

LAND AVAILABLE FOR SALE

# +/-347.01 AC on Vilas Rd. Holland, Tx

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**PRESENTED BY:**

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Wetlands

PROPERTY DETAILS	
<b>LAND</b>	+/-347.01 AC
<b>FRONTAGE</b>	+/-1,027 feet of road frontage on Vilas Rd
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• No Restrictions</li> <li>• Access to Donahoe Creek</li> <li>• No transmissions lines on the property</li> </ul>
<b>AG-EXEMPT</b>	Yes
<b>ACCESS</b>	Direct access to Vilas Rd
<b>IMPROVEMENTS</b>	Fencing, pens, well and the road going into the property, deer feeders and stands. An abandoned CR road that is used for the main road has a great base.
<b>UTILITIES</b>	Water – Well and (CCN 10051) Bell Milam Falls WSC Septic Required Electric – Bartlett Fiber Optic Service – Bec Communications
<b>TOPOGRAPHY</b>	Predominantly rolling to gently sloping terrain, $\pm 475.23$ FASL to $\pm 403.8$ FASL
<b>FLOOD PLAIN</b>	Yes- Partial, not all
<b>MAJOR AQUIFER</b>	Trinity
<b>PRICE</b>	Call Broker at 254-800-5000



**+/-347.01 ac**

Boundary lines shown are approximate and not to be used as a legal survey

## 347.01 Acres | Unrestricted Land | Off Vilas Road, Holland, TX

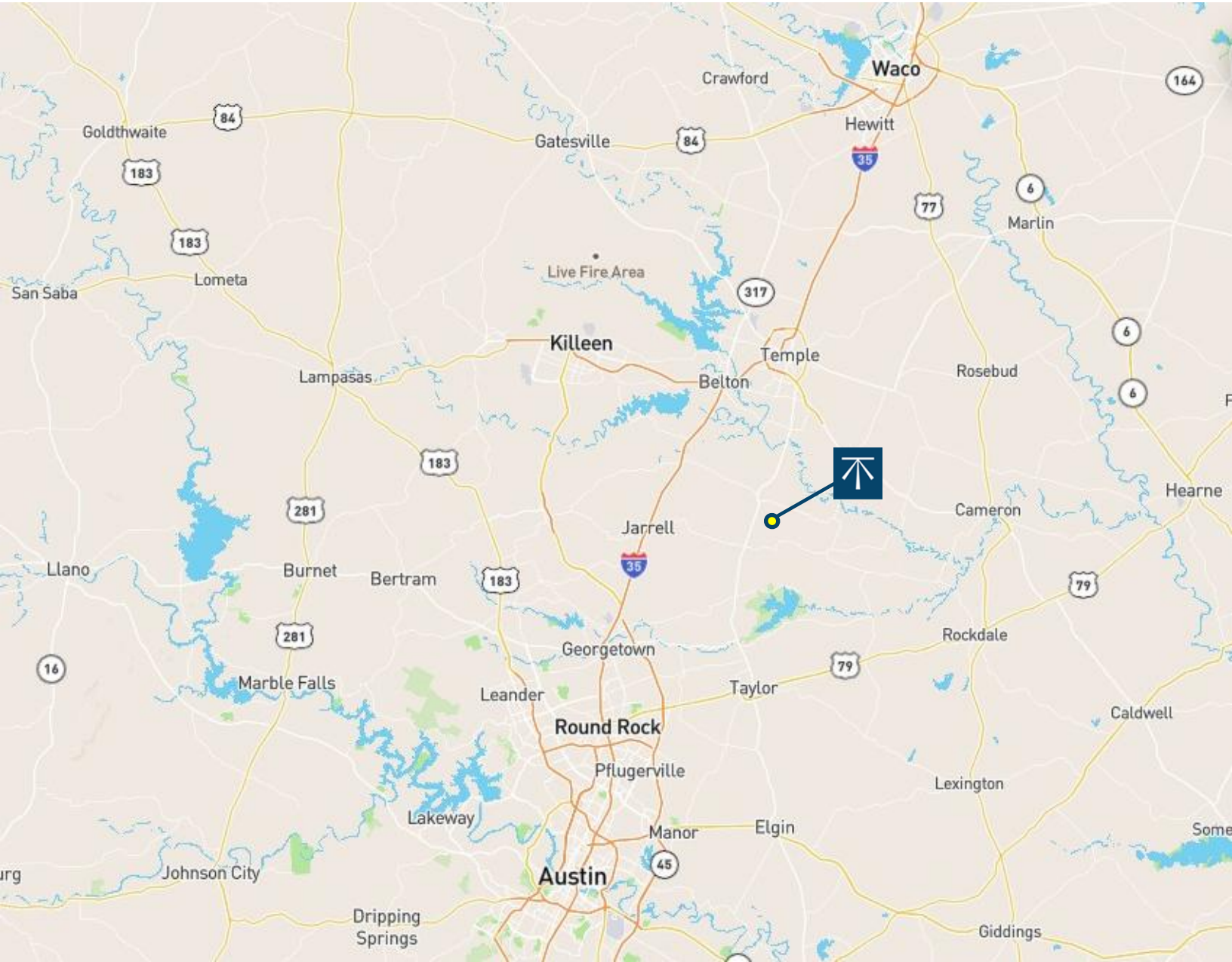
Discover 347.01 acres of pristine Central Texas countryside offering privacy, beauty, and exceptional investment potential. Located just 25 miles southeast of Temple/Belton and an easy 60-mile drive from Austin, this unrestricted property sits within the gorgeous rolling landscape of Bell County—an area experiencing steady growth and demand.

