



# CRAWFORD MONEY MAKING HOMESITE

160 +/- ACRES MCLENNAN COUNTY



**LEGACYLANDS.COM**

5984 N. STATE HWY 6 | WACO, TX 76712  
254.848.5263 OFFICE | 254.848.2921 FAX



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



## PROPERTY INFORMATION OVERVIEW

Acreage.....	160 +/-
Location.....	TBD Covered Wagon Trail; Crawford TX
Price.....	\$560,000 -- Per Acre \$3,500
Highest and Best Use.....	Agricultural/Home/Investment
Topography.....	Level/Flat
Utilities.....	Electricity Close and Available
Game.....	Dove
Minerals.....	Owned/Willing to Convey
Taxes.....	>TBD - AG Use Exemption
School District.....	Crawford

DRIVING DIRECTIONS: From Hwy 6/Loop 340 keep on Hwy 6, 11 miles & turn left on Cedar Rock Parkway (185), 4 miles turn left on Old School Parkway, 1.6 miles right on Covered Wagon. Property is .3 miles on your right.

SHOWING INSTRUCTIONS: Call Kelly Brooks @ 254-651-9267

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

### OWN YOUR OWN 160-ACRE FARM IN CRAWFORD

Great home-site off Covered Wagon with 116 acres  
of productive farmland behind it.

Utilities are close and available.

300 ft of road frontage

Crawford ISD



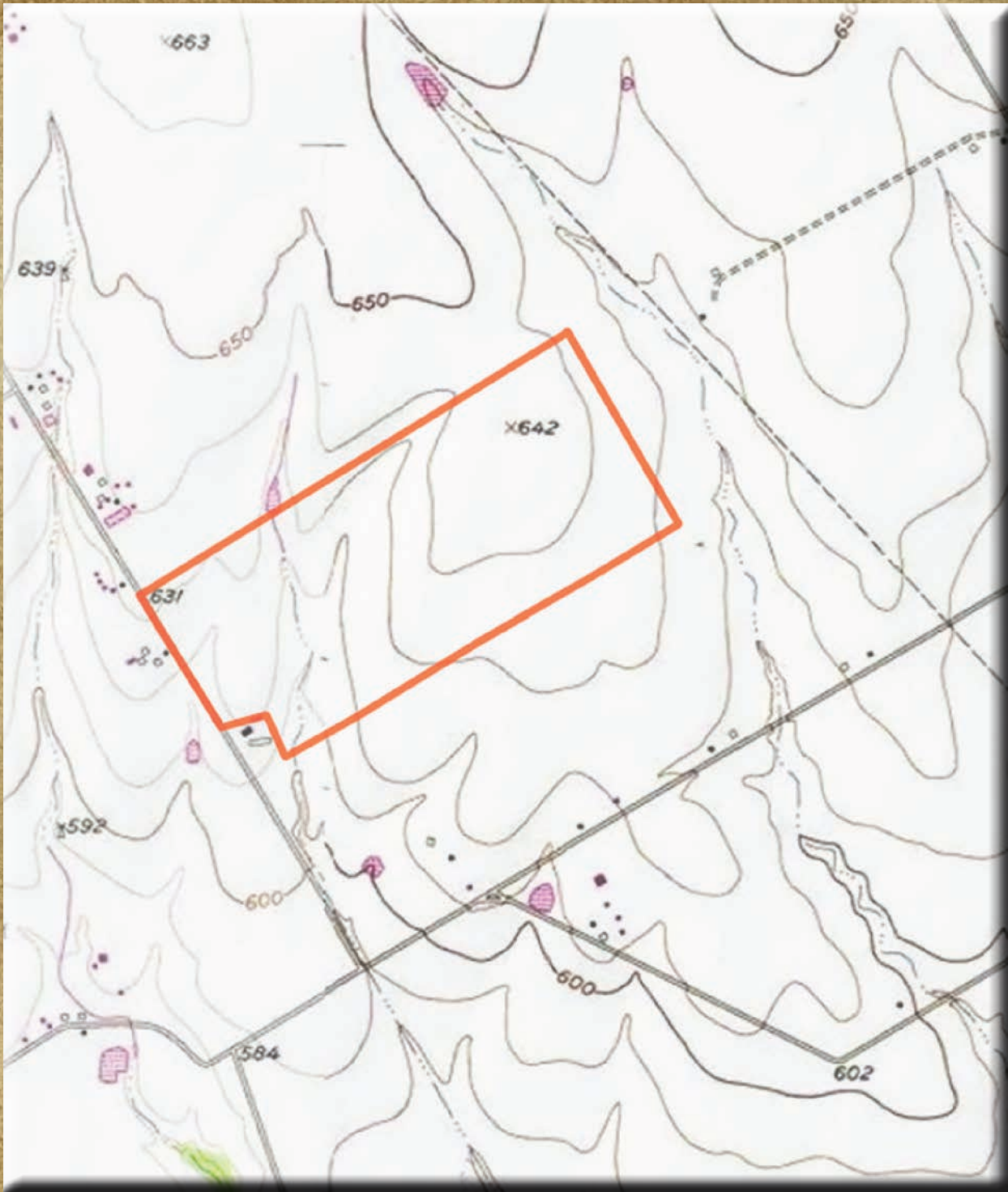
# AERIAL MAP



Boundary Lines Are An Approximation And Are Not Exact



# TOPOGRAPHY MAP



GPS Coordinates can be typed into Google Earth or Google Maps for property location:  
31.5321,-97.3725

Boundary Lines Are An Approximation And Are Not Exact





FOR MORE INFORMATION ON  
THIS LISTING, PLEASE CONTACT

**ERIC WILLIAMS**

CELL (254) 715-7555

[Eric@LegacyLands.com](mailto:Eric@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 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 without 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 or 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.



### ALLIANCE MEMBERS



5984 N. State Hwy. 6, Waco, TX 76712  
(254) 848.5263 | [Information@LegacyLands.com](mailto:Information@LegacyLands.com)  
Eric Williams, Broker





11/2/2015

## 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.*

### 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 coincidental 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.

<u>Legacy Land and Ranches</u>	<u>0553516</u>	<u>information@legacylands.com</u>	<u>(254)848-5263</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date

Legacy Land and Ranches, 5984 North State Hwy 6 Waco, TX 76712  
Eric Williams

Phone: 254-848-5263

Fax: (254)848-2921

Harold Cobb

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