



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

PRESENTED BY:

JOSH CARTER, CCIM

**221+/- ACRES
IN HILL COUNTY**

Near Hillsboro, TX
On US Hwy 77

PROPERTY OVERVIEW

From Hillsboro, the property is located about 6 miles east of IH-35 on US Hwy 77. Attractive ranch property offering recreation and agricultural opportunities with approx. 2,400 feet of road frontage on US Hwy 77. Features approx. 3,000 feet of White Rock Creek through the western side of the property and access to a Soil Conservation Service tank on the east side. Gently rolling open pasture and multiple wooded areas. Approx. 125 acres in cultivation with corn, wheat, and hay. USDA data indicates a combination of silty clay and blackland soils. Owner is also selling a separate 50+/- acre parcel southeast of this tract along Hill County Rd 4358.

Please contact the listing broker for an appointment to access the property.

PROPERTY HIGHLIGHTS

- Highway frontage
- Natural water features
- Ideal recreation property
- Milford ISD

PROPERTY SUMMARY

PROPERTY TYPE

Recreational and Agricultural Land

LOCATION

Hill County, TX

LAND AVAILABLE

221+/- Acres

LIST PRICE

\$1,878,500

UNIT PRICE

\$8,500 per acre

UTILITIES

Currently no electricity meter,
Contact Hilco Electric Co-op for more information
Currently no water meter,
Contact Files Valley Water Supply Corp.
for more information