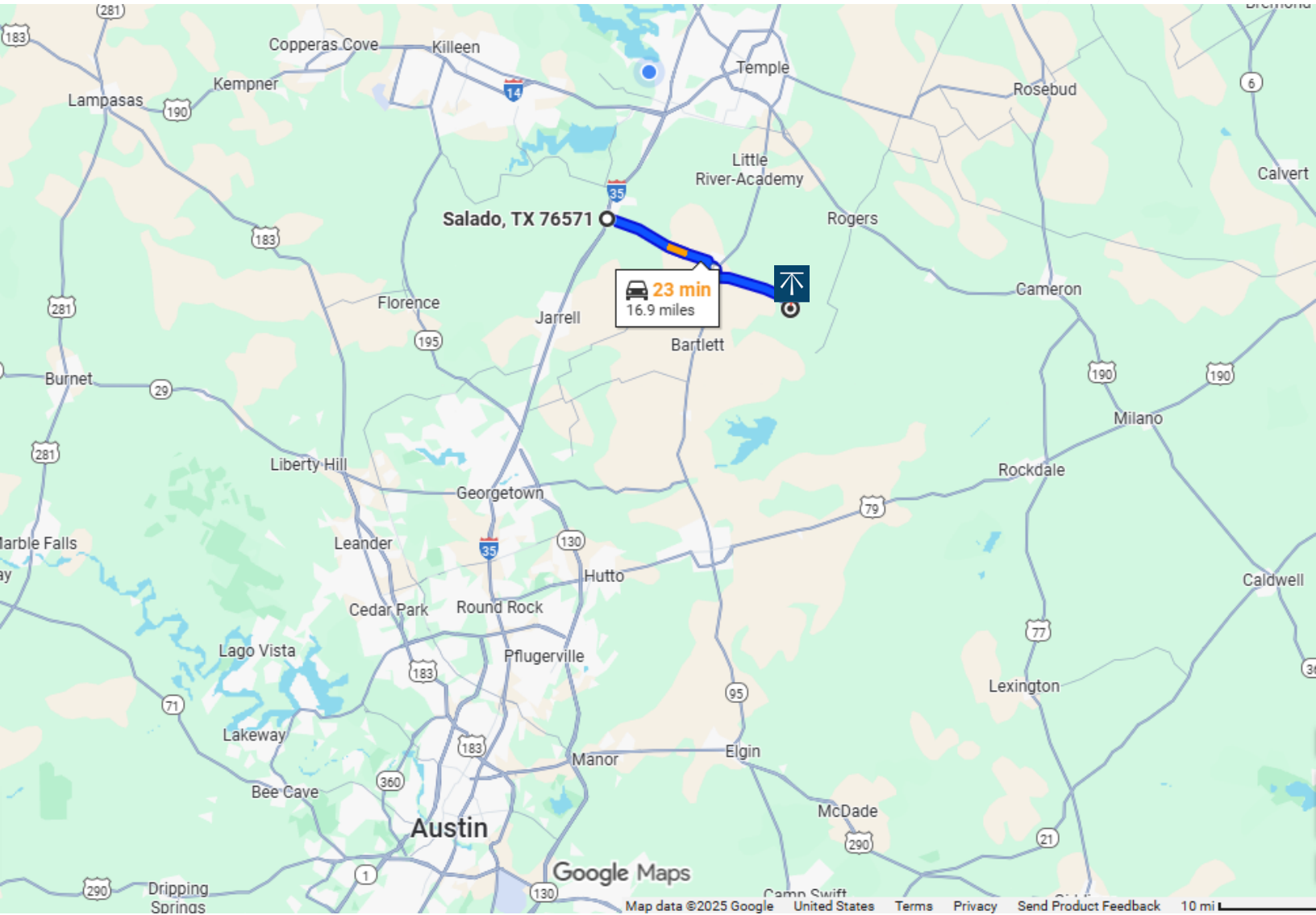
This expansive tract combines lush coastal pastures, mature hardwoods, and a thriving creek system that enhances both natural appeal and long-term value. Towering Elms, Pecans, Sycamores, and native Oaks canopy the property, creating a peaceful woodland setting typical of the Blackland/Hardwood Forest region.

