

# FOR SALE

3.17 Acres

Custom Home Site &  
Recreational Land

Waco MSA, Falls County, TX 76653

**\$31,700**

For virtual tour and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



**TEXAS**  
FARM & RANCH REALTY

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

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

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## Property Highlights

**Location** – TBD Hwy 14 Kosse, Falls County, TX. Coming from Hwy 6 @ IH35 in Waco go 29 miles south on Hwy 6 towards Marlin. Take the exit for TX 7, turn left and go fourteen miles. Turn right onto TX 14 and go 3.8 miles. The property will be on the right. Look for the Texas Farm and Ranch Realty sign. Located just 45 minutes from Waco, approximately 1 hour 30 minutes from Dallas, Texas, 1 hour 30 minutes from Austin and 2 hours 30 minutes from Houston.

**Acres** – 3.17 Acres MOL. A survey will be needed to determine exact acreage.

### Amenities

- Approximately 950 FT of Hwy 14 frontage
- No city taxes
- Heavily Wooded & Secluded

**Water** – There is no meter on the property. View nearest well report in this brochure.

**Electricity** – There is not an electric meter on the property. Entergy services the area.

**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** – All owned minerals convey.

**Topography** – The land is mostly flat with creek running along the property.

**Current Use** – Privately owned and currently used for recreational purposes.

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

**Showings** - By appointment only.

**Presented At** - \$31,700 or \$10,000 per 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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**View of the Land**



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**Property Aerial View**



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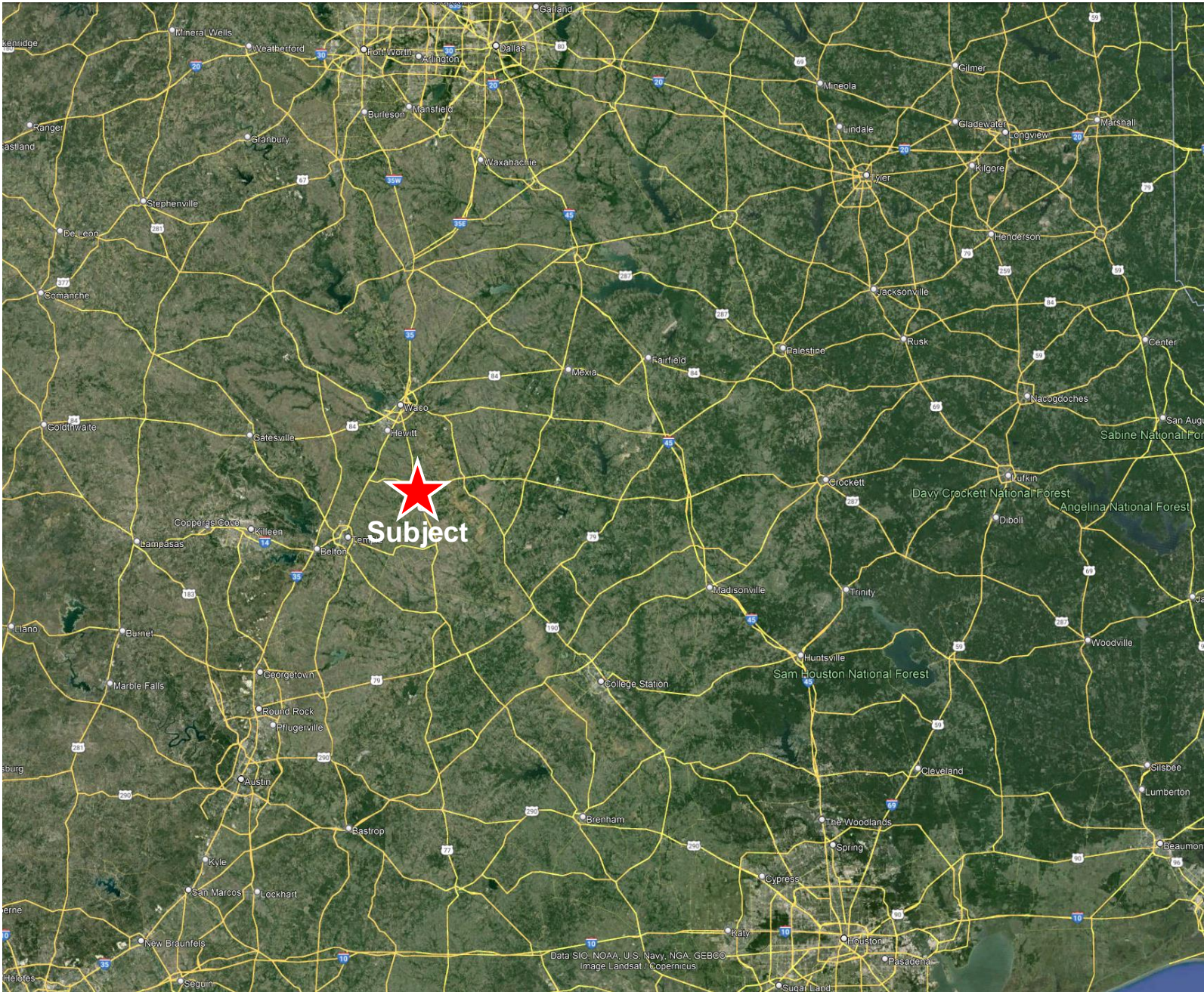
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**Property Location Relative to  
DFW, Austin and Houston**



