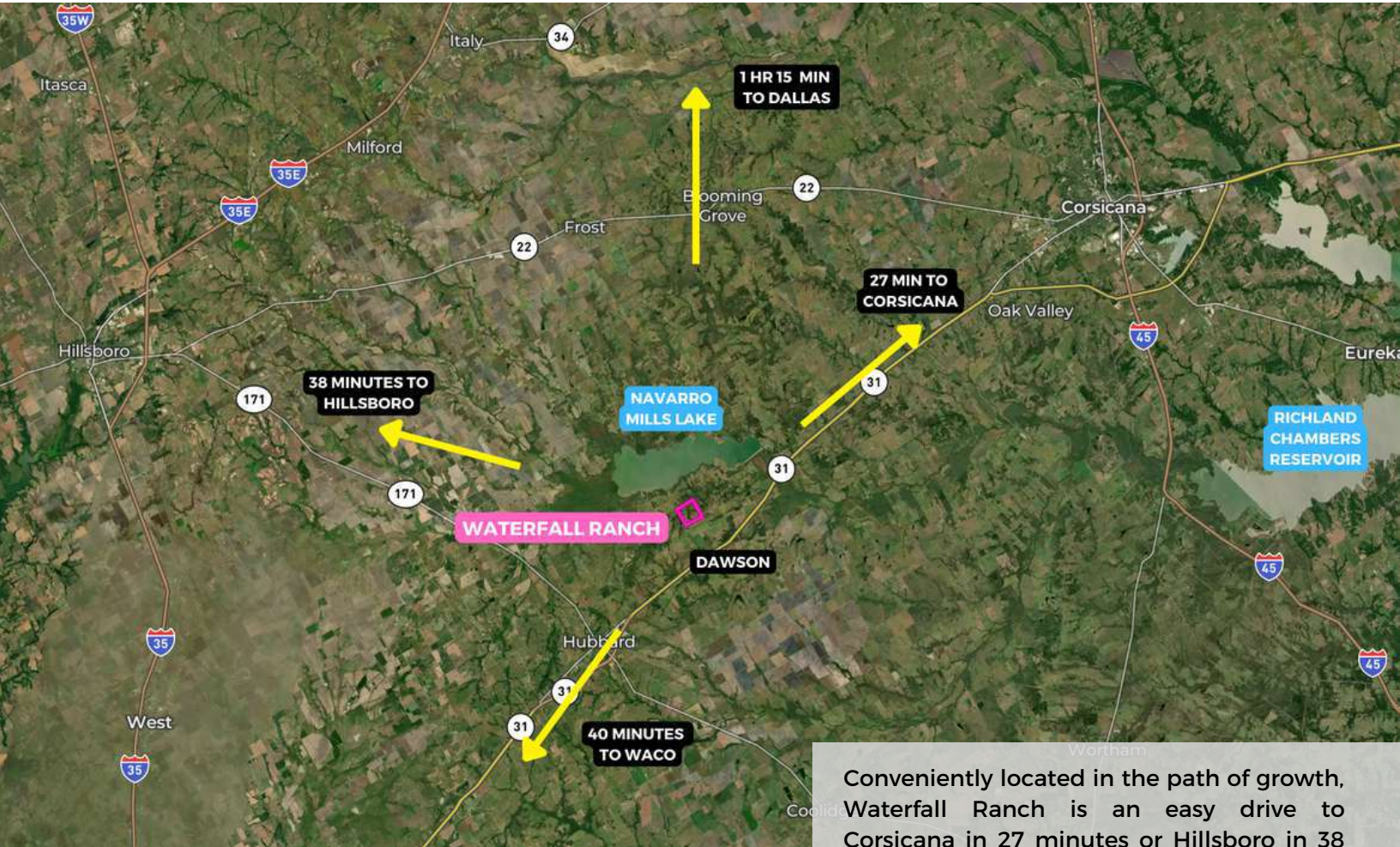
kwCITY VIEW
KELLERWILLIAMS REALTY
Each Office Independently Owned and Operated

KELLERWILLIAMS
LAND

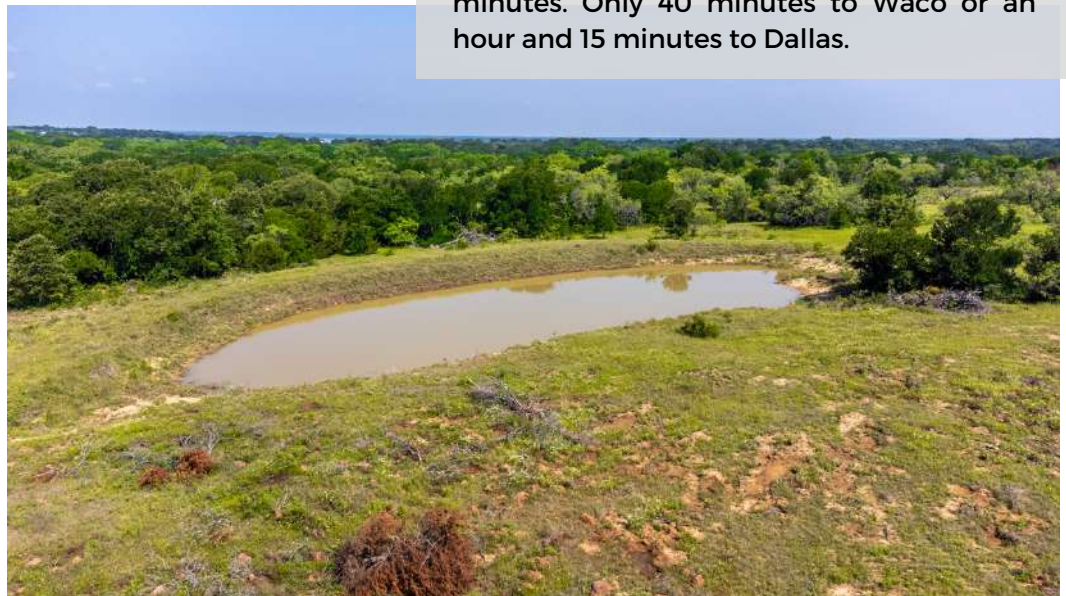
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LOCATION