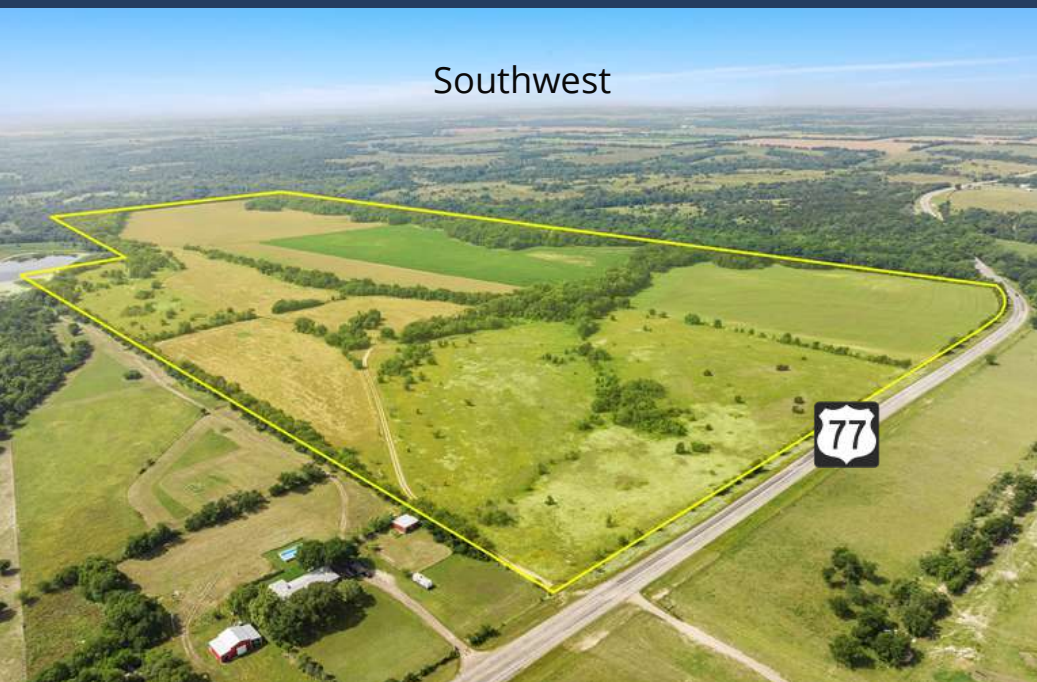


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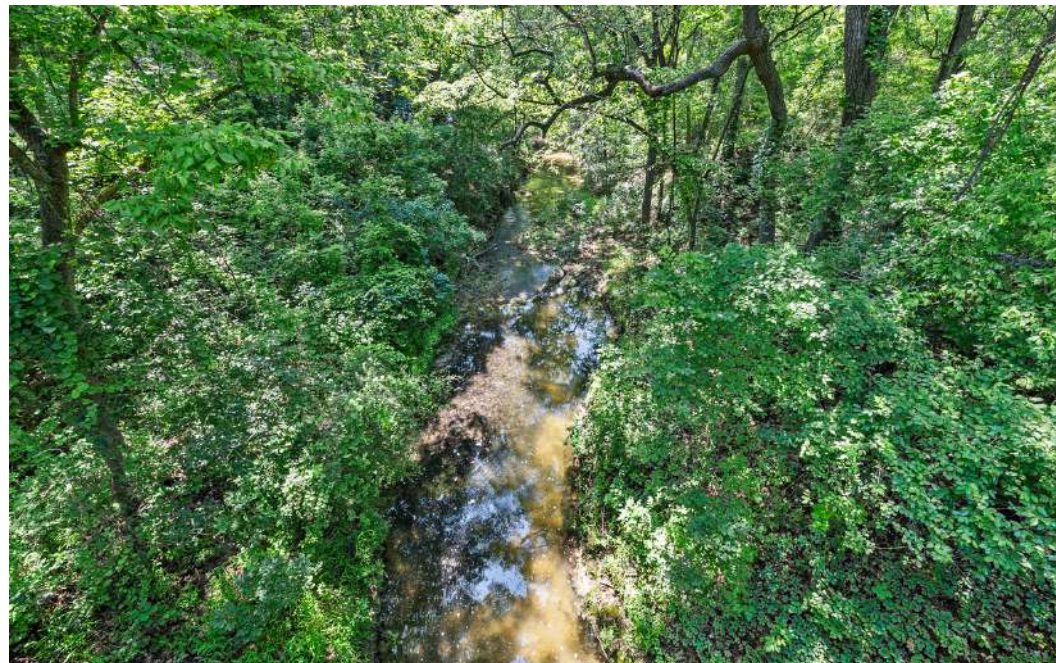
joshcarter@cartercre.com

