

# FOR SALE

**77 Acres**

**Pasture and Wooded Land  
With Cabin and Lake**

**Marlin, Falls County, TX 76661**

**\$231,750**

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



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

[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com) [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)

— "Stewards of Land" —  
A DBA of Dube's Commercial, Inc. TREC# 484723

**FOR  
SALE**

# **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

## **Property Highlights**

**Location** – The property is located at 1573 FM 147 Marlin, Falls County, Texas. From the intersection of Hwy 6 & FM 147 in Marlin take FM 147 approximately 7.3 miles, the property will be on the right.

**Acres** – 77.38 acres MOL according to the Falls County Appraisal District and has approximately 2,000 linear feet of road frontage on FM 147 and approximately 1,880 linear feet of road frontage on CR 182.

**Improvements** – Approximately 400sf open concept wood cabin with kitchen, dining, restroom and bed areas. 1 20x20 barn with 12' high roof, concrete foundation, metal beams, metal studs and siding with water and electricity. 1 20x20 open shed.

**Water** – Tri-County Water has a meter on the property. There is a large pond on the property. The property is located in the Brushy Creek Watershed Project, see enclosed map and elevation lines.

**Electricity** – There is an existing meter to the property. TXU is the provider.

**Soil** – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types.

**Minerals** – The seller reportedly owns approximately 50% of the minerals which are being reserved.

**Topography** – The land is mostly flat with gently rolling areas.

**Current Use** – Privately owned and used for weekend relaxation, hunting and fishing. A portion of the property is encumbered by a cash crop/grazing lease that expires annually on August 31st and renews for a one year period. A copy of the lease is on file.

**Ground Cover** – A portion of the property is cultivated in seasonal wheat with the rest being a mixture of native grasses, large post oak trees and wooded areas for wildlife cover.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Seller is aware that the City of Marlin, TXU Electric and Tri-County Water have easements on the property.

**Equipment and Implements** – Kubota Tractor, front end loader, post hole digger, shredder, plow and various other smaller implements and tools are available to be purchased separately. Cub Cadet lawn mower, 16' flatbed trailer and Box Blade are not being offered for sale.