Conveniently located in the path of growth, Waterfall Ranch is an easy drive to Corsicana in 27 minutes or Hillsboro in 38 minutes. Only 40 minutes to Waco or an hour and 15 minutes to Dallas.



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LOCATION



With easy access just off Hwy 31, only 2 minutes' drive north of Dawson on paved FM 709, the ranch is conveniently bordered by county roads on three sides. A brief ¼ mile drive on caliche NW 3190 County Rd delivers you to a gated entrance and then a .33 mile paved, scenic, concrete driveway to the primary residence. With privacy from the road, you'll have no nosy neighbors to worry about!

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RESIDENCE



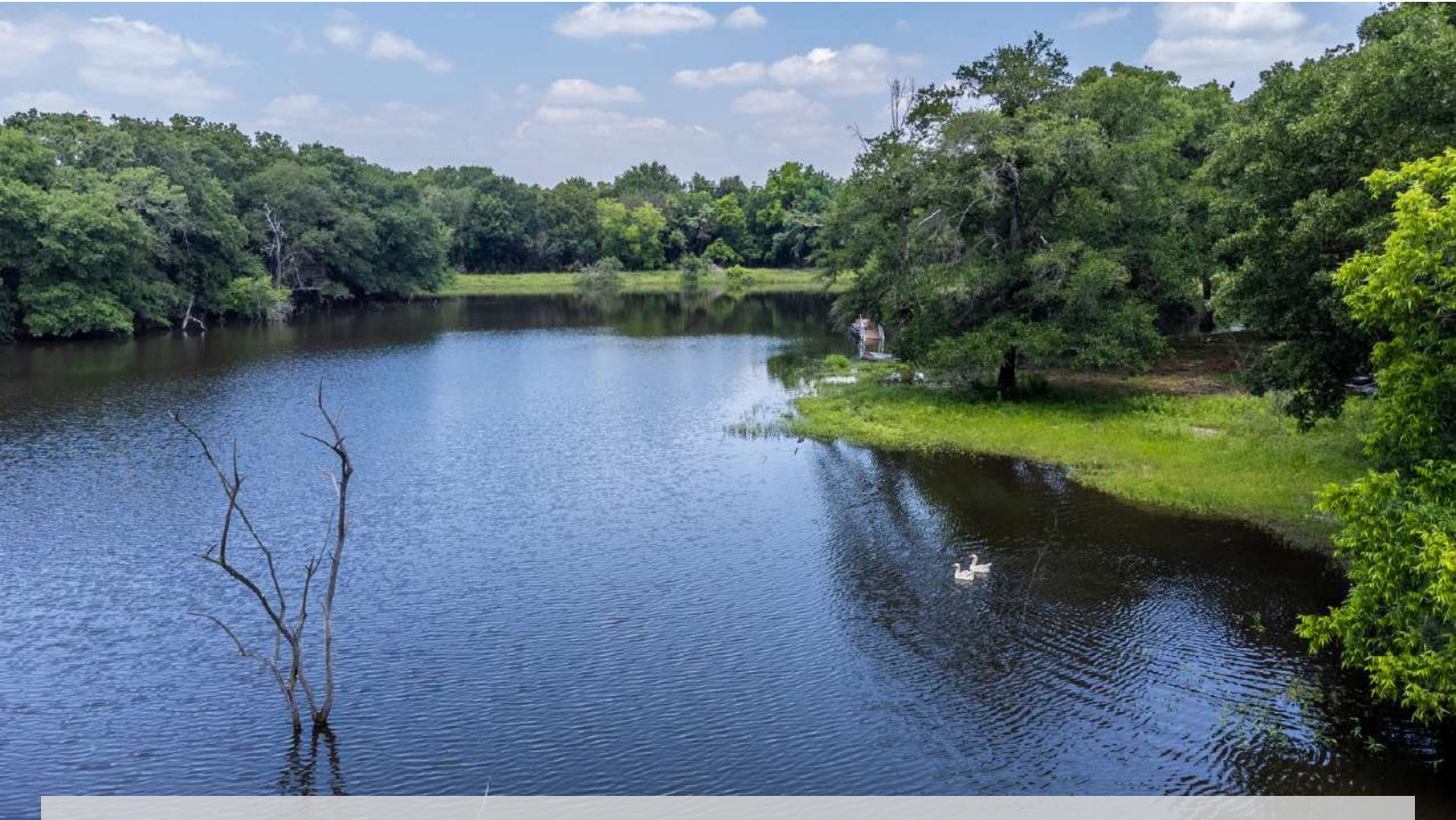
With 4200 square feet, this beautiful stone and brick, 3 bed 3.5 bath house is relaxing, spacious, and welcoming. The home provides plenty of storage, a theater room, safe room or wine cellar, craft room, sun room, and en suites for all the large bedrooms. Relax and enjoy your morning coffee from the patio that overlooks your private lake. To fish or not to fish, that is the question!