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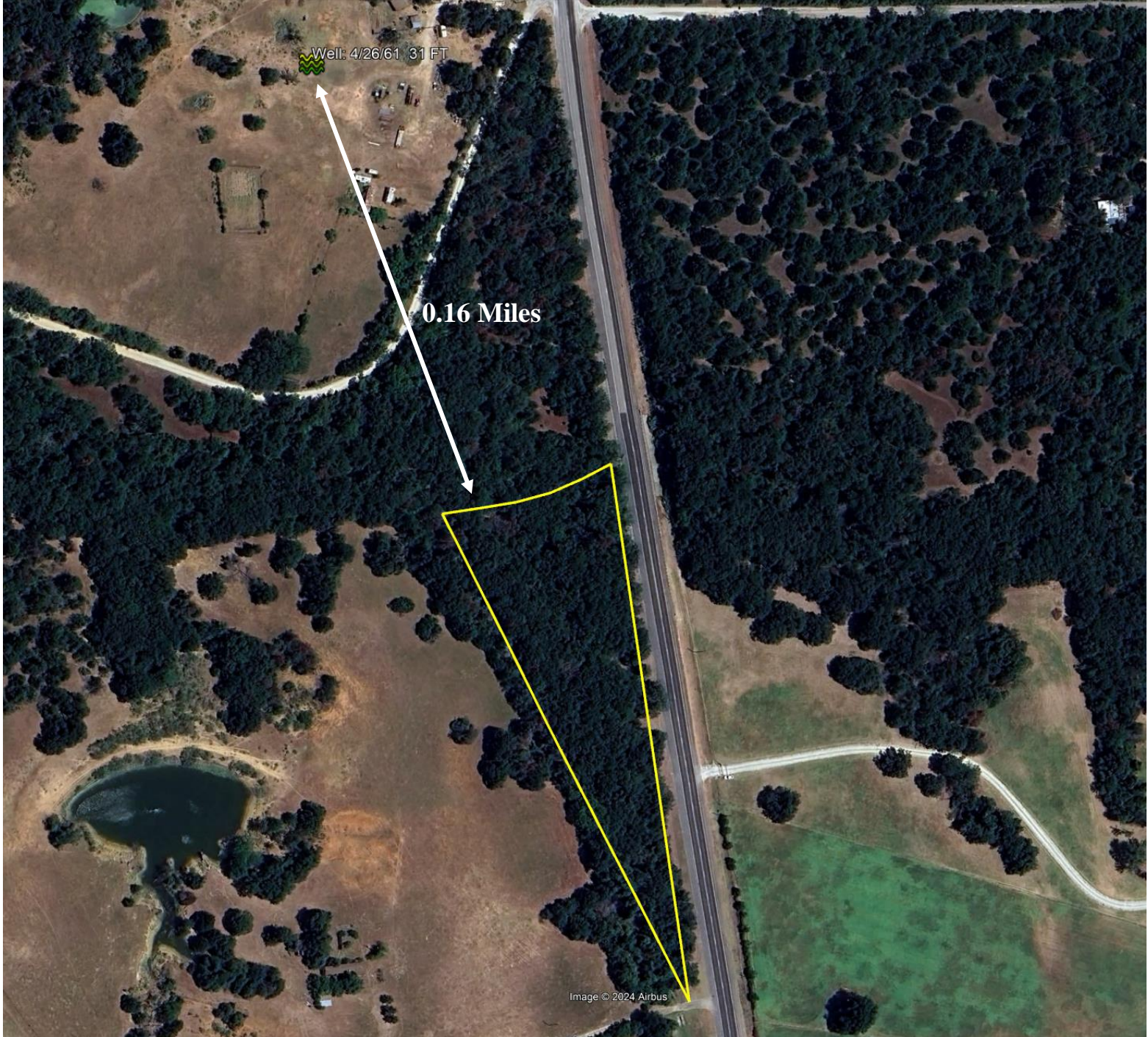
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**Aerial of Nearest Permitted Water Well**



