



Indian Camp Creek Ranchette

58.68 acres Limestone County



LegacyLands.com

400 Austin Ave, Ste. 300 | Waco, TX 76701
254-848-5263

***Secluded and Multi-Use Property
Perfect for raising cattle, growing hay,
or weekend recreation.***

Subdivided into three pastures with cross fencing. The front pasture is open with native grass. The second pasture is open with lots of mesquite and the back pasture is heavily wooded.



A REAL ESTATE COMPANY PROMOTING
THE SALE, STEWARDSHIP, AND
ENJOYMENT OF LAND.



Property Information

Overview

TBD LCR 607 | Mart, TX 76667

58.68 +/- Acres - \$181,900

Highest and Best Use: Agriculture | Farm | Ranch | Recreation

Soil: Blackland

Topography: Rolling, Wooded, Mature Trees, Native & Improved Grass

Utilities: Electric and Water Meters Close and Available

Hunting: Deer, Fish, Dove, Hogs

Surface & Live Water: Seasonal Indian Creek, Lg Stock Tank w/Fish

Taxes: approx. \$20, AG Exempt

School District: Mart ISD

Driving Directions: From Mart, Hwy 164 east towards Groesbeck.

Turn right on LCR 607. After three sharp turns, property on the left.

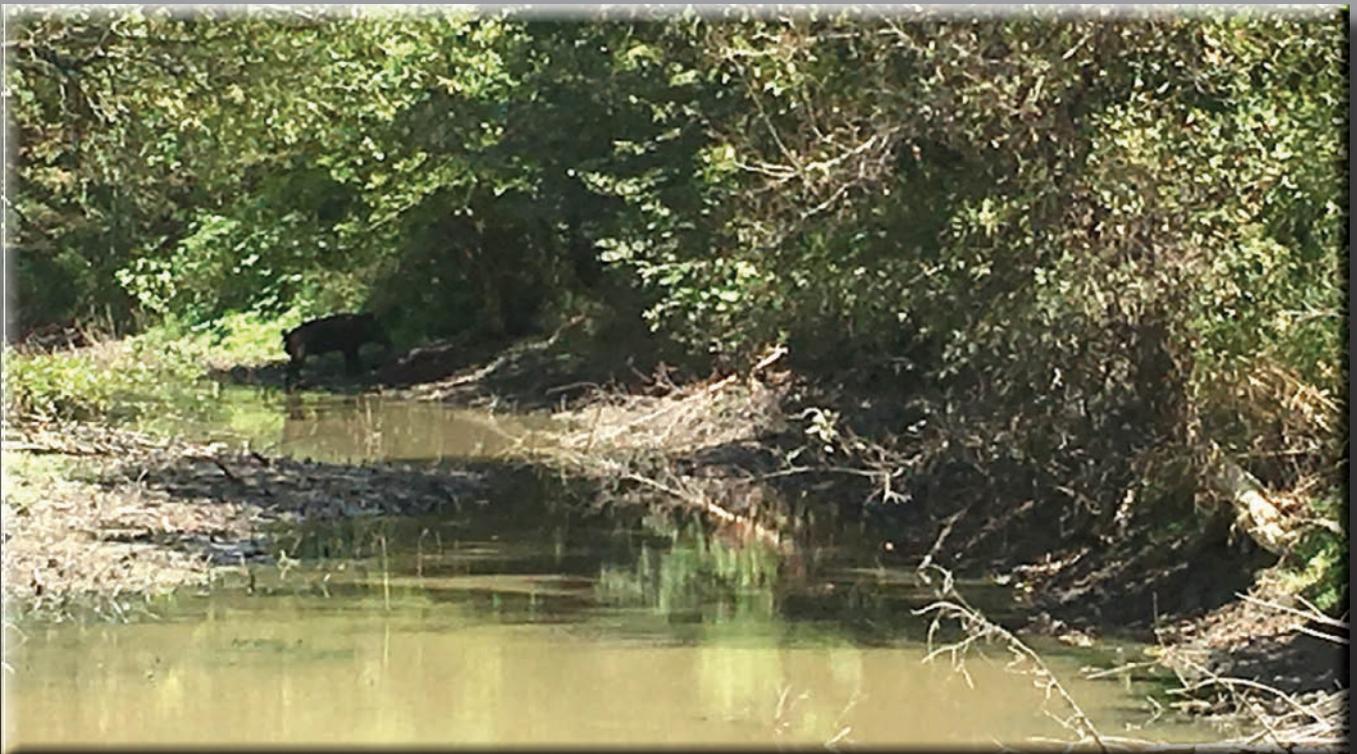
Call Tom Hooker for more information or to schedule a showing. 254-723-7237



All information is per owner/other sources and is deemed correct, but is not guaranteed.