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WATER FEATURES



Water: Providing proven water resources for livestock and wildlife, the ranch offers 8+ well-groomed ponds* ranging in size up to ½ acre. The property touts waterfalls and 3-acre, 20-foot deep lake generously stocked with crappie, bass, and catfish, providing ample opportunities for recreational activities. Primary water source to property includes a 4-in. line from City of Dawson water service. Original owner built infrastructure with future subdivision and development in mind.

*Ponds have never run dry during current ownership.

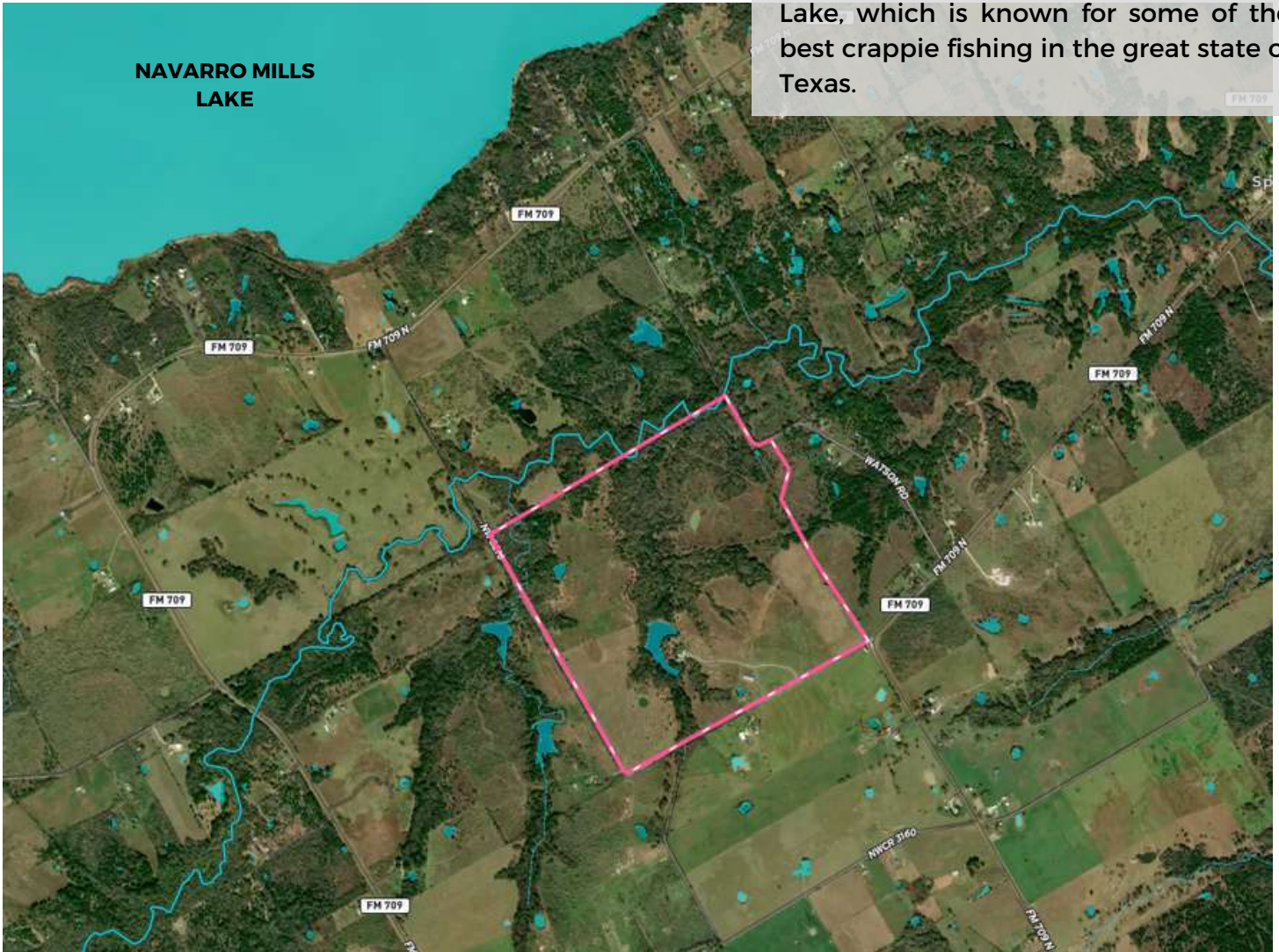


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WATER FEATURES

The ranch is located minutes from downtown Dawson, Texas, only 3 miles from the boat dock at Navarro Mills Lake, which is known for some of the best crappie fishing in the great state of Texas.



