

— UNIMPROVED LAND | FOR SALE —

~48 AC OFF CR 256 | MARLIN, TX



~48 AC OFF CR 256 | MARLIN, TX

PROPERTY HIGHLIGHTS

- Located halfway between Bryan/College Station and Waco
- Great recreational tract
- Good mix of woods and water features



ASKING PRICE
\$337,400.00

PRICE/AC
\$7,000/AC

LEGEND:

○ Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"

—x— Wire fences

Approximate survey lines

DRFCT Deed Records of Falls County, Texas

OPRFCT Official Public Records of Falls County, Texas

PARCEL II
127.1 acre tract
Stephen Schneider, et ux
Volume 99, Page 393
OPRFCT

FIRST TRACT
74 acre tract
T. K. Kirkpatrick
Volume 203, Page 262
DRFCT

TRACT TWO
140 acre tract
Betty Ann Bird, et al
Volume 278, Page 748
OPRFCT

48.63 ACRES

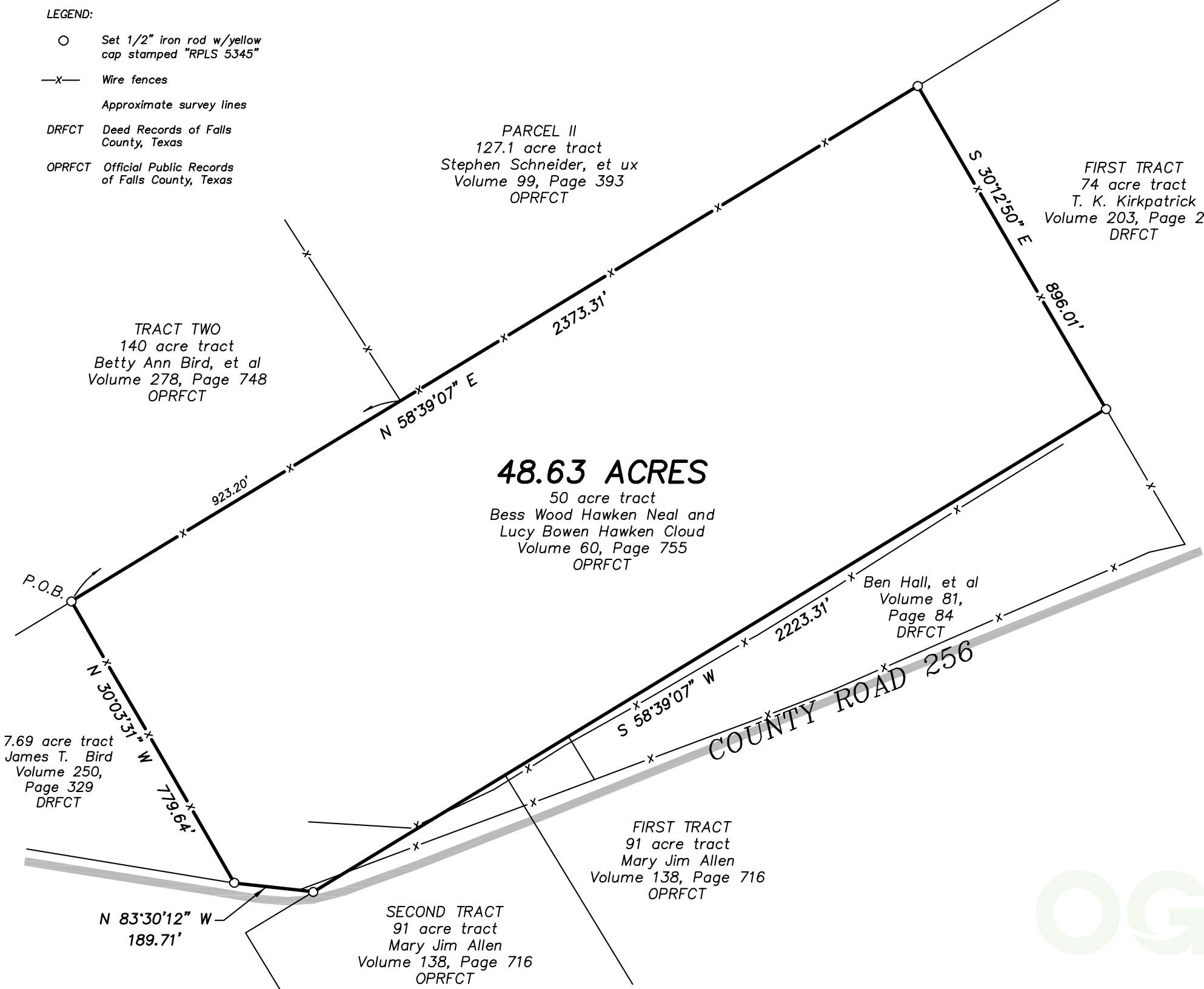
50 acre tract
Bess Wood Hawken Neal and
Lucy Bowen Hawken Cloud
Volume 60, Page 755
OPRFCT

Ben Hall, et al
Volume 81,
Page 84
DRFCT

7.69 acre tract
James T. Bird
Volume 250,
Page 329
DRFCT

FIRST TRACT
91 acre tract
Mary Jim Allen
Volume 138, Page 716
OPRFCT

SECOND TRACT
91 acre tract
Mary Jim Allen
Volume 138, Page 716
OPRFCT



P.O.B.