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## Soil Map Aerial



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/5/2024  
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## Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Axtell fine sandy loam, 1 to 3 percent slopes	0.5	17.0%
9	Axtell fine sandy loam, 2 to 5 percent slopes, moderately eroded	2.6	83.0%
<b>Totals for Area of Interest</b>		<b>3.1</b>	<b>100.0%</b>



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## **Soil Type – 8**

**8—Axtell fine sandy loam, 1 to 3 percent slopes.** This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex, and areas average about 50 acres in size.

This soil has a surface layer of dark brown and brown, slightly acid fine sandy loam about 9 inches thick. Below this layer, to a depth of 19 inches, is brown, strongly acid clay that has light brownish gray, red, and light yellowish brown mottles. Between depths of 19 and 34 inches is brownish yellow, slightly acid clay that has light brownish gray mottles. Between depths of 34 and 50 inches is brownish yellow, moderately alkaline sandy clay loam that has light gray, yellow, and yellowish red mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, moderately alkaline sandy clay loam that has very pale brown, yellow, and yellowish red mottles.

The surface layer is easily worked, but in places large clods of the underlying layer are plowed up. The permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but plant roots have difficulty in penetrating the lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of the map unit.

This soil has medium potential for crops, but it is limited by low natural fertility and droughtiness. The main crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion and improving soil tilth and fertility. Terracing and use of high-residue crops help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for range. It is limited for this use by droughtiness.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation are its most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIe; Claypan Savannah range site.



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## **Soil Type – 9**

**9—Axtell fine sandy loam, 2 to 5 percent slopes, eroded.** This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Part of the original surface layer has been removed by erosion. Shallow gullies, 1 to 2 feet deep, occur at intervals of 200 to 500 feet. Slopes are convex, and average about 20 to 30 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 6 inches thick. Below the surface layer, to a depth of 24 inches, is yellowish red, strongly acid clay that has grayish brown and yellowish brown mottles. Between depths of 24 and 48 inches is brown, medium acid clay that has dark grayish brown, dark yellowish brown, and yellowish red mottles. Between depths of 48 and 59 inches is light yellowish brown, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish red mottles. The underlying layer, to a depth of 63 inches, is very pale brown, moderately alkaline sandy clay loam that has yellowish brown, brownish yellow, and strong brown mottles.

The surface layer is easily worked, but the underlying layers are difficult to work.

Permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but root development is slow in the underlying layer. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of this map unit.

This soil has low potential for crops and range, but it is limited because of the size of areas, slope, and loss of the surface layer by erosion. Terracing and planting crops that produce large amounts of residue help to control erosion and maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilization with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation are the most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IVE; Claypan Savannah range site.



