



**COLDWELL BANKER  
COMMERCIAL**

**JIM STEWART  
REALTORS®**

PRESENTED BY:

**JOSH CARTER, CCIM**

**RUSSELL'S PECANS AND FINE CANDY**

**122+/- ACRES**

**12633 GHOLSON ROAD  
GHOLSON, TEXAS 76705**

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## PROPERTY OVERVIEW

Since the early 1900's, Russell's Pecans and Fine Candy has been a staple in Central Texas agriculture and business. Five generations built this family-owned operation into what is recognized as the leading pecan producer in Central Texas. About ten miles north of Waco, Texas, the 122-acre property features over 1,500 improved/grafted pecan trees planted in the fertile sandy loam soil near the Brazos River. Each tree is individually watered through an intricate system totaling more than 18 miles of underground irrigation lines. These orchards have been meticulously cared for and maintained above industry standards, producing 12 different varieties of Texas pecans. With a loyal customer base for decades running, Russell's Pecans continues to serve its wide base of wholesale and retail customers by providing the very best in Texas pecan bulk sales, custom processing, shelling service, and gift sales.

This offering includes real estate, business, personal property, and equipment.

## PROPERTY SUMMARY

### PROPERTY TYPE

Special Use Agriculture / Development

### LOCATION

Gholson, TX (Greater Waco Area)

### LAND AREA

122+/- Acres

### LIST PRICE

\$5,430,000

### ZONING

No restrictions

### UTILITIES

Electricity: Oncor Electric Delivery  
(various retailers)

Water: Gholson Water Supply Corp.

Sewer: None (septic systems)

Gas: None (propane)



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# PROPERTY DESCRIPTION

The real estate is segregated into two main parcels, both of which feature producing pecan orchards. Both parcels front along Gholson Road (Farm to Market Road 933).

The first parcel comprises 67+/- acres featuring two single-family homes, a retail store, processing facilities, and other utility buildings. This 'L-shaped' property features about 800 feet on frontage along FM 933 and can also be accessed from about 600 feet of road frontage along Wildcat Circle in the rear. Four private water wells, ranging in depth from 30 to 60 feet, contain sand/water separation systems, and are the primary source of water for irrigation.

The commercial improvements are made up of several different buildings, or 16,720+/- square feet in total. They're situated together near the frontage along Gholson Road (FM 933), providing convenient access for vendors and customers visiting the property. Guests can shop for gift baskets, baked goods, and other retail products in the 1,200+/- SF showroom, or pick up their custom order at the sales counter in the processing facility. Additional areas behind the retail operations provide facilities for sorting, cleaning, chopping, and other services. An adjacent warehouse space offers additional room for packaging, shipping, and refrigerated storage. There is a separate 2,200+/- SF building utilizing a conveyor system for sorting and drying recently harvested pecans. Tractors, implements, and other large-scale equipment are stored under a 5,600+/- SF metal barn nearby.

The first parcel also provides two separate single-family residences. The first is a 3 bedroom / 2 bathroom brick house built in 1982, and the second is a 4 bedroom / 3 bathroom 2-story house built in 2014.

The second of the two primary parcels is located about 500 yards to the south and consists of 55+/- total acres also accessible from Gholson Rd (FM 933). The frontage offers 14+/- acres of wide-open coastal hay field, with 35+/- acres of pecan orchards to follow. Toward the rear, the elevation rolls downward through 6+/- acres of beautiful pecan bottoms with about 700 feet of frontage directly on the Brazos River.

**Mineral Rights: Convey to Buyer**

**Ground Water Rights: Convey to Buyer**

**Pecan Varieties: Cheyenne, Choctaw, Desirable, Kiowa, Podsednic, Sioux, Stuart, Success, Timmy's Tiny Giant, Waco, Western Schley, Wichita**



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# SUBJECT PROPERTY - BOTH PARCELS



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# SUBJECT PROPERTY 67+/- ACRES

Looking North



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# SUBJECT PROPERTY 55+/- ACRES

Looking Northeast



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# PROPERTY PHOTOS



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# BUILDING IMPROVEMENTS

## IMPROVEMENT DETAILS

### Commercial Buildings

6,800+/- SF	Retail store, processing facilities, and warehouse
1,620+/- SF	Storage house
2,200+/- SF	Sorting / drying plant
5,600+/- SF	Large equipment barn
500+/- SF	Storage
16,720+/- SF	Total commercial improvements

