



**JOSH CARTER** CCIM

**12633 GHOLSON RD, GHOLSON, TX 76705**

Russell's Pecans & Fine Candy | Brazos River Frontage

**FOR SALE**

**CROMWELL**  
COMMERCIAL GROUP



## 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, TX the 122-acre property features over 1,500 improved/grafted pecan trees planted in the fertile sandy loam soil on the Brazos River. Water resources are drawn through any of the five (5) dedicated wells scattered across the property. They range in depth from 30 to 80 feet, contain sand/water separation systems, and are the primary source of irrigation. 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

Russell's Pecans and Fine Candy

### LOCATION

12633 Gholson Rd, Gholson, TX 76705

### PROPERTY TYPE

Special Use | Agriculture | Development

### MARKET

Greater Waco Area

### LAND AREA

122.436 Total Acres

Three separate tracts:

65.456 Acres, 2.0 Acres, and 54.98 Acres

Approx. 700 FT of frontage on the Brazos River

### ZONING

No Restrictions

### UTILITIES

Electricity: Oncor Electric Delivery (*various retailers*)

Water: Gholson Water Supply Corp.

Sewer: None (*septic systems*)

Gas: None (*propane*)

### LIST PRICE

\$4,460,000

Seller may divide the property, Contact Listing Broker for alternative package options (priced from \$2,875,000 to \$4,070,000)





## PROPERTY DESCRIPTION

The real estate is segregated into three (3) parcels, each of which feature frontage on Gholson Road (Farm to Market Road 933).

The first parcel comprises 65.456 acres featuring a single-family home, a retail store, processing facilities, and other utility buildings. Listed by McLennan CAD PID #119660. This 'L-shaped' property features about 600 feet of road frontage along FM 933 and can also be accessed from about 600 feet of road frontage along Wildcat Circle in the rear.

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, candy and confections, 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, shelling, 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 features 1 of 2 single-family houses located on this property: a single-story ranch-style home with 2,400+/- SF of living space, built in 1982, with 3 bedrooms, 2 bathrooms, a double carport, and large concrete driveway.

The second parcel comprises 2.0 acres, and is primarily dedicated to the second of 2 homes, adding 200+/- feet of road frontage on Gholson Rd (FM 933). Listed by McLennan CAD PID #119665. This parcel offers a larger two-story home with 3,059+/- SF of living space, rock and brick exterior, build in 2014, with 4 bedrooms, 3 bathrooms, an attached 2-car garage, and entertainment patio. It also features a 24'x48' insulated metal shop improved with HVAC and restroom.

The third parcel is located about 500 yards to the south and consists of 54.98+/- acres also accessible by Gholson Rd (FM 933). Listed by McLennan CAD PID #119699. 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 water frontage directly on the Brazos River.

**Mineral Rights:** Convey to Buyer

**Ground Water Rights:** Convey to Buyer (Consumption amount varies and is self-reported)

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



# ALL PARCELS



65.456+/- ACRES & 2.0+/- ACRES



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54.98+/- ACRES



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# PHOTO GALLERY



# PHOTO GALLERY



# Building Improvements

## Commercial Buildings:

### 16,720+/- SF Total Commercial Improvements

- 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

## Residence #1:

- 2,400+/- SF
- Built in 1982
- Brick exterior, concrete driveway, double carport
- 3 bedrooms, 2 bathrooms, large office

## Residence #2:

- 3,059+/- SF
- Built in 2014
- Rock and brick exterior, 2-story, 2-car garage
- 4 bedrooms, 3 bathrooms
- 24'x48' Improved Metal Shop