**Showings** - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

**Price** - \$231,750.00 - \$2,995 an acre



**Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)**

**bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com**



**FOR  
SALE**

# **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

## **Property Pictures**



**FOR  
SALE**

# **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

## **Property Pictures**





**FOR  
SALE**

# **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

## **Property Pictures**



**FOR  
SALE**

# **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

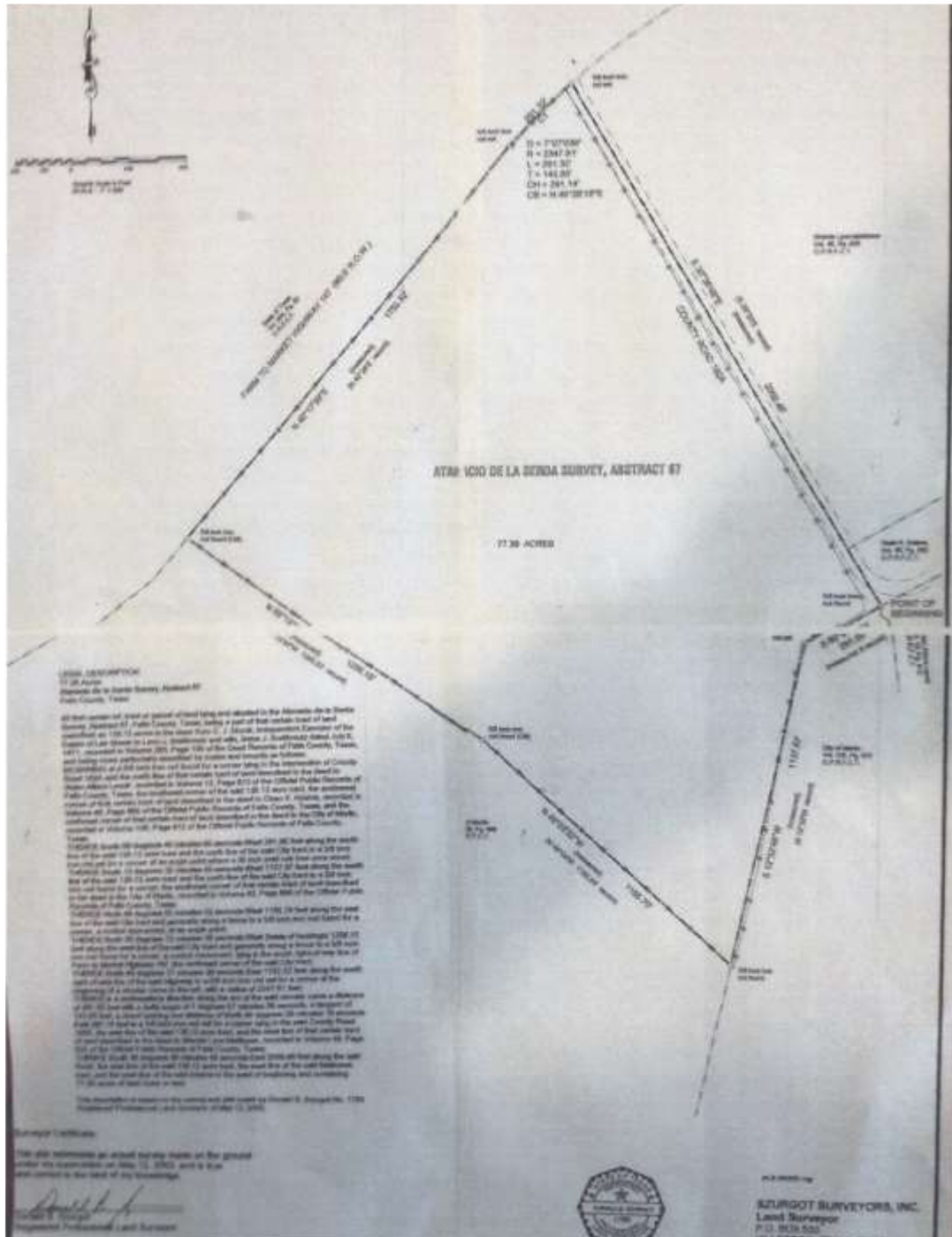
## **Property Pictures**



**FOR  
SALE**

# 77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661

## Survey of Property



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

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

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



**FOR  
SALE**

**77 Acres - Pasture and Wooded Land With Cabin and Lake  
Marlin, Falls County, TX 76661**

## **Property Aerial View**





## 77 Acres - Pasture and Wooded Land With Cabin and Lake

## A satellite map of Texas with a red star marking a location in central Texas. The star is labeled 'Subject' in white text. The map shows major cities including Dallas, Austin, and Houston. Major highways are visible, including I-35, I-45, I-10, and I-20. The terrain is a mix of green fields and brownish land. The map includes copyright information at the bottom: '© 2014 Google Image Landsat © 2014 INEGI Data SIO, NOAA, U.S. Navy, NGA, GEBCO'.