The back pasture is filled with deer & hogs and a large stock tank is filled with fish. Indian Camp Creek separates the second & third pastures & meanders through the back of the property.







Electric meter through Navasota Valley Electric.
Water meter through Tri-County SUD.
Just 30 minutes from Waco.



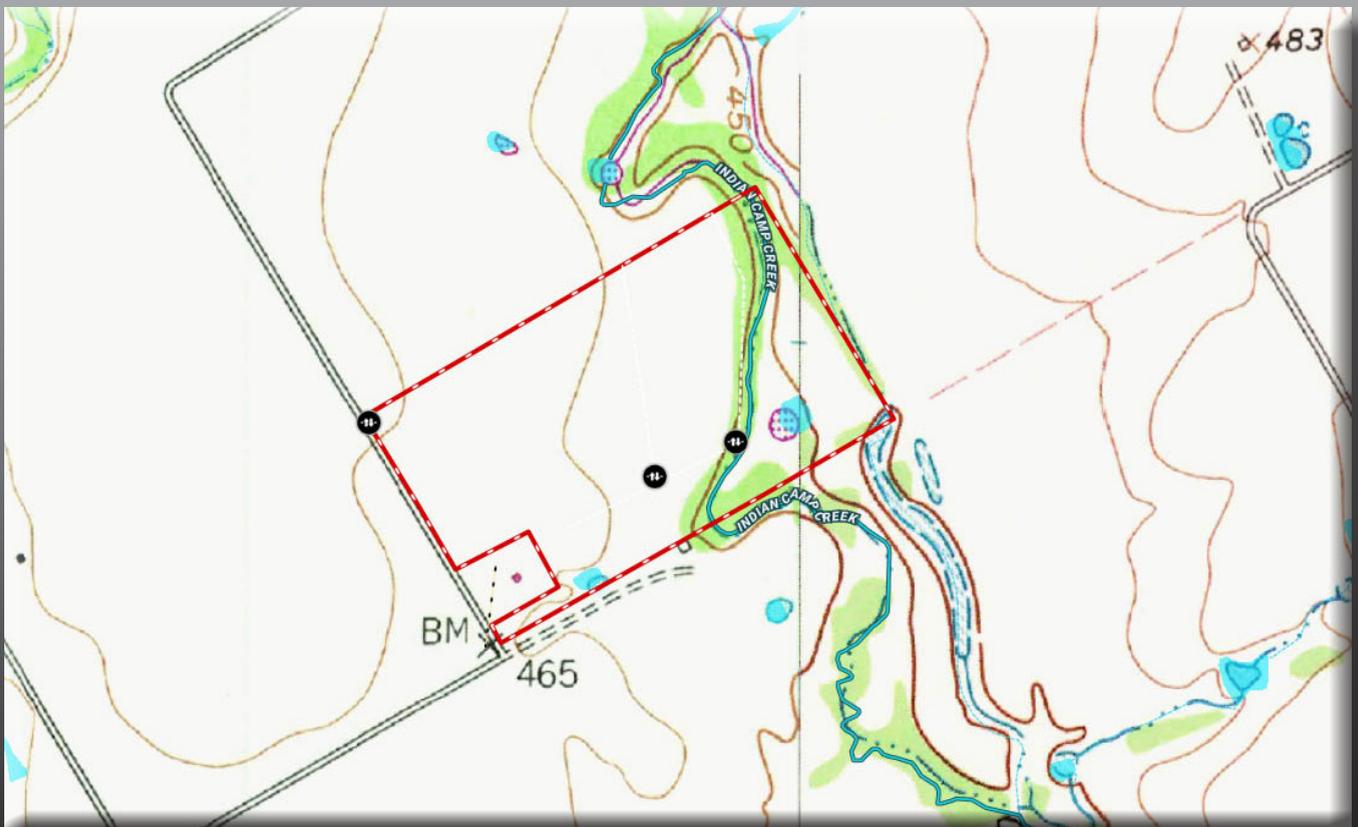




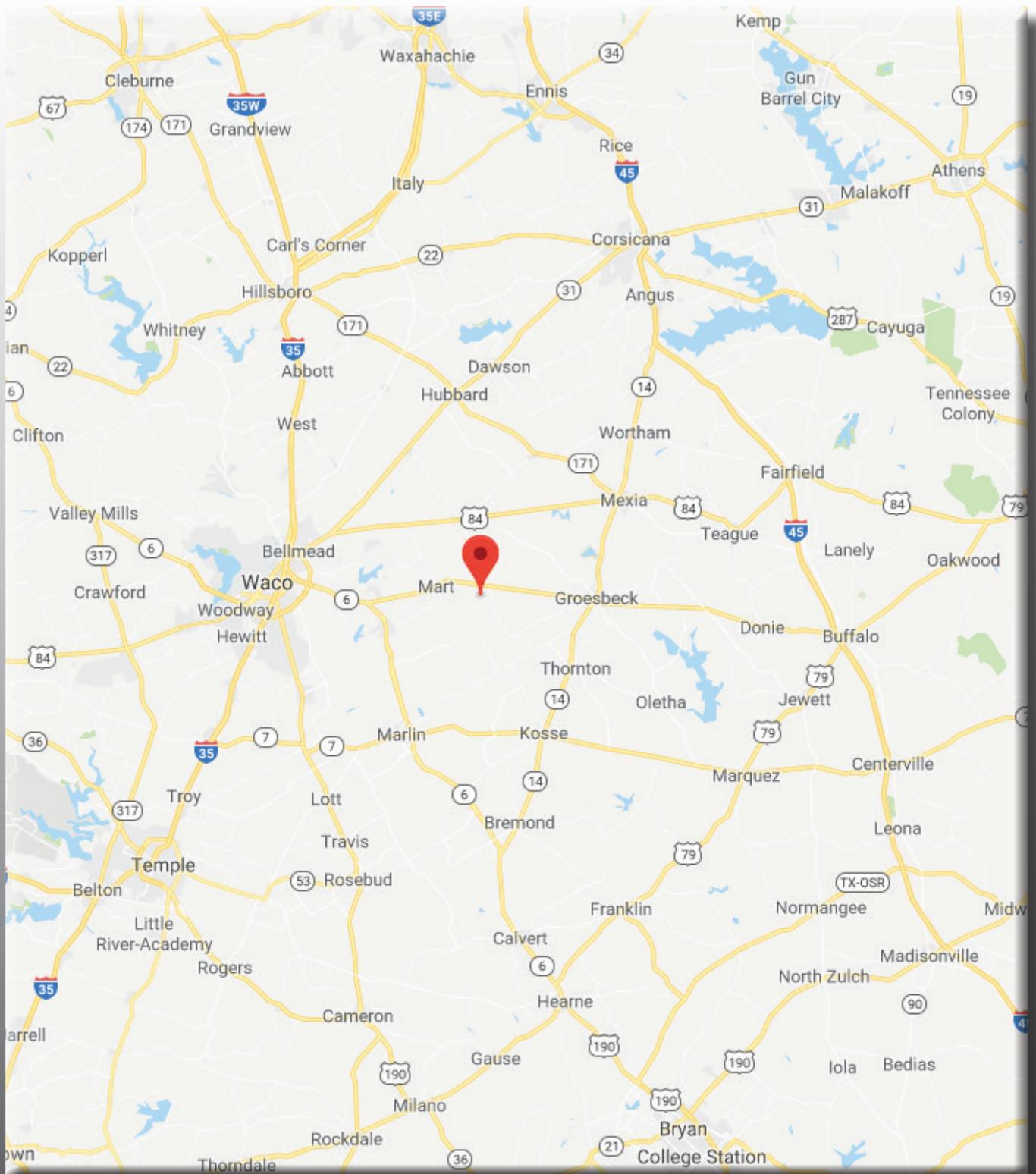
AERIAL MAP



TOPOGRAPHY MAP



Boundary lines are an approximation and are not exact



GPS Coordinates can be typed into Google Earth or Google Maps for property location:
31.5219,-96.749

Boundary lines are an approximation and are not exact



FOR MORE INFORMATION ON THIS LISTING,
PLEASE CONTACT:

Tom Hooker

Cell 254-723-7237
TomH@LegacyLands.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which the purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations, if any applicable governmental authority, or habitability, merchantability or fitness for any particular purpose.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal notice.

Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property, or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.



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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:
 - 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 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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Tom Hooker	698374	tomh@legacylands.com	254-723-7237
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date