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TERRAIN / HABITAT



The property delivers income-producing improved pastures, gently rolling terrain, and plentiful ponds nestled among stunning, mature wooded areas. There thrive a diversity of species from pecans, oaks, and native redbuds to wild plum trees and even wild mustang grapes, from which the current owners brew their own mustang wine.

Owners also recently cleared an additional 70 acres of mesquite trees.

Primary soil types include Crockett soils, 2-5% slopes, Crockett fine sandy loam, 1-3% slopes, and Chickasha fine sandy loam, 3-8% slopes, along with other Crockett and Gowan fine sandy loams.

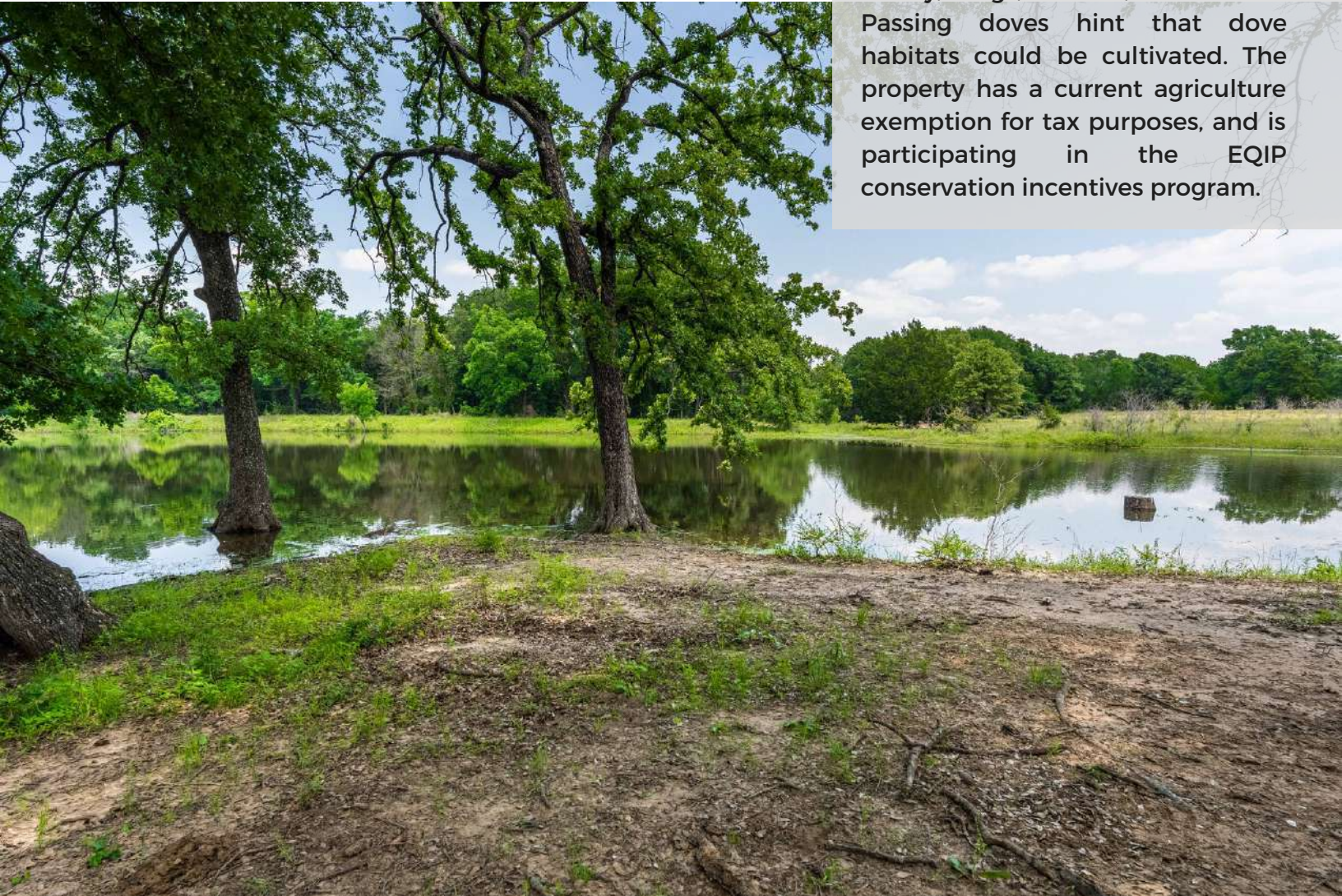


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WILDLIFE

The ranch is home to a variety of wildlife including whitetail deer, turkey, hogs, bobcat, and ducks. Passing doves hint that dove habitats could be cultivated. The property has a current agriculture exemption for tax purposes, and is participating in the EQIP conservation incentives program.