923.20'

N 58°39'07" E

2373.31'

S 30°12'50" E

896.01'

2223.31'

S 58°39'07" W

COUNTY ROAD 256

N 30°03'31" W

779.64'

N 83°30'12" W
189.71'



~48 AC OFF CR 256 | MARLIN, TX

PROPERTY INFORMATION

Size 48.63 AC

Location CR 256, Marlin, TX, 76661

Improvements None

Frontage/Access 185' Along County Road 256

**Topography/
Water Features** Rolling, mostly wooded with a pond and 2 wet weather creeks

Wildlife Whitetail Deer, hogs, dove

Flood Plain None



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



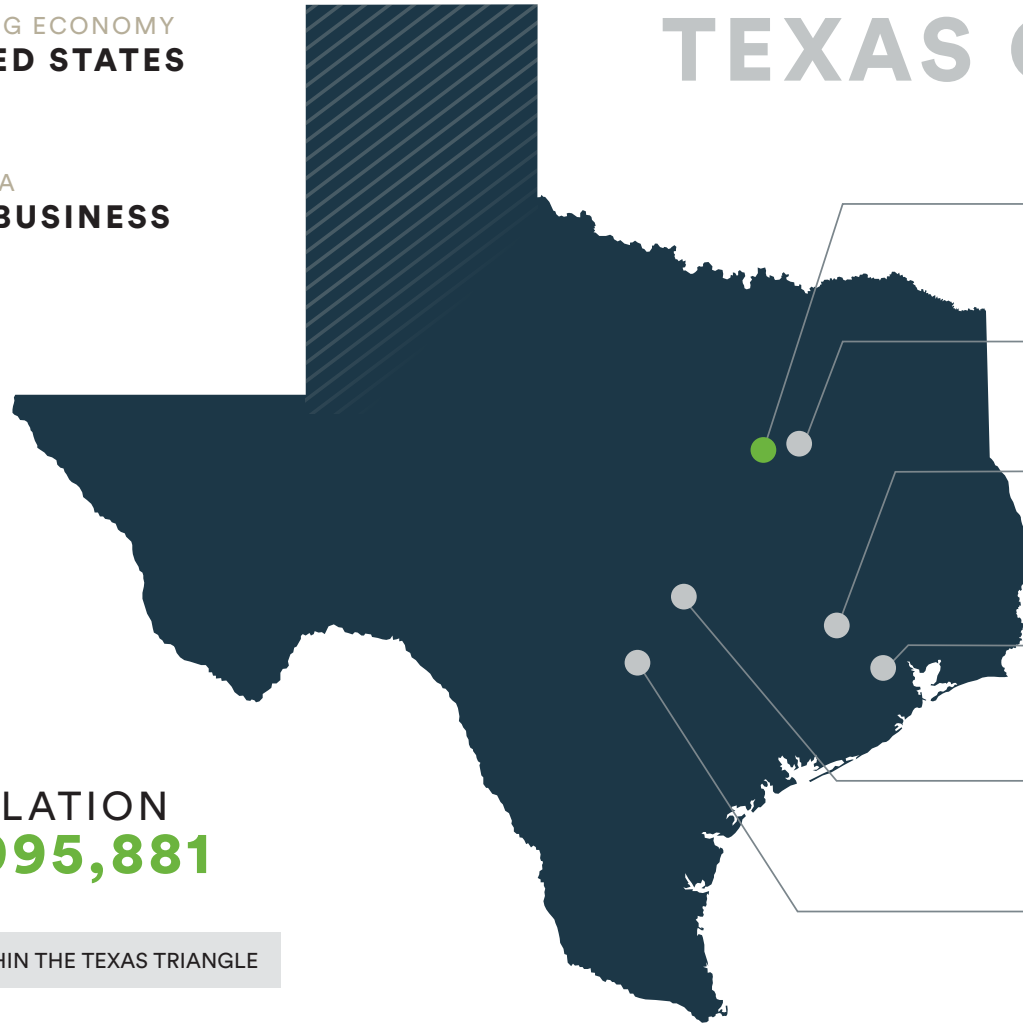
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

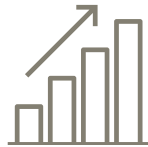
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

WACO, TEXAS

Waco, located along the Interstate 35 corridor, is the county seat of McLennan County. Greater Waco's centralized location with access, to Dallas and Austin (90 miles) and Houston and San Antonio (185 miles), make it a regional center of economic activity and an ideal community for businesses and individuals. It also offers some major attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions.