# Field & Harvesting Equipment

## ITEMS:

## DESCRIPTION:

Kubota M-900 4WD No Cab Tractor	90 horsepower
Kubota M-900 4wd Cab Tractor	90 horsepower
John Deere 5090E 4wd Cab Tractor	90 horsepower
John Deere 4020 Tractor	90 horsepower
International Harvester 585 Tractor	85 horse power, quick-connect bucket/pallet fork
Rhino Flail Mower with Over Running Coupler	3 Point PTO, 14 FT
Bush Hog Rotary Mower	12 FT
John Deere Disc	
PTO Digger 12"/9" AV	
Dry Fertilizer Drag	16 FT
John Deere Cultivator	10 - 12 FT
Blade Implement	3-Point
Rotary Tiller Implement	PTO
De-shucker Implement	
HyO Blade Field Leveler	10' x 25'
Savage Harvester 8261	
Savage Shaker	4 FT Opening
Herbicide Sprayer	14 FT Boom
Harvest Dryer Trailers (2)	5,000/8,000 Pound (Hydraulic dump)
High-wall All-Steel Trailer	4' x 10'
Hydraulic Dump Trailers	(2) 16-20 FT dump-over harvest trailers for limbs/sand
20-Outlet Blast Sprayer	(with Cab Controls)
Diesel Fuel Tank	500 Gallons
Limb Power Pruners (2)	12' - 14'
Chainsaws (2)	
In-floor Pit	Concrete/Steel
In-floor Elevator/Conveyor System	2' x 16'
Pre-Cleaner	
Hobbs Suction Cleaner Inspection Table	5 horsepower
Elevator Conveyor System	20 FT
Holding Vat with Vibrating Feeder System	5,000 - 10,000 Pounds
Jet Dryers for Dump/Harvester Tractor (2)	
Pallet of Super Sacks	500 pound
Elevator Super Sack	4x4x4 New, 8 FT



# Retail & Processing Equipment

## ITEMS:

Double Batch Dryers (2)  
Air Blowers  
In-wall Lowered Air Moisture Mover  
Elevator  
Pecan Crackers (10)  
  
Dial Sheller  
Scale Bagger  
Vibrating Inspection Table  
"Meat" Chopper  
Satake Scan Master II  
Satake Moisture Collection System  
Champion Air Compressor  
Platform Floor Scale  
Caterpillar Forklift  
Floor Jack  
Pallet Jack  
Display Cooler  
Walk-in Freezer  
Propane/Butane Tank  
Satake Elevator  
Scales, Tables, Shelves  
Sato Label Maker  
Floor Scale

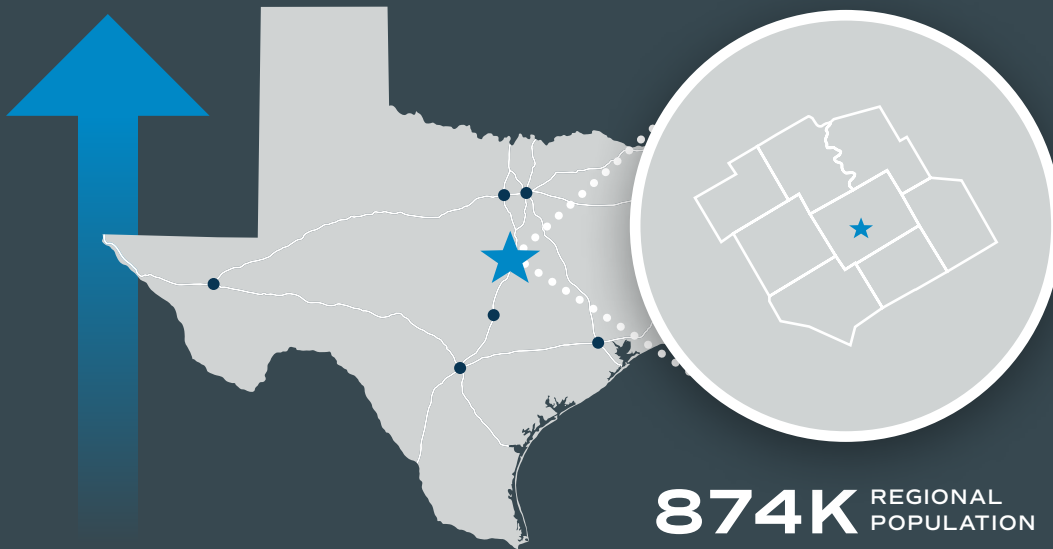
## DESCRIPTION:

300 pound propane dryers  
  
(6) Champion Model C  
(4) Meyer Machine Co.  
16 Inch  
New  
  
Piece maker  
Sorting Machine  
  
5 horsepower  
4x4  
3,000 pounds  
  
250 gallon, new compressor, \$4,500  
  
Various



**\*ASK LISTING BROKER FOR COMPLETE DETAILED LIST OF EQUIPMENT**





## REGIONAL HIGHLIGHTS

### TRAVEL

*2021 Direct Impact*

#### Visitors

1.7 million, 45% increase

#### Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

#### Travel Spending

\$100 million

#### Employment

5,800 jobs

### TOURISM

#### Magnolia Market

Waco's #1 tourist draw

#### 2023 Visits

825+ thousand visits

### EDUCATION

#### Colleges/Universities

5 in/near Waco

#### Baylor University

20,709 enrolled 08/22

13th largest university in Texas

### COST OF LIVING

#### Groceries

92.4

#### Transport

72.3

#### Utilities

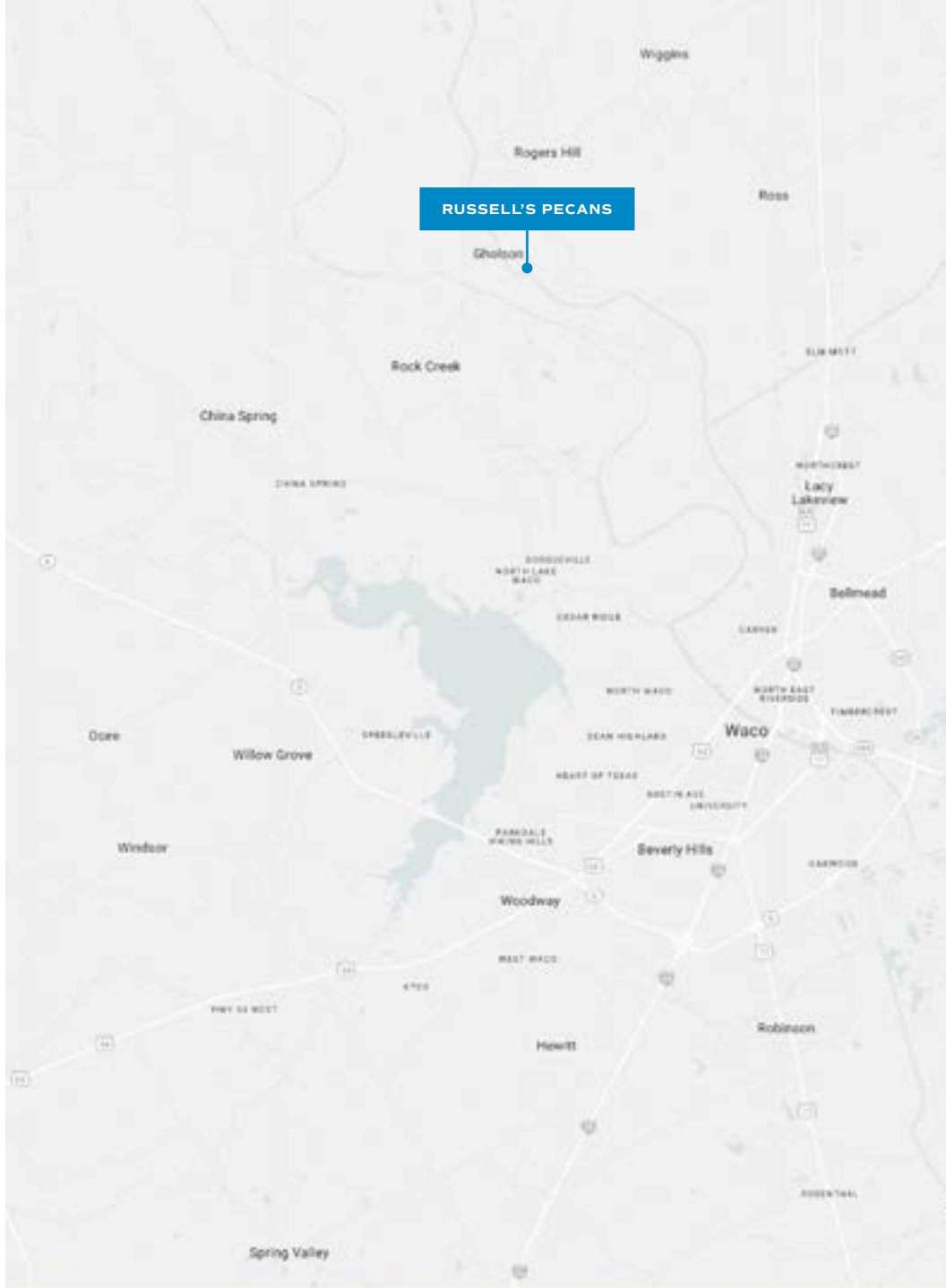
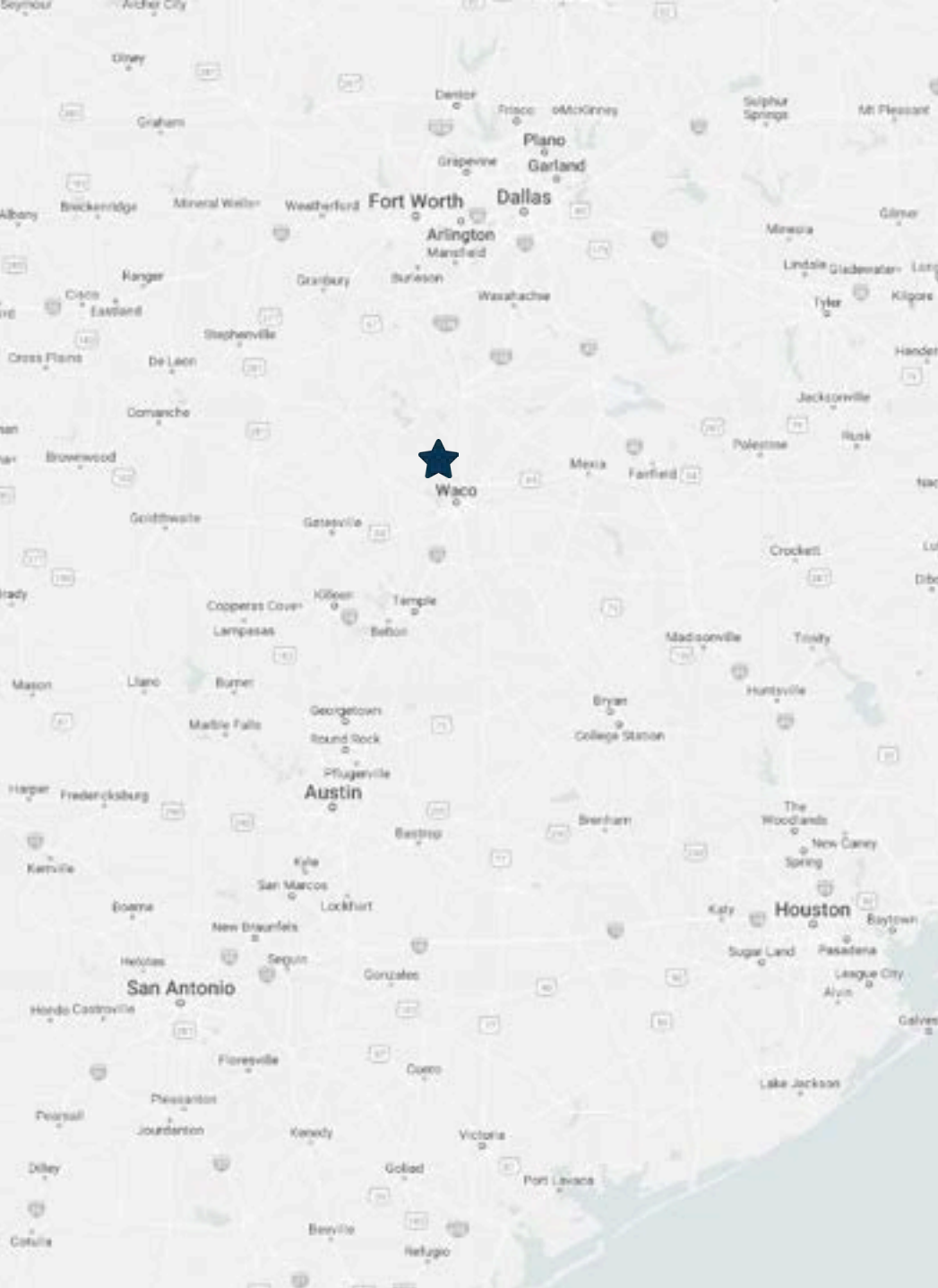
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#### Healthcare

101

"Earning...**\$35,000** in Waco [is] equivalent [to] **\$44,132** in Dallas or \$45,652 in Austin."





# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



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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.



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_