### Residence #1

2,286+/- SF, built in 1982, brick exterior, 3 bedrooms, 2 bathrooms, large office, double carport, concrete driveway

### Residence #2

3,059+/- SF, built in 2014, rock and brick exterior, 4 bedrooms, 3 bathrooms, 2-story, 2 car garage, 24'X48' improved metal shop



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# BUILDING PHOTOS



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# PERSONAL PROPERTY AND BUSINESS EQUIPMENT



<u>Item(s)</u>	<u>Description</u>
Kubota M-9000 4WD no-cab tractor	90 horsepower
Kubota M-9000 4WD cab tractor	90 horsepower
John Deere 5090E 4WD cab tractor	90 horsepower
International Harvester 585 tractor	85 horsepower
Rhino flail mower with over running coupler	quick-connect bucket / pallet fork
Bush Hog rotary mower	3-point PTO, 14-foot
John Deere disc PTO digger 12"/9" AV	12-foot
Dry fertilizer drag	16-foot
John Deere cultivator	10 to 12-foot
Blade implement	3-point
Rotary tiller implement	PTO
De-shucker implement	10'X25'
HyO blade field leveler	4-foot opening
Savage harvester 8261	14-foot boom
Savage shaker	5,000 / 8,000-pound
Herbicide sprayer	4'X10'
Harvest dryer trailers (hydraulic dump) (2)	for limbs / sand
High-wall all-steel trailer	500 gallons
Hydraulic dump trailer	12' to 14'
20-outlet blast sprayer diesel engine (with cab controls)	Chainsaws (2)
Diesel fuel tank	In-floor pit
Limb power pruners (2)	In-floor elevator / conveyor system
Pre-cleaner	Elevator / conveyor system
Holding vat w/ vibrating feeder system	

<u>Item(s)</u>	<u>Description</u>
Double batch dryer	(2) 300-pound propane dryers
Air blowers	
In-wall lowered air moisture mover	
Elevator	16 to 20-foot dump over harvest trailers
Pecan crackers (10)	(6) Champion Model C, (4) Meyer Machine Co.
Dial sheller	16-inch
Scale bagger	New
Hobbs suction cleaner	5 horsepower
inspection table	
Vibrating inspection table	
"Meat" chopper	Piece maker
Satake Scan Master II	Sorting machine
Satake moisture collection system	
Champion air compressor	5 horsepower
Platform floor scale	4X4
Caterpillar forklift	3,000-pound
Floor jack	
Pallet jack	
Display cooler	
Walk-in freezer	New \$4,500 compressor
Propane / butane tank	250-gallon
Satake elevator	
Scales, tables, shelves	various
Sato label maker	
Floor scale	500-pound
Jet dryers for dump / harvester tractor (2)	5 horsepower
Pallet of super sacks	4X4X4 (New)
Elevator super sack	8-foot