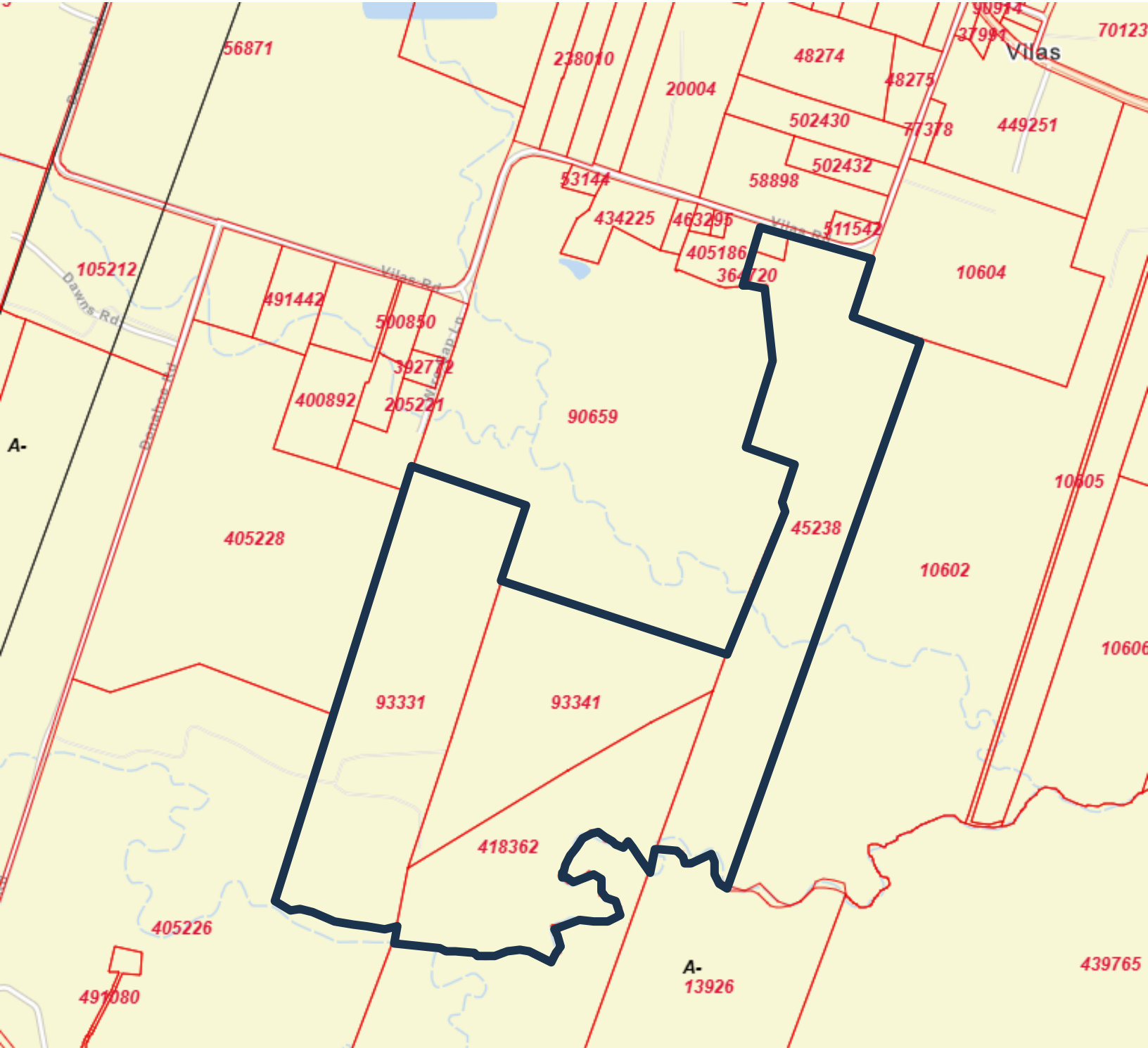
Donahoe Creek forms the southern boundary, while the Flag Branch tributary meanders through the property before joining Donahoe Creek and flowing into the Little River—creating a remarkable surface water network and a scenic backdrop for future development or recreation.