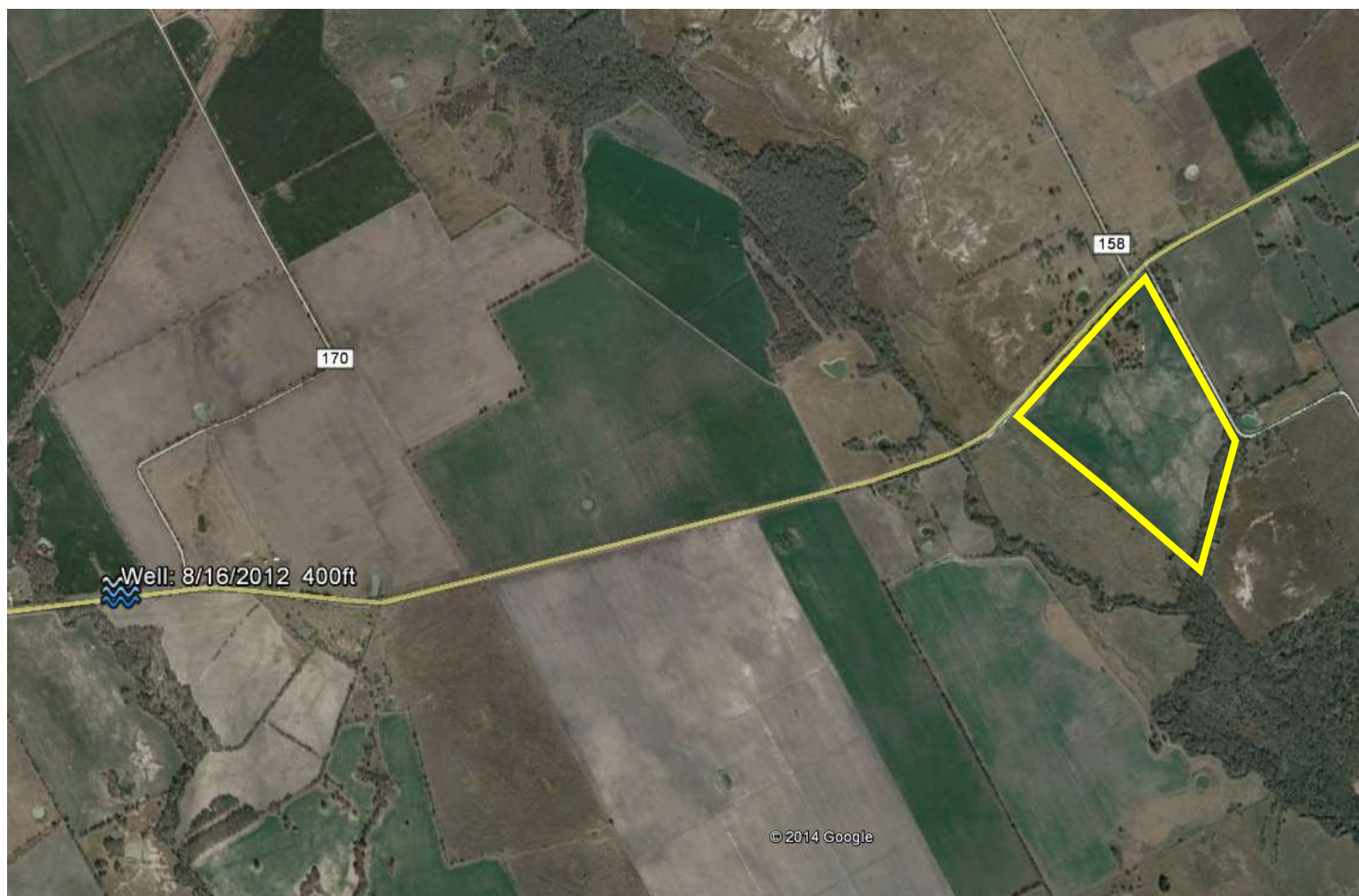


A DBA of Dube's Commercial, Inc. TREC# 484723

**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

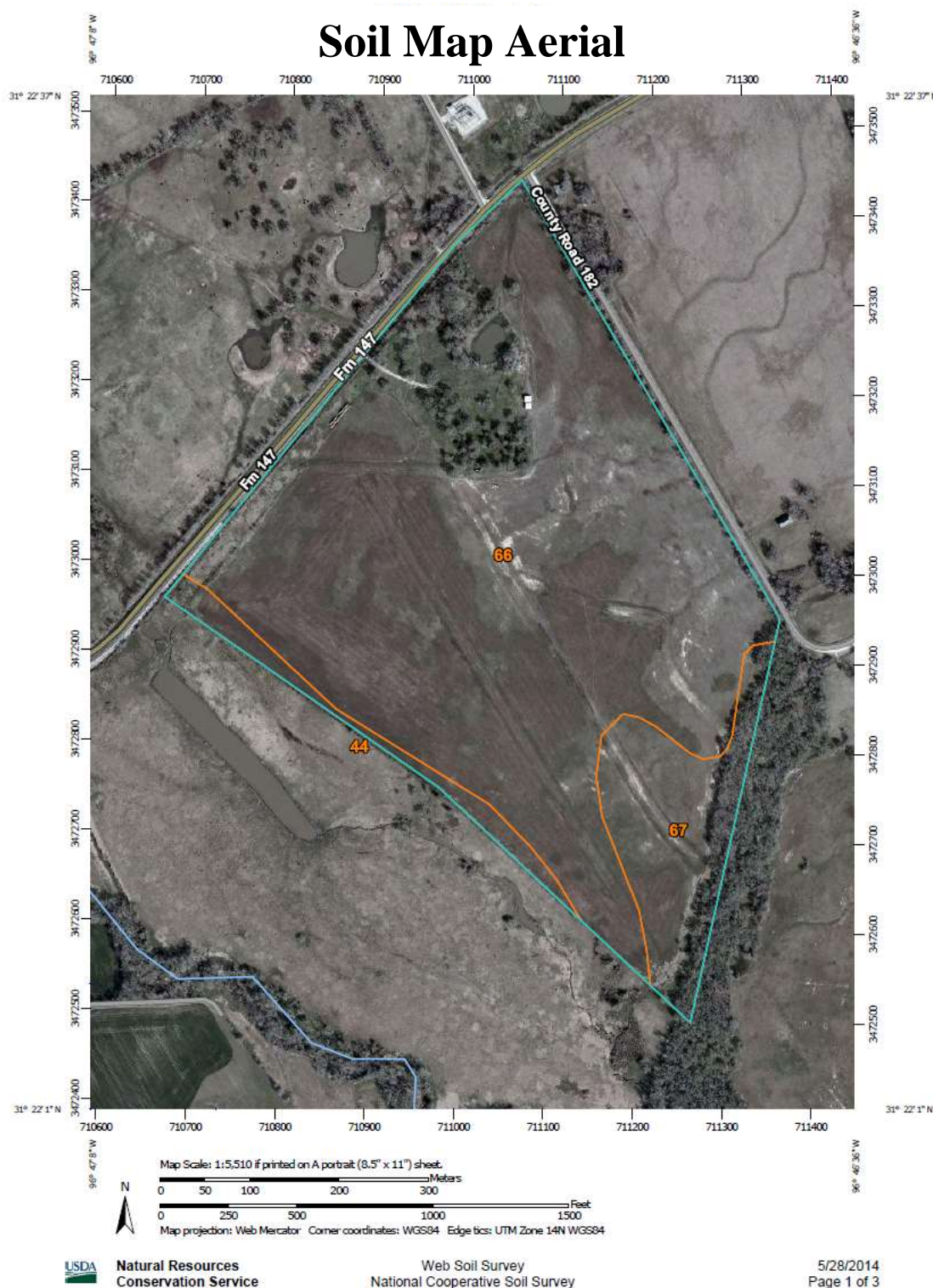
### **Aerial of Water Well Nearest Property**