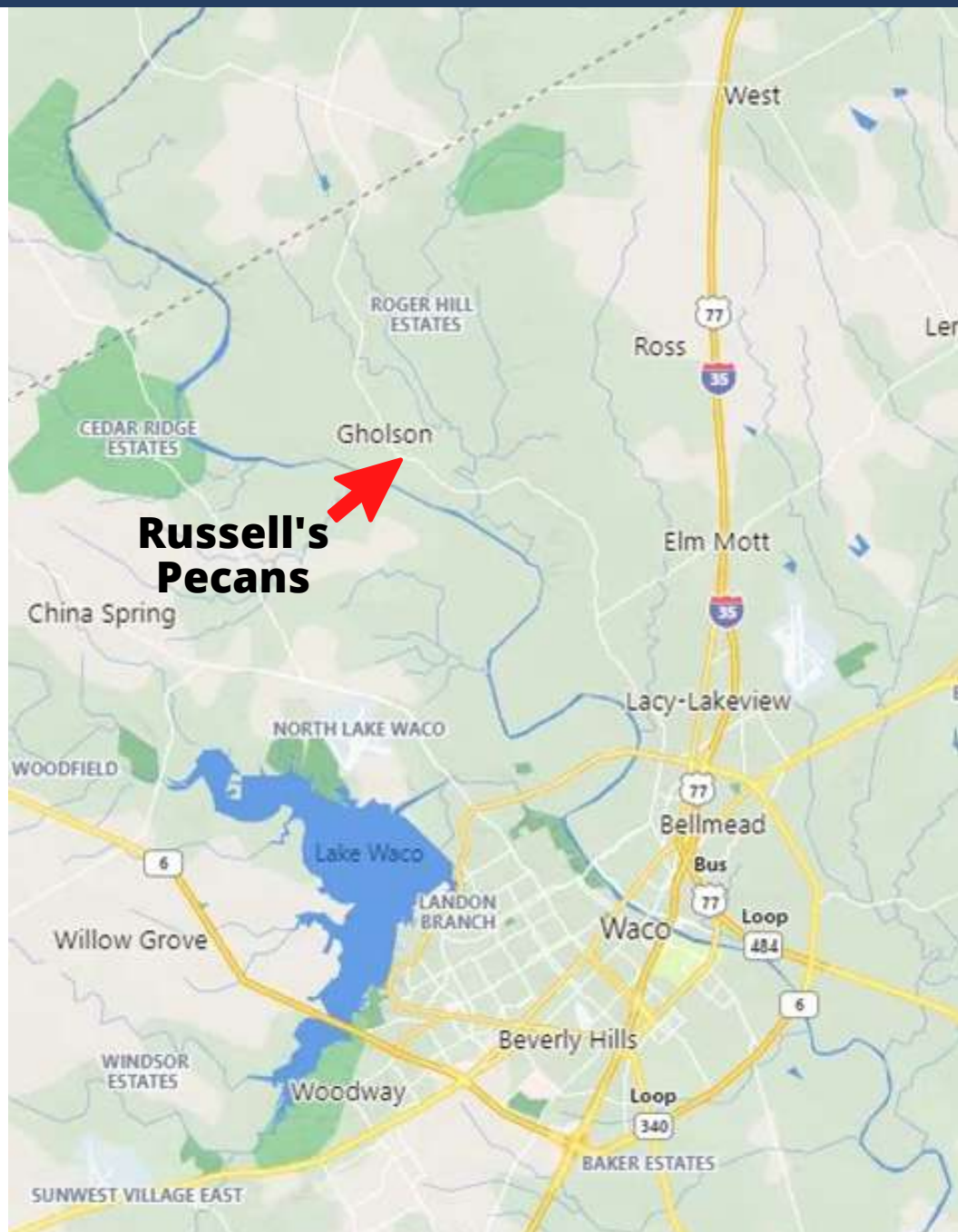
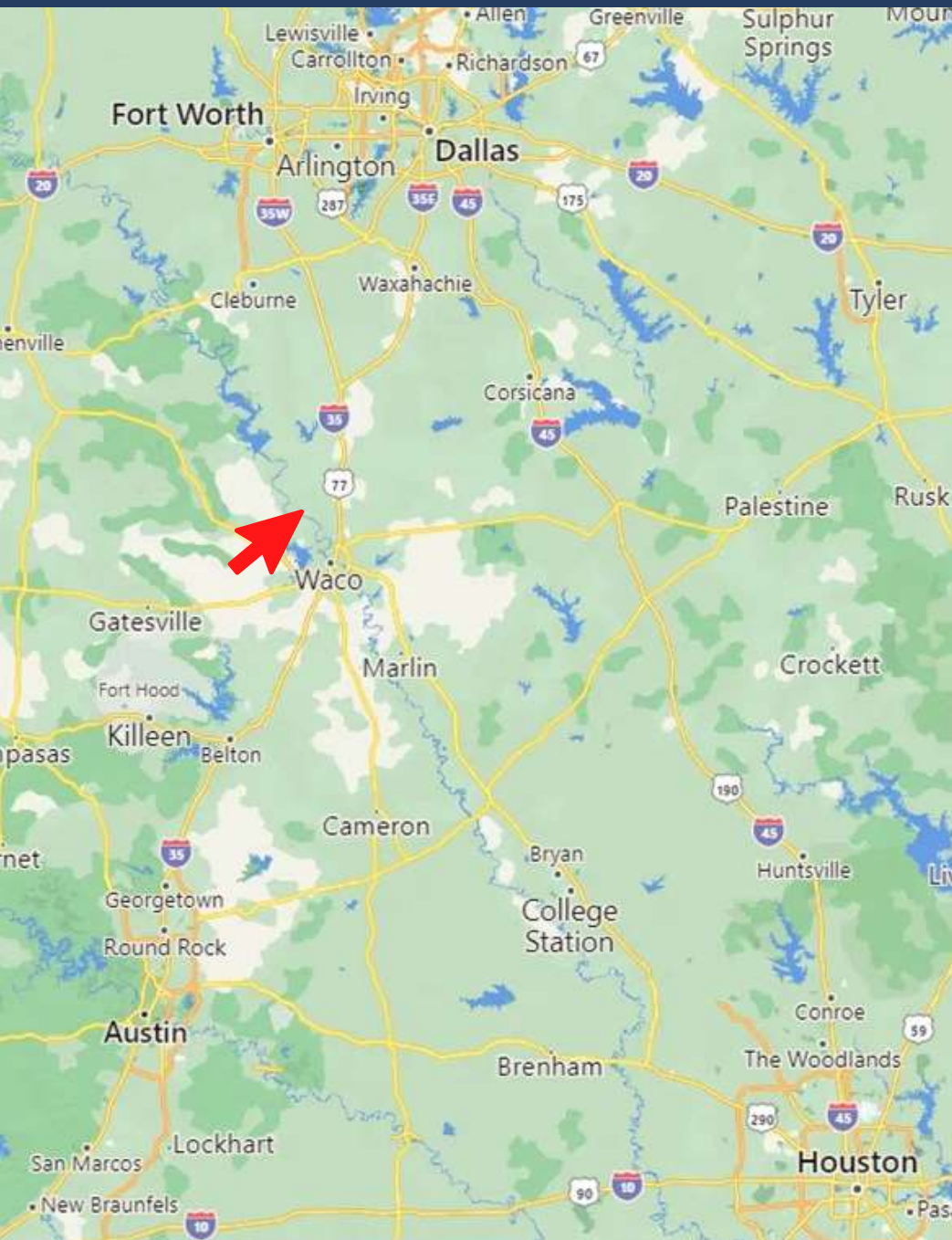
\* Ask listing broker for a complete detailed list of equipment