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IMPROVEMENTS & DEVELOPMENT

Other Improvements: The property is cross fenced and complete with a 40ft x 50ft insulated and air conditioned shop for all your project needs as well as a full-metal construction 150ft x 50ft equipment and hay barn. The shop is serviced by both 110V and 220V electrical service, and installed on the north side of the house are 30amp and 50amp RV hookups.

Equipment: Negotiable conveyance for the cattle pens and chicken coop. The cabin behind the primary residence does not convey.

Easements: Sunoco crude oil pipeline easement and an electrical utility easement both run through the NE quadrant of property.

Minerals: None to convey. Surface sale only.

Development Potential: The property is an exceptional opportunity for those seeking a ranch with premier recreational, hunting, and livestock features, as well as potential for expansion of round bale or other pasture production. Only minutes from higher-density development, this land provides a great investment and potential for subdivision with proven comps of \$12-14k/acre for 5-7 acre lots.

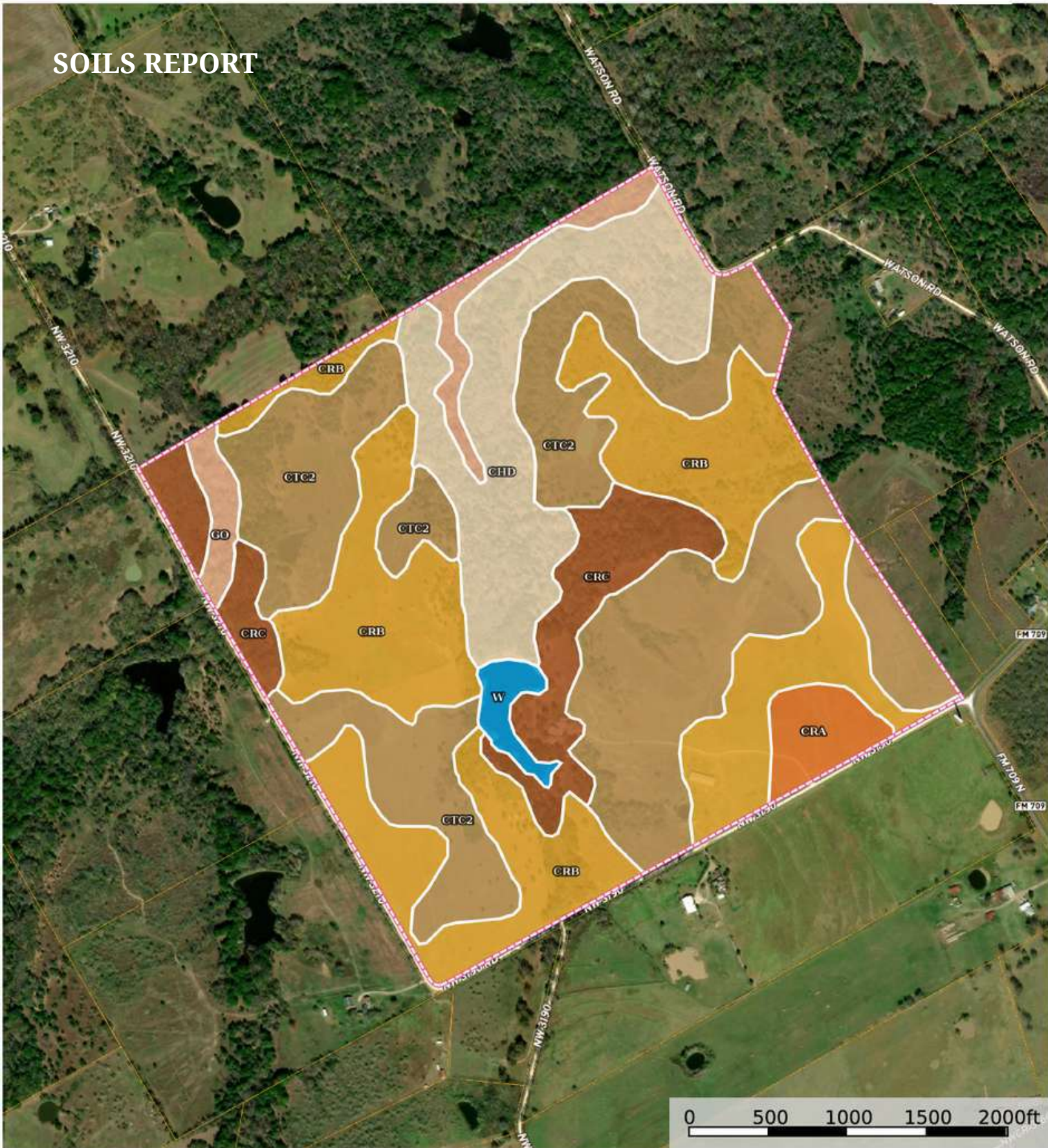
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TOPOGRAPHY & FLOOD PLAIN



SOILS REPORT



 Boundary

I Boundary 332.29 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CtC2	Crockett soils, 2 to 5 percent slopes, eroded	124.74	37.54	0	50	3e
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	104.88	31.56	0	55	3e
ChD	Chickasha fine sandy loam, 3 to 8 percent slopes	48.06	14.46	0	50	4e
CrC	Crockett fine sandy loam, 3 to 5 percent slopes	30.43	9.16	0	51	3e
Go	Gowen fine sandy loam, frequently flooded	11.52	3.47	0	45	5w
CrA	Crockett fine sandy loam, 0 to 1 percent slopes	8.44	2.54	0	38	3s
W	Water	4.22	1.27	0	-	-
TOTALS		332.29(*)	100%	-	50.56	3.22