**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**



**TEXAS**  
**FARM & RANCH REALTY**

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

**Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)**

**bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com**

**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

### **Soil Type Legend**

<b>Falls County, Texas (TX145)</b>			
<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
44	Ovan silty clay, frequently flooded	2.6	3.3%
66	Wilson silty clay loam, 1 to 3 percent slopes	66.1	85.1%
67	Wilson silty clay loam, 2 to 5 percent slopes, eroded	9.1	11.7%
<b>Totals for Area of Interest</b>		<b>77.7</b>	<b>100.0%</b>



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

**Bob Dube    254-803-5263 (LAND)    512-423-6670 (mobile)**

**bob@texasfarmandranchrealty.com    www.texasfarmandranchrealty.com**



**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

### **Soil Type – 44**

**44—Ovan silty clay, frequently flooded.** This deep, moderately well drained, nearly level soil is on flood plains of major streams. It is flooded two or three times each year; flooding lasts for several hours to several days. Areas are long narrow bands paralleling the stream channel. They have plane slopes of 0 to 1 percent. Individual areas range from 50 to 900 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 46 inches thick. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline silty clay.

Permeability is very slow, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Ovan soils that are not flooded annually and intermingled areas of Trinity soils. The included soils make up less than 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. Its potential is limited by flooding, which can only be overcome by major flood control.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper pasture management includes fertilization, controlled grazing, and weed control.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees along the streams.

This soil has low potential for both openland and range-land wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



**Bob Dube    254-803-5263 (LAND)    512-423-6670 (mobile)**

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)    [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**

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

**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

### **Soil Type – 66**

**66—Wilson silty clay loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and gummy. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

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



**Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)**

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com) [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**

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



**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

### **Soil Type – 67**

**67—Wilson silty clay loam, 2 to 5 percent slopes, eroded.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex or plane. Areas are in long narrow bands, and the soil slopes to natural drainageways. Part of the original surface layer has been removed by water erosion, and many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart. Individual soil areas range from 20 to 175 acres in size.

This soil has a surface layer of dark grayish brown, mildly alkaline silty clay loam about 4 inches thick. Below the surface layer, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 62 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline clay that has yellow mottles.

This soil is difficult to work. When dry, it is extremely hard; when wet, it is sticky and gummy. Surface crusts and dense plowpans form in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is severe.

Included with this soil in mapping are a few intermingled areas of Crockett and Burleson soils. The included soils make up less than 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, and corn. The objectives of management are controlling erosion and maintaining tilth and fertility. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Pasture management needed includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams or occasionally in motts.

This soil has low potential for most urban uses. The most restrictive limitations are the presence of gullies, shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Gullies, occasional wetness, and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IVE; Claypan Prairie range site.



**Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)**

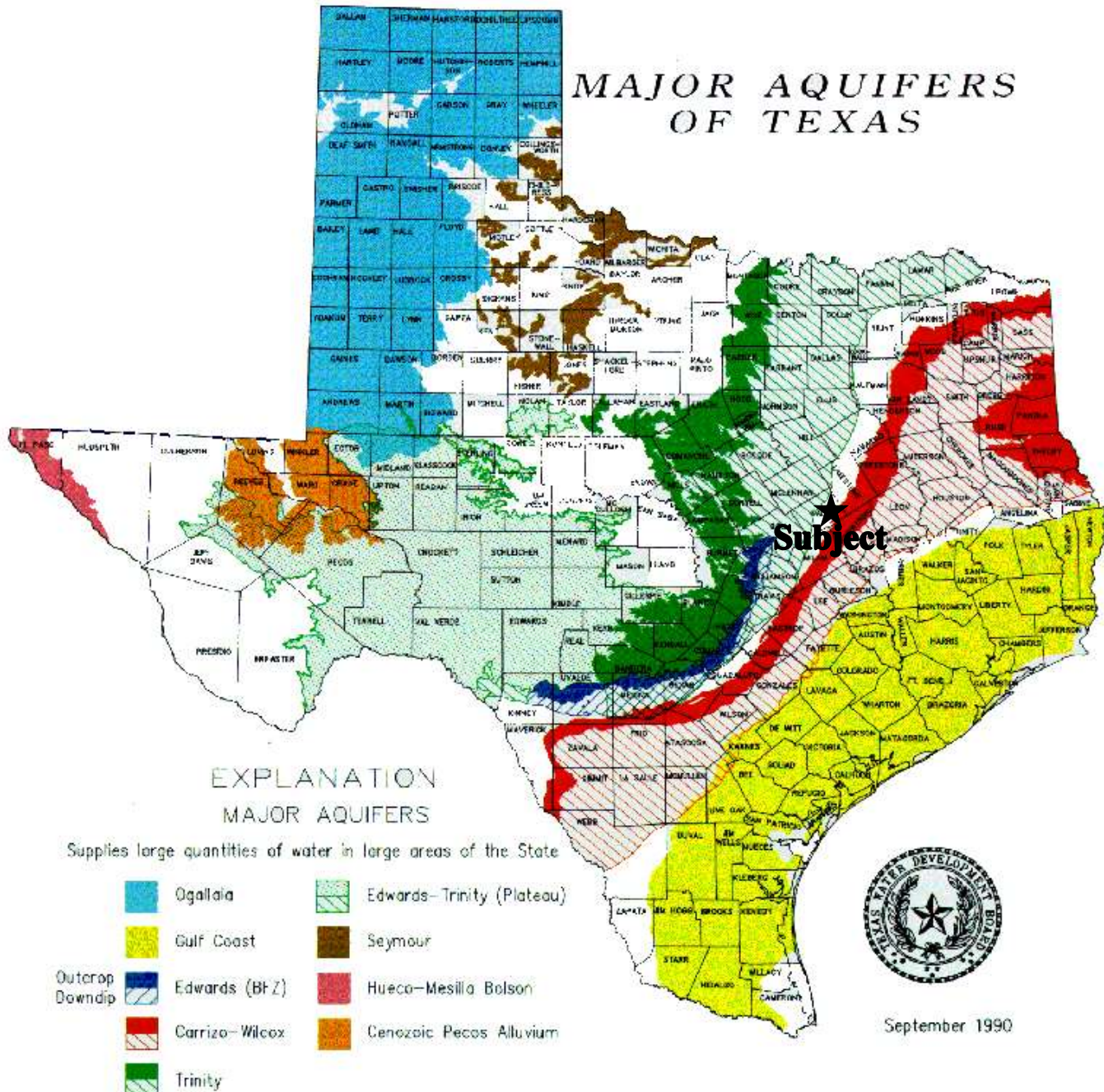
**bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com**