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# AREA MAPS



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# MARKET OVERVIEW



## LOCATION

Deep in the heart of Texas, settled conveniently between Dallas and Austin on the I35 corridor sits the city of Waco, an ever-growing hub of family life, business, and delightful southern culture. Founded in 1849 on the banks of the beautiful Brazos River, Waco has flourished into a prime area for businesses and families looking to settle in a place of peaceful potential.



## COMMUNITY

Waco is currently home to over 138,000 residents and growing every year. McLennan County, including those in Waco proper, is home to over 256,000 people. Baylor University, TSTC, and McLennan Community College have all made Waco home, and together they comprise a diverse cross section of higher education. Situated along Interstate 35 and the banks of the Brazos River is the sprawling campus of historic Baylor University, Texas' oldest university – a sure sign to all passersby that when you're in Waco, you're in Bear Country. Sic 'em!



## COMMERCE

Waco's job market reflects its natural appeal. Waco beats the US average of 33.5% in future job growth over the next ten years by almost 5%. An increasing median household income is due in large part to the many industries who have chosen Waco as its homebase. With two major healthcare systems and three institutions of higher education providing stability and the influx of newer and diverse industry generating fresh revenue, Waco's economic base provides for an increasingly prosperous future.



## CULTURE

Waco is pleasantly dotted with museums and activities for every age. Families can fill their day with trips to Hawaiian Falls Water Park, the Mayborn Museum Complex, Waco Mammoth National Monument, Dr Pepper Museum, The Silos, or Cameron Park Zoo among many others. Waco is also home to Cameron Park, the second largest inner city park in the nation. It's beaten only by Central Park in New York City. Within walking distance of Cameron Park is the Waco Suspension Bridge. Built in 1868, it served as the inspiration for the Brooklyn Bridge in New York.



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## 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.*

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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Buyer/Tenant/Seller/Landlord Initials

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Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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