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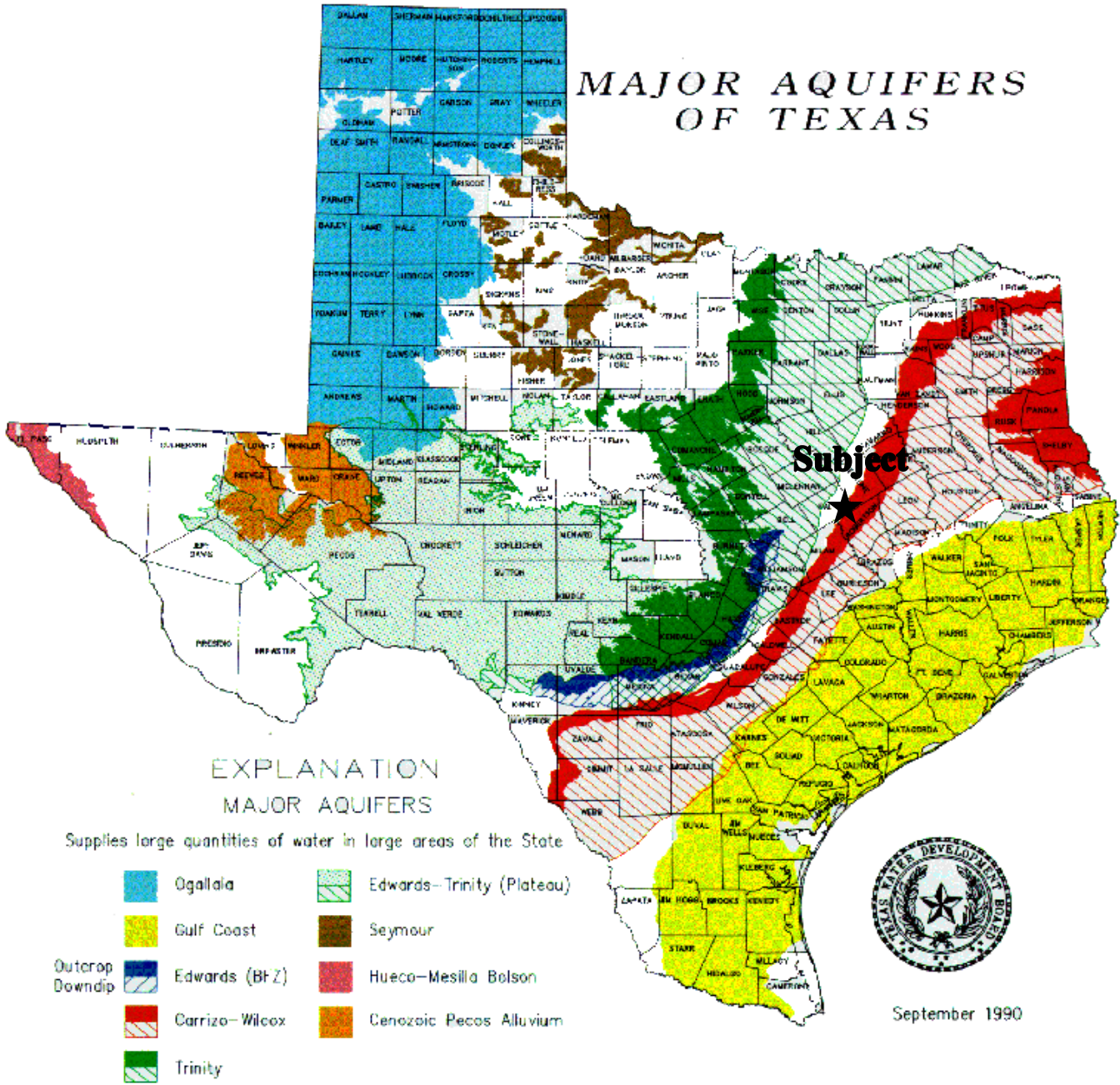
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## Property Location to Major Aquifers of Texas



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## **Topo Map**



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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](http://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:
  - 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 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.

<u>Dube's Commercial Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Designated Broker of Firm	License No.	Email	Phone
<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](http://www.trec.texas.gov)  
IABS 1-0 Date



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