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

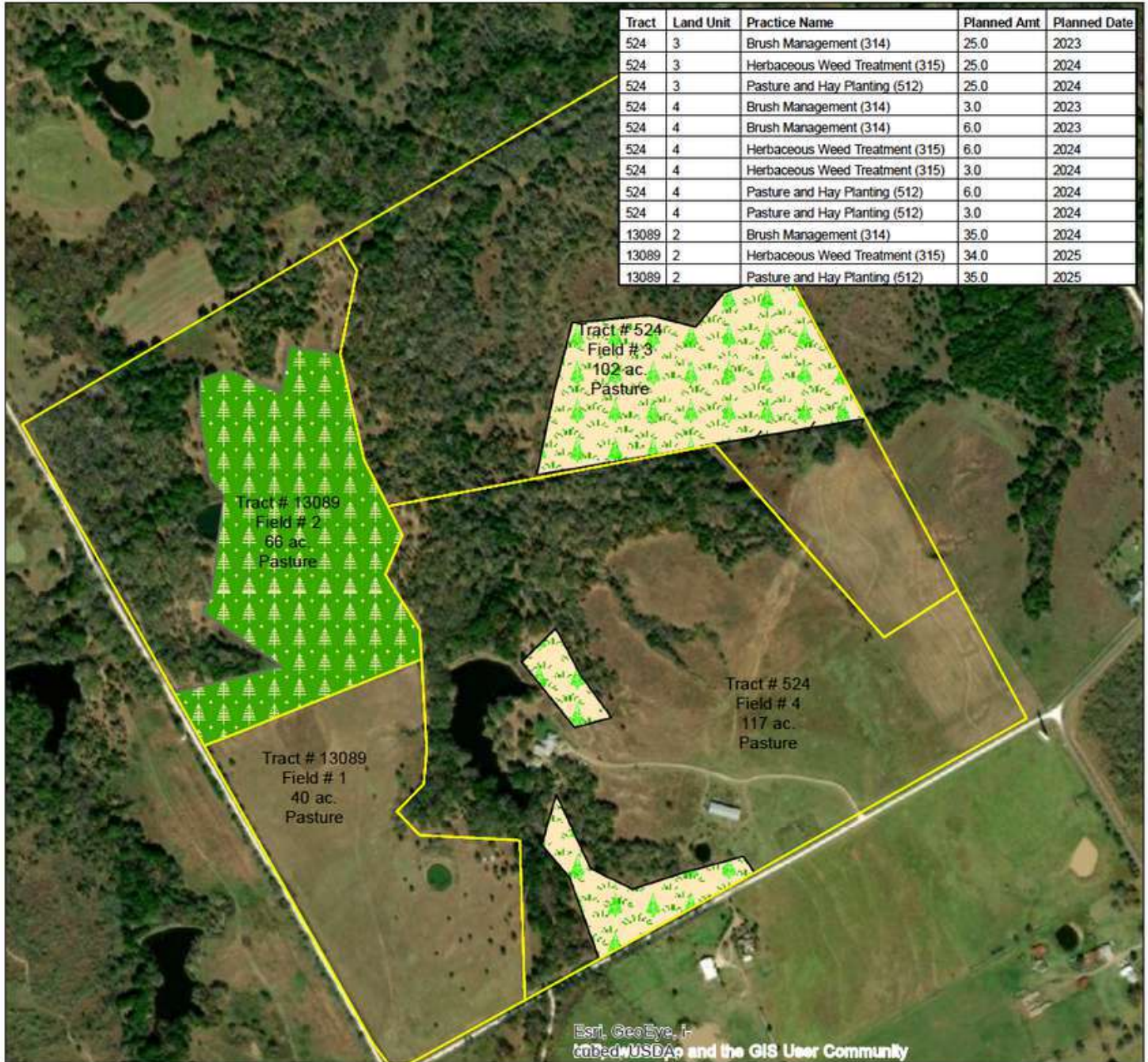
(s) soil limitations within the rooting zone (w) excess of water

Conservation Plan Map

Client(s): LLOYD BRYAN LONG
 Navarro County, Texas
 Approximate Acres: 325.80

Assisted By: JAKE JONES
 USDA-NRCS
 CORSICANA SERVICE CENTER
 NAVARRO SOIL & WATER CONSERVATION DISTRICT

Land Units: Tract 524, Fields 3,4 Tract 13089, Fields 1,2



Prepared with assistance from USDA-Natural Resources Conservation Service

Practice Schedule PLUs	Conservation Practice Polygons	Forage and Biomass Planting (512)
Conservation Practice Lines	Brush Management (314)	Herbaceous Weed Control (315)
Fence (382)		



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NAVARRO COUNTY HISTORY



Navarro County, Texas was established in 1846 and named after José Antonio Navarro, a prominent Tejano leader who signed the Texas Declaration of Independence. During the Civil War, the county was split in its loyalties, with some residents supporting the Union and others supporting the Confederacy; and in fact, the town of Corsicana, the county seat, was occupied by both Union and Confederate troops during the war.