With **no restrictions**, this property offers flexible use opportunities including ranching, recreation, residential development, or long-term land investment. Its convenient proximity to Temple, Belton, and Austin adds to its growth potential and accessibility.

Whether you're seeking a weekend retreat, a private estate site, or a strategic investment in one of Central Texas' most desirable regions, this tract delivers unmatched versatility, privacy, and upside potential.



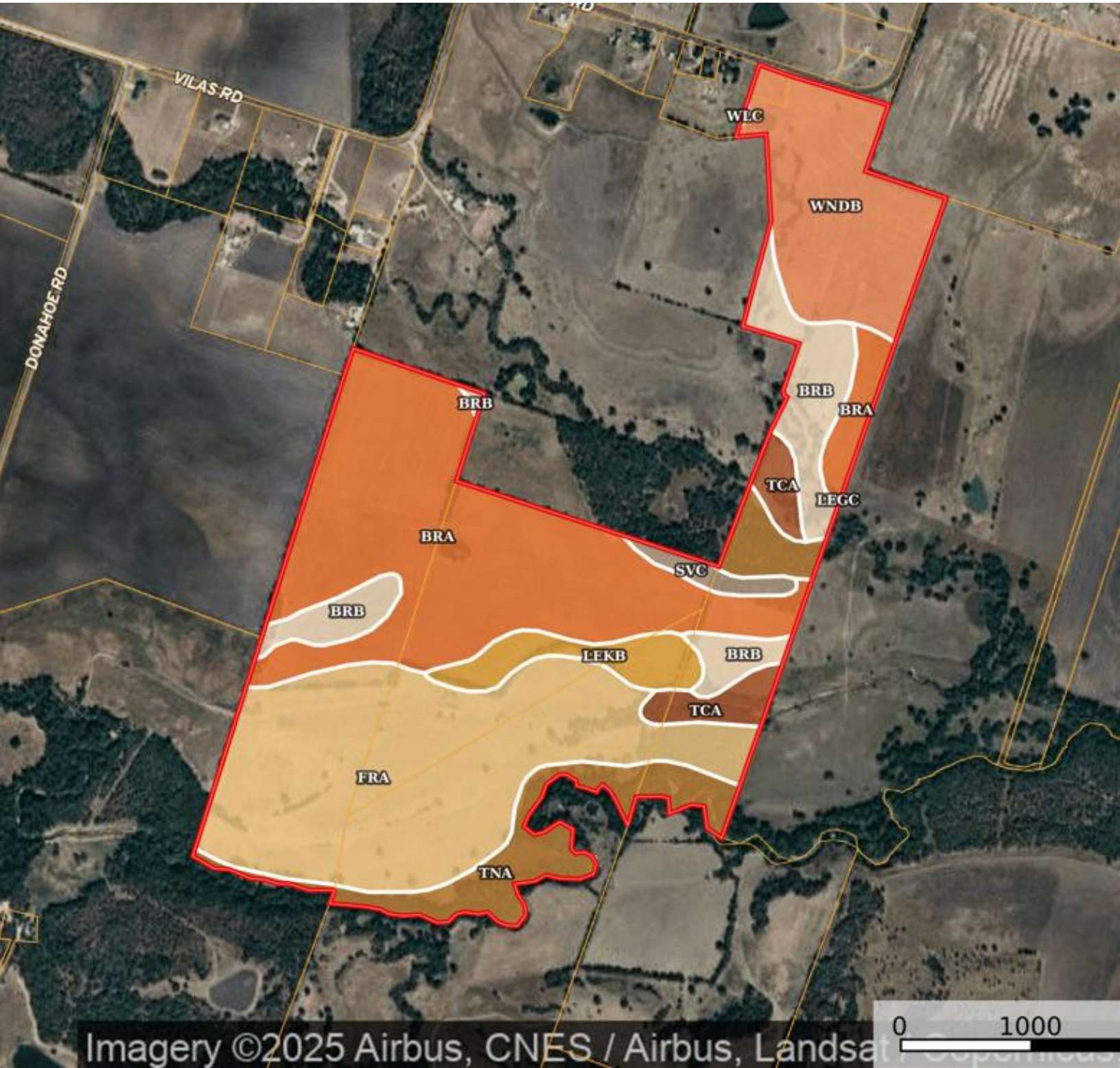





## Topography Description:

The +/-374.01-acre tract features rolling to gently sloping terrain with elevations ranging from approximately 475.23± feet above sea level (FASL) at the highest point to 403.8± FASL at the lowest point along Donhoe Creek. The land gradually slopes toward the creek, which runs along the back (southern) boundary of the property, providing natural surface drainage and scenic views. The site consists of open pasture with scattered tree cover and denser vegetation along the creek corridor. Portions of the property