

# CENTRAL TEXAS FARMLAND

East of Temple, Texas

BELL COUNTY, TEXAS

*38.72 Acres on FM 2086*



Operated by the same family since the 1950's, this farm has been continuously maintained in excellent condition and produces top area crop yields. It can be a solid addition to an existing farming operation or serve as an investment that generates consistent crop lease income.

The neighborhood consists of rural family dwellings, agricultural and recreational tracts that are well-maintained and show pride of ownership. The farm has good access to FM 2086 and SH 53 which leads to schools, shopping centers, and places of employment in the area.

The property is located near the community of Ratibor, approximately 8½ miles east of Temple, Texas, with frontage on FM 2086. It is a candidate for establishing a residence and/or related out-buildings on — thereby providing a country living setting that combines the enjoyment of rural living with the benefits of low taxes and an annual income.





## DESCRIPTIVE INFORMATION

**LOCATION:** Approximately 8.5 miles east of Temple, Texas adjacent to the community of Ratibor.

**ACCESS:** From NE H K Dodgen Loop (Loop 363) in Temple — travel 6.0 miles east on SH 53, then north on FM 2086 for 2.4 miles — to north boundary of property.

**EASEMENTS:** High pressure petroleum line, Flint Hills Resources/Operated by Koch Pipeline Co, LP. Gas Pipeline, Atmos Energy.

### UTILITIES:

**Electricity:** Heart of Texas Electric Co-op. Distribution service north side of FM 2086.

**Water:** East Bell Water Supply Corporation.

**Sewer:** Requires installation of septic system.



## FINANCIAL INFORMATION

**SALES PRICE:** \$115,192.00

**PRICE PER ACRE:** \$2,975.00

**TAXES (Projected 2016):** \$328.18

**MINERAL RIGHTS:** Seller will convey 100% of owned mineral rights.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



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