Navarro County is also known for its oil industry, which began in the early 20th century. The county was home to the first commercial oil well in Texas, and the discovery of the Corsicana oilfield in 1894 helped to establish the state's reputation as a major oil producer. Today, Navarro County has a strong sense of community, with many small towns and neighborhoods that offer a welcoming atmosphere. Corsicana, the largest city in the county, has a vibrant downtown area with shops, restaurants, and historic buildings.

For those who love the outdoors, Navarro County has much to offer. The county is home to Richland Chambers Reservoir, the third-largest lake in Texas, which offers fishing, boating, and other water activities. Navarro County also has a rich cultural scene, with many museums and cultural events throughout the year. The Pearce Museum in Corsicana showcases the history of Texas and the American West, while the Pioneer Village in nearby Henderson offers a glimpse into life in early Texas.

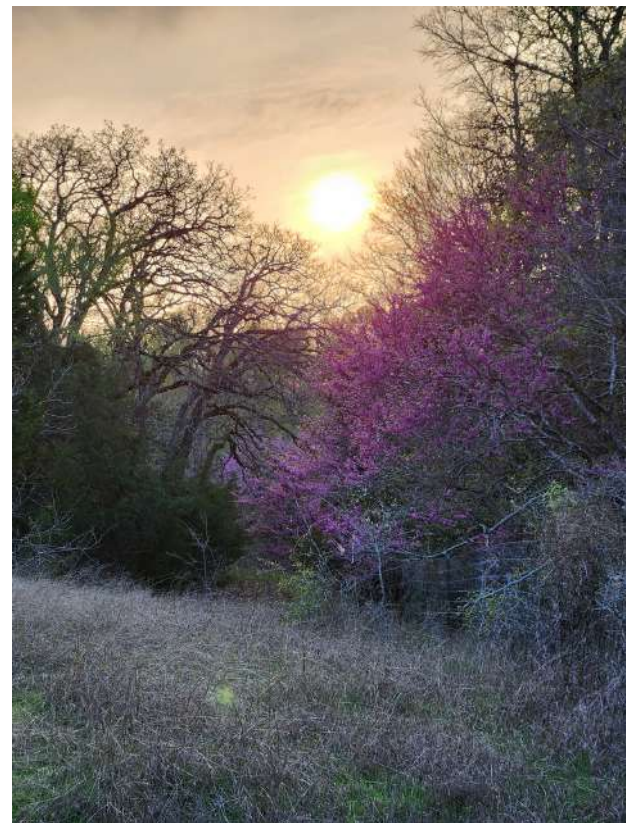
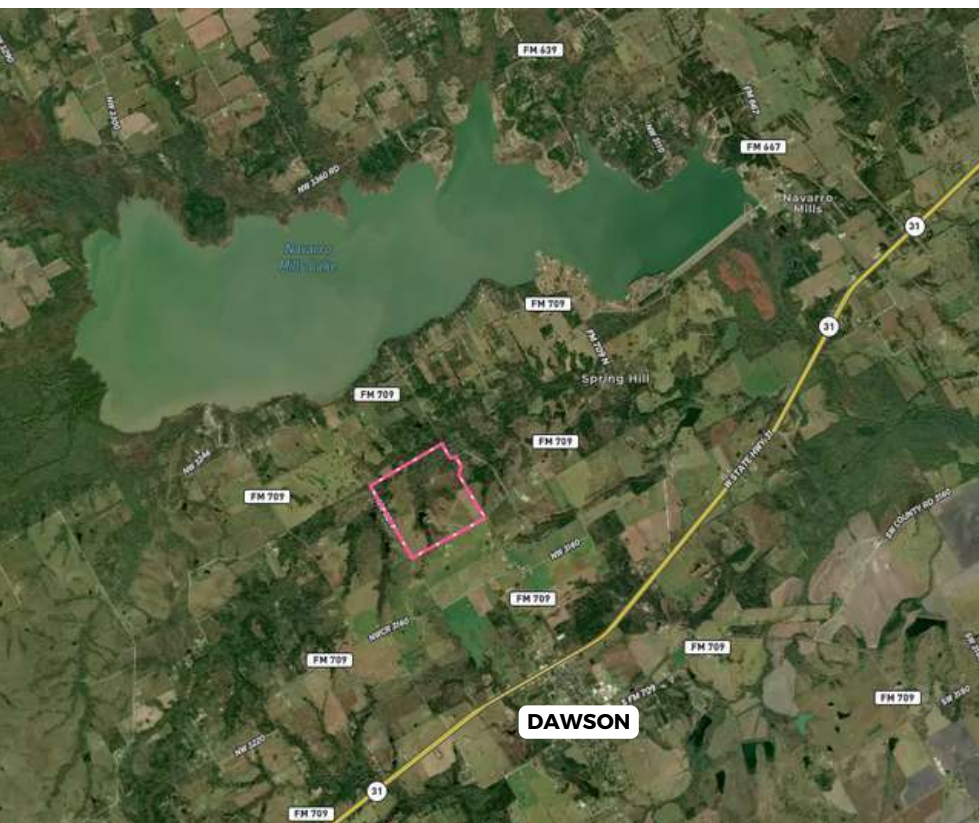
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DAWSON, TEXAS HISTORY