adjacent to Donhoe Creek lie within FEMA Flood Zone AE, indicating areas subject to a 1% annual chance of flooding. The overall topography is suitable for agricultural, grazing, and recreational uses, with ample areas outside the floodplain that support future development potential.





 Boundary 347.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BrA	Branyon clay, 0 to 1 percent slopes	108.9 2	31.39	0	45	2w
FrA	Frio silty clay, 0 to 1 percent slopes, occasionally flooded	103.5 7	29.85	0	50	2w
WndB	Wilson-Davilla complex, 1 to 3 percent slopes	44.33	12.77	0	44	3s
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	32.05	9.24	0	46	5w
BrB	Branyon clay, 1 to 3 percent slopes	30.01	8.65	0	45	2e
LekB	Lewisville-Krum complex, 1 to 3 percent slopes	12.5	3.6	0	47	3s
TcA	Tinn clay, 0 to 1 percent slopes, occasionally flooded	11.21	3.23	0	46	3s
SvC	Sunev loam, 2 to 5 percent slopes	4.29	1.24	0	56	3e
WIC	Wilson clay loam, 2 to 5 percent slopes	0.1	0.03	0	41	3s
LegC	Lewisville-Altoga complex, 2 to 5 percent slopes	0.03	0.01	0	47	3e
TOTALS		347.0 1(*)	100%	-	46.7	2.49