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

**FOR  
SALE**

# 77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661

## Property Location to Major Aquifers of Texas



**TEXAS**  
FARM & RANCH REALTY

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

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

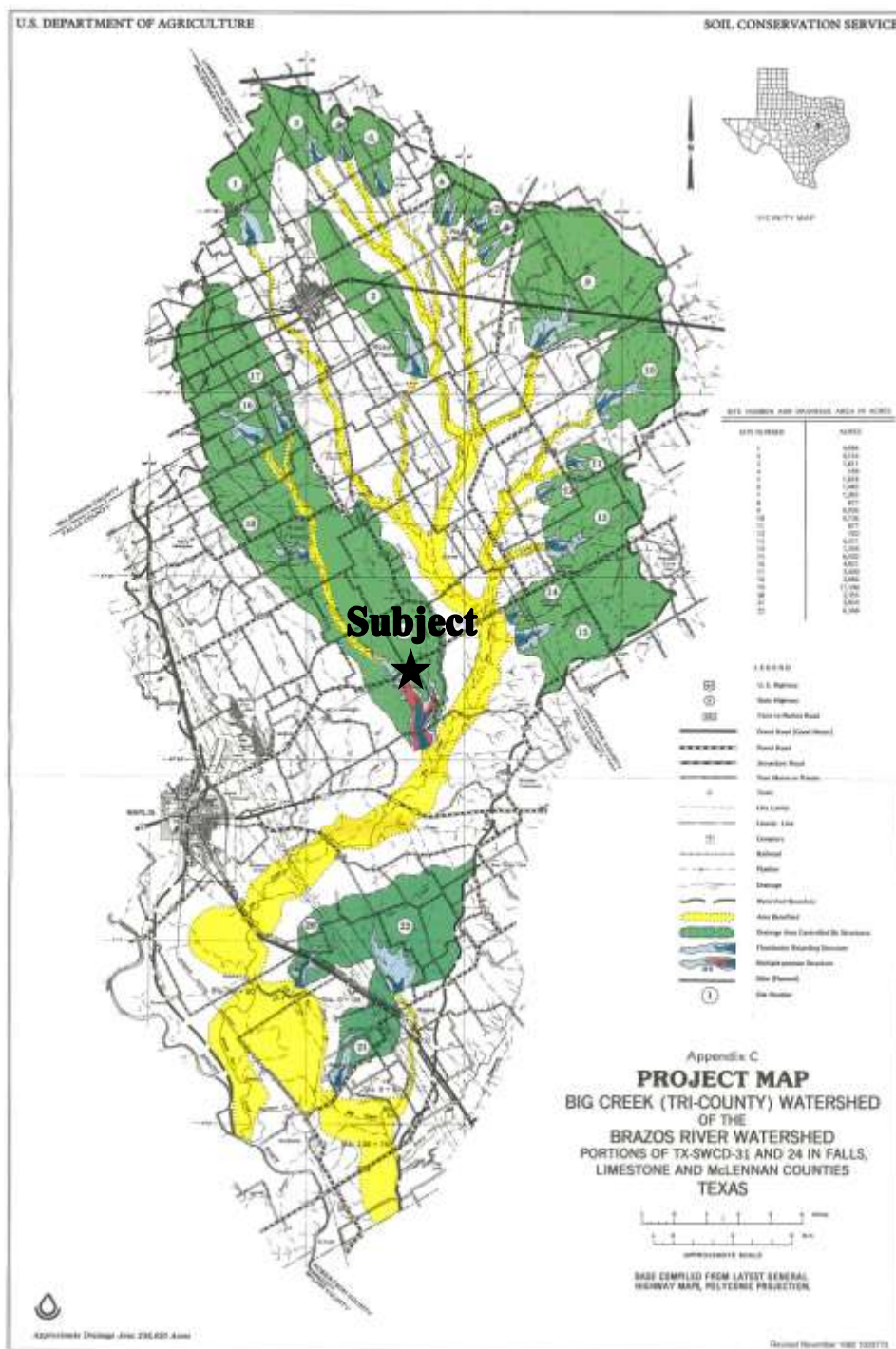
bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com



**FOR  
SALE**

**77 Acres - Pasture and Wooded Land With Cabin and Lake  
Marlin, Falls County, TX 76661**

## Brushy Creek Watershed Project Map



**TEXAS**  
FARM & RANCH REALTY

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

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

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com



**FOR  
SALE**

**77 Acres - Pasture and Wooded Land With Cabin and Lake  
Marlin, Falls County, TX 76661**

**Property Elevation Lines  
Brushy Creek Watershed Project**



**FOR  
SALE**

## **77 Acres - Pasture and Wooded Land With Cabin and Lake Marlin, Falls County, TX 76661**

### **CONFIDENTIALITY & DISCLAIMER**

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty and should not be made available to any other person or entity without the written consent of Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects, or any buyer's plans or intentions to continue its ownership of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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

**Bob Dube   254-803-5263 (LAND)   512-423-6670 (mobile)**

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)   [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**





## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Dube's Commercial Inc 401 Congress Austin, TX 78701  
Phone: (512) 423-6670

Fax: (512) 671-8011

Robert Dube

Untitled

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)