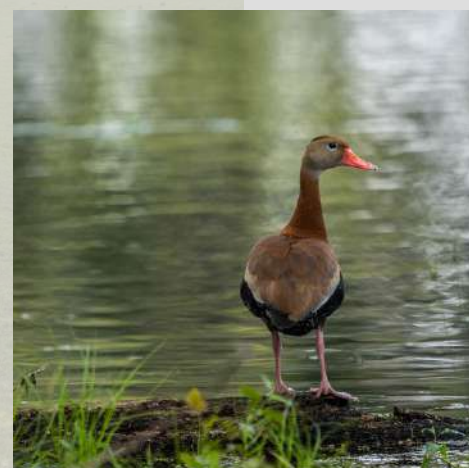
Dawson, Texas is a charming small town with a rich history and a strong sense of community. The town was established in 1871 and named after a railroad executive, and it has since grown into a welcoming and peaceful locale with a population of around 800 people. One of the most interesting parts of Dawson's history is its resilience in the face of adversity. In 1913, a devastating fire swept through the town, destroying most of the buildings in the business district. However, the town rebuilt and continued to thrive.

Despite its small size, Dawson has a lot to offer its residents and visitors. The town has a strong sense of community, with regular events and festivals that bring people together. The Dawson Days festival, held every September, features live music, carnival rides, and a barbecue cookoff, while the Christmas parade and tree lighting ceremony bring holiday cheer to the town. For those who love the outdoors, Dawson is surrounded by beautiful natural areas, including Lake Navarro Mills and Richland Creek Wildlife Management Area. These areas offer fishing, hiking, and boating opportunities, as well as scenic views of the Texas countryside. Dawson also has a rich agricultural history, with many local farmers growing crops such as cotton and corn. The town hosts an annual cotton festival to celebrate this history, with activities such as a tractor pull and a cornhole tournament. Overall, Dawson is a great place to live or visit for those who value a tight-knit community, natural beauty, and a strong heritage. Its resilience in the face of adversity is a testament to the strength of its people, and its welcoming spirit makes it a wonderful place to call home.



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PRESENTED BY:



DONNIE WALKER

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0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 55M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked the San Antonio Business Journal as a top luxury agent. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network and won the Ben Franklin voted on by his fellow Titans.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when coaching, serving others, and helping people achieve their dreams.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

MEMBERSHIPS

RLI - Realtors Land Institute
NAR - National Association of Realtors TAR - Texas Association of Realtors



MARLO ONDREJ

Realtor
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789829, Texas

PROFESSIONAL BACKGROUND

Being a multi-generational Texan, Marlo grew up actively involved in 4H, FFA, rodeos, hunting, fishing and farm life. As a student, she won numerous awards at local, state and world title levels in horse judging, debate team, animal projects, and rodeo.

Marlo is a descendant of the Lacy family out of Burnet County, which is known for donating all the granite used to build our State Capitol in Austin, TX, and whose legacy includes the development of a working dog breed, known as the Blue Lacy. In 2005, Marlo's perseverance in lobbying for HCR108 paid off when the "Blue Lacy" was officially named as the State Dog Breed of Texas.

From an early age, Marlo's passion for hunting and animals led her to become an avid bowhunter and train her Blue Lacy dogs to find wounded game; in fact, her dogs are well-known in the hunting community. For the past 26 years she has held annual tracking seminars to help other tracking teams throughout the nation, and for the past 3 decades she has worked hard to serve Texas ranchers in wounded game recovery for their hunters.

Marlo's experience includes working as a Wrangler at Flying L Ranch, studying animal science in college, and serving as a Vet Tech for the Texas Racing Commission and the Helotes Vet Clinic. For 13 years, she managed operations as Vice President of Covered Gate Ranch in Uvalde, TX.

During that time, the ranch's owner sparked in Marlo a love for investing in land and real estate. She learned through him how to work and invest in land. As she saw success for herself in real estate transactions, she shifted to helping others in their real estate investing and property needs as a Licensed Real Estate Agent, and she is excelling in the Land and Ranch division within Walker Realty Group.

In addition to her accomplishments as a real estate agent and investor, ranch operator, and tracking team trainer, she serves as a Board of Director on two National Organizations: The Texas Lacy Game Dog Association (TLGDA) and United Blood Trackers Organization (UBT). Marlo loves seeing her zeal in the ranching, hunting, and husbandry fields overlap with real estate as she supports land owners in their land and ranch transactions.

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Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather-related events, disease (e.g., Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions, and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction. Buyers' brokers must be identified on first contact and must accompany buying prospects on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Walker Realty Group, Broker Associate. Walker Realty Group reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Walker Realty Group also reserves the right to refuse to show a property to a potential buyer for any reason at Walker Realty Group's sole and absolute discretion.

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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:

- 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.

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Marlo Andrej	789829	marlo.ondrej@kw.com	(210) 288-0553
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