PHOTO GALLERY



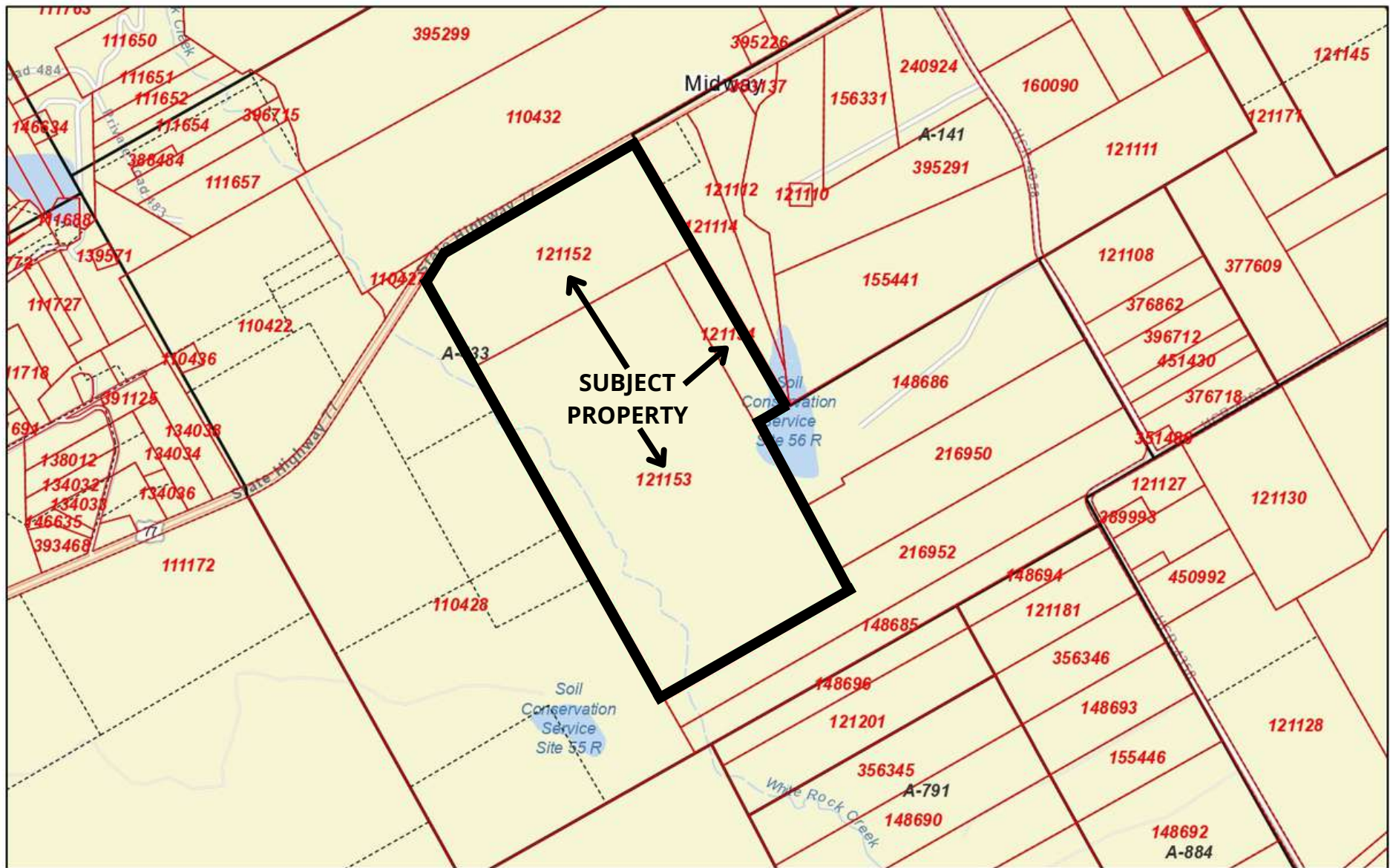
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PHOTO GALLERY



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HILL COUNTY APPRAISAL DISTRICT MAP