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

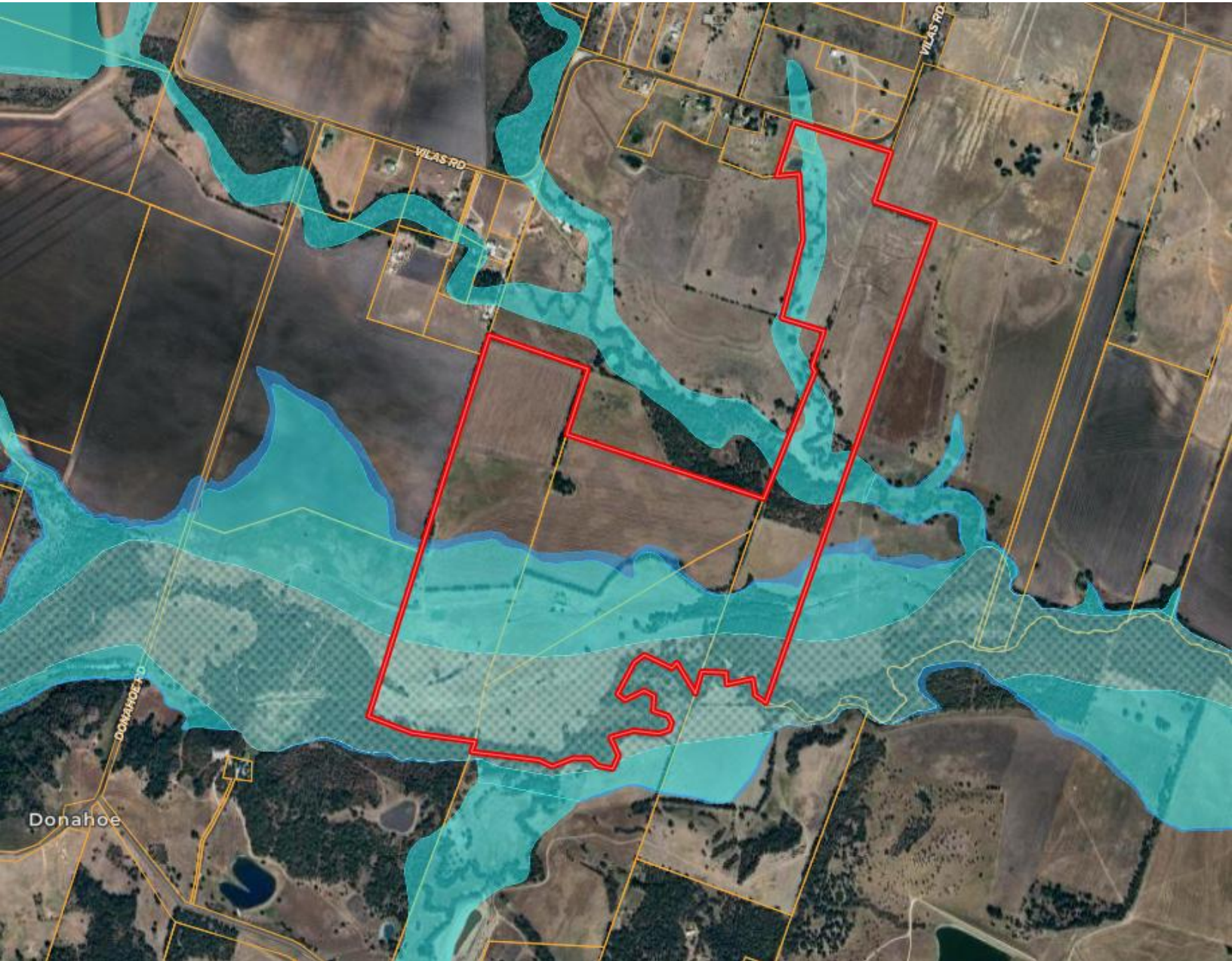


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

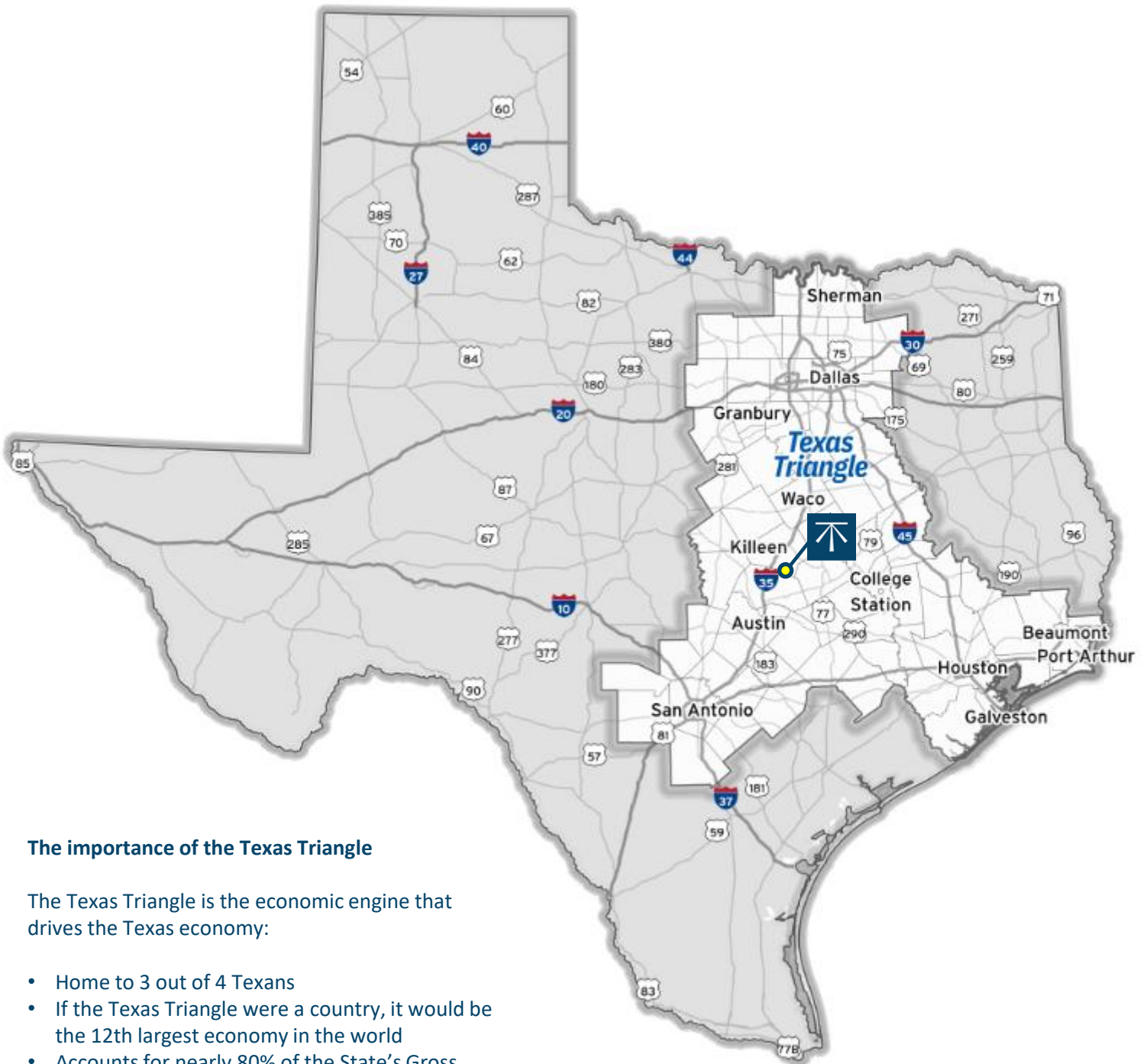
### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water

## FEMA FLOOD ZONE (AE)







## The importance of the Texas Triangle

The Texas Triangle is the economic engine that drives the Texas economy:

- Home to 3 out of 4 Texans
- If the Texas Triangle were a country, it would be the 12th largest economy in the world
- Accounts for nearly 80% of the State's Gross Domestic Product (GDP)
- Home to 51 Fortune 500 companies
- Hub for global trade, accounting for 25% of U.S. international trade volume

## DISCLAIMER

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**Benchmark Real Estate** welcomes all cooperating agents and brokers. To qualify for a commission split, cooperating agents and brokers must make *first contact* with the listing agent and be present at all property showings. Commission participation is at the sole discretion of **Benchmark Real Estate**.

**No Trespassing** — Please contact a **Benchmark Real Estate** team member to schedule a private showing at 254-800-5000.

# HARVESTED OFF THE PROPERTY





## 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.*

2-10-2025



**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:
  - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Damon Gottschalk</u>	<u>656896</u>	<u>damon@benchmarktxre.com</u>	<u>(254)800-5000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

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

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