Since 2006, Greater Waco has seen more than \$1.3 billion in new capital investments and \$596 million in riverfront and downtown development, making it an attractive place to live, work and play.



POPULATION
241,505

320,000
REGIONAL
WORKFORCE

1.8 MILLION
VISITORS
PER YEAR



HOME TO BAYLOR UNIVERSITY

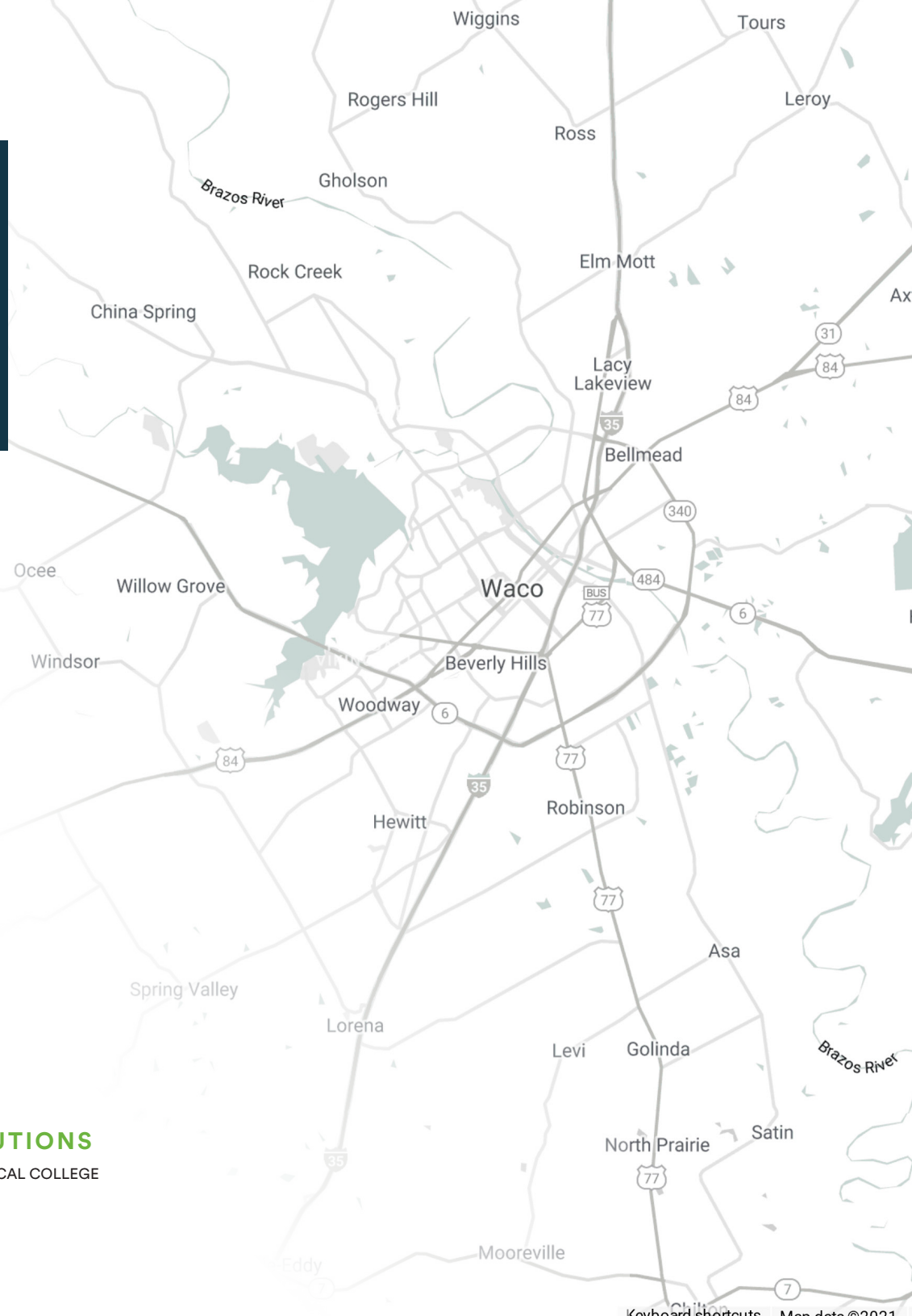
A PRIVATE CHRISTIAN UNIVERSITY AND
A NATIONALLY RANKED RESEARCH INSTITUTION

WITH MORE THAN 19,000 STUDENTS



TOP-RATED HIGHER EDUCATIONAL INSTITUTIONS

BAYLOR UNIVERSITY, MCLENNAN COMMUNITY COLLEGE, TEXAS STATE TECHNICAL COLLEGE WACO, TARLETON STATE UNIVERSITY IN WACO AND TEXAS TECH IN WACO



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.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

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Phone

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Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Associate | Land Services

D: 979.977.6094 **C:** 281.750.5776

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