5/25/2023, 4:19:02 PM

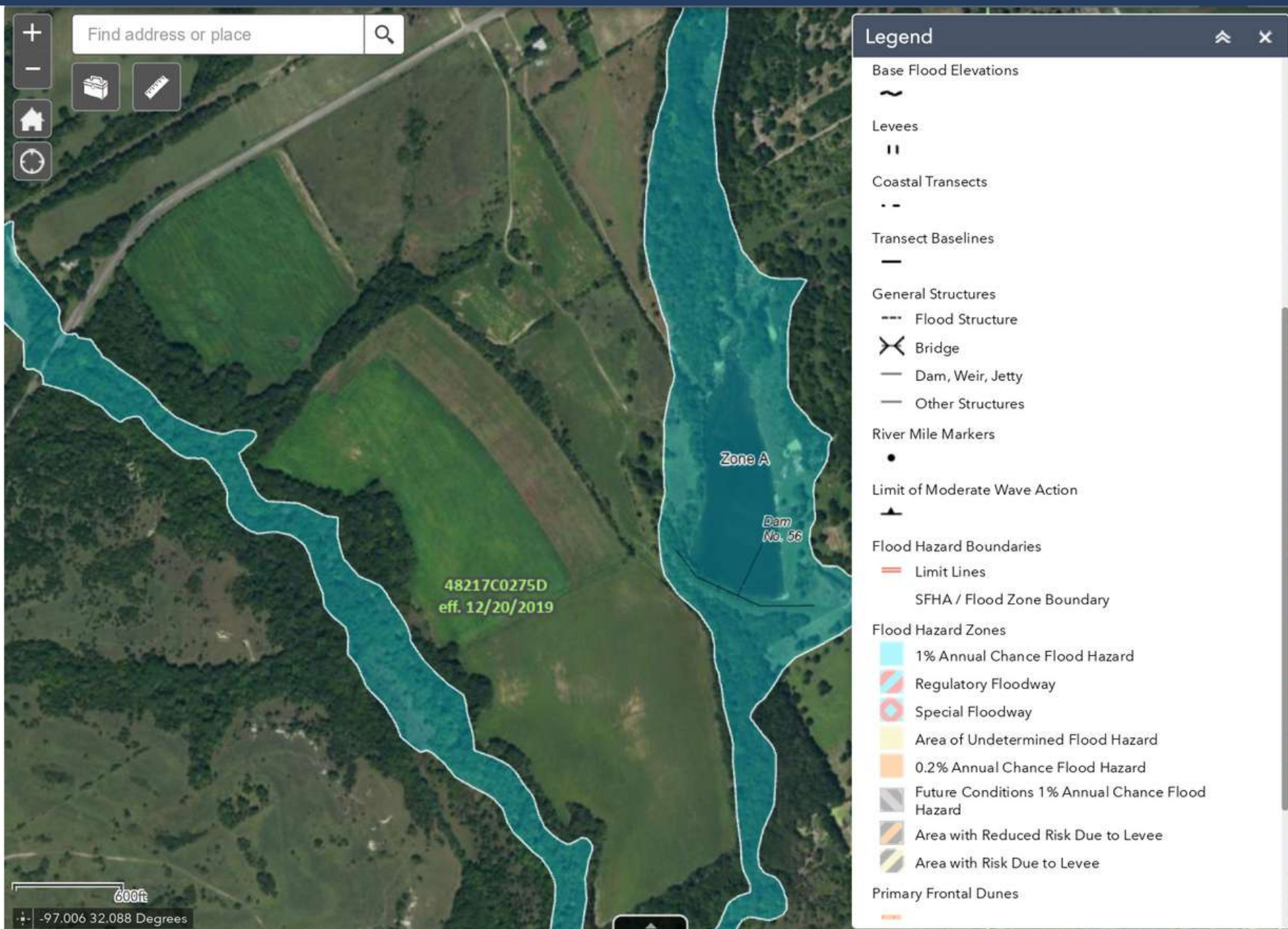
 Abstracts  Parcels  Lot Lines

1:18,056

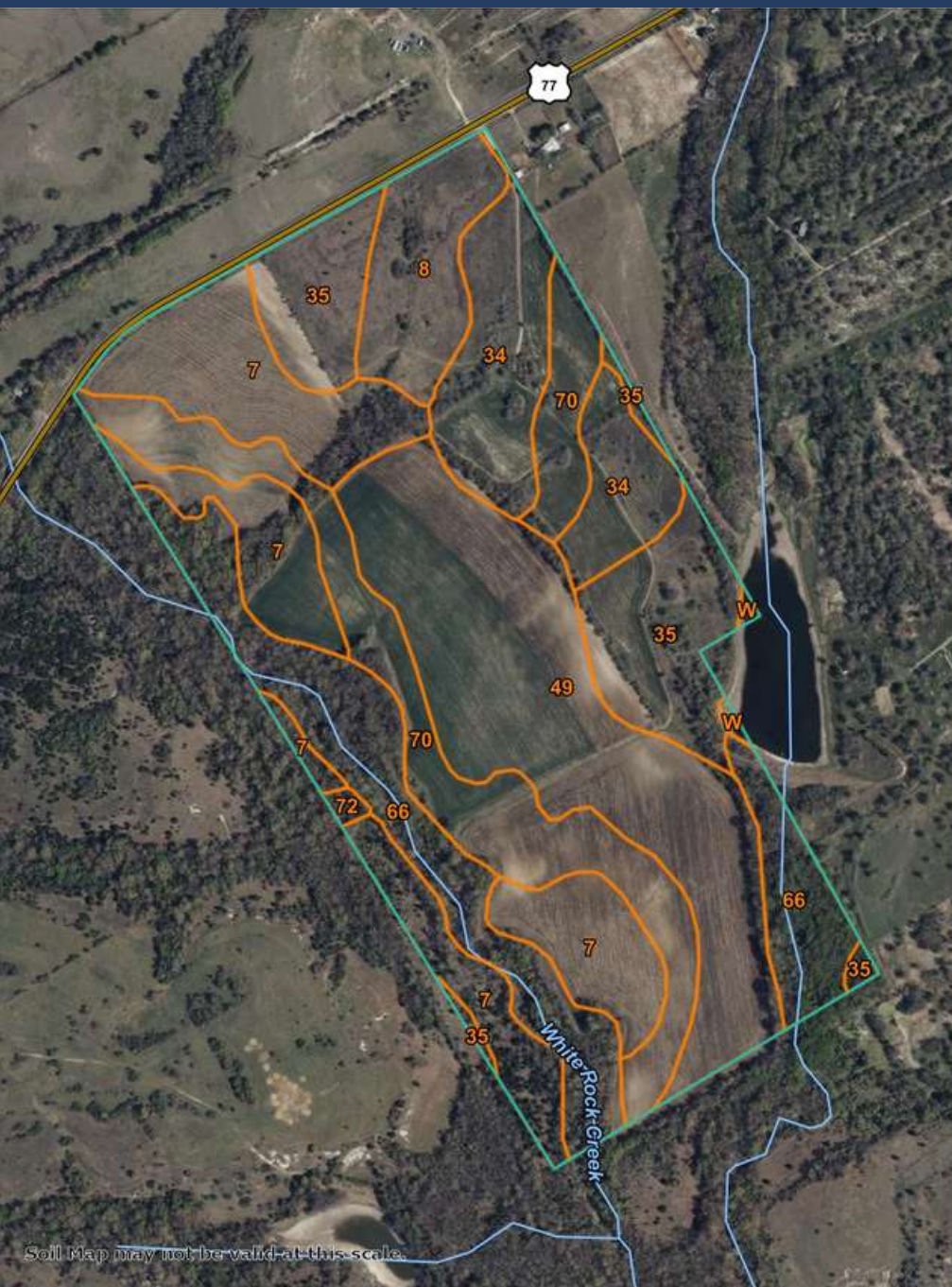
A number line with two scales. The top scale is labeled in miles (mi) and has major tick marks at 0, 0.13, 0.25, and 0.5. The bottom scale is labeled in kilometers (km) and has major tick marks at 0, 0.2, 0.4, and 0.8. There are also minor tick marks between the major ones: between 0 and 0.13 mi, there are two minor ticks; between 0.13 and 0.25 mi, there are two minor ticks; between 0.25 and 0.5 mi, there are three minor ticks. On the km scale, there are four minor ticks between 0 and 0.2, four between 0.2 and 0.4, and four between 0.4 and 0.8.



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USDA SOIL REPORT



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Austin silty clay, 1 to 3 percent slopes	45.4	20.5%
8	Austin silty clay, 2 to 5 percent slopes, moderately eroded	12.8	5.8%
34	Eddy very gravelly clay loam, 1 to 3 percent slopes	22.8	10.3%
35	Eddy very gravelly clay loam, 3 to 8 percent slopes	25.3	11.4%
49	Houston Black clay, 1 to 3 percent slopes	48.7	21.9%
66	Pursley clay loam, frequently flooded	32.9	14.8%
70	Stephen silty clay, 1 to 4 percent slopes	32.9	14.8%
72	Sunev clay loam, 5 to 15 percent slopes	0.6	0.3%
W	Water	0.6	0.3%
Totals for Area of Interest		222.0	100.0%



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AREA MAPS



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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.

11/2/2015

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua William Carter	476150	joshcarter@cartercre.com	(254)313-0000
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

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