

FOR SALE

20.4 Acres

Cultivated Land

Reagan, Falls County, TX 76680

\$79,900

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com



Morgan Tindle 254-721-9615 (mobile)

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Property Highlights

Location – The property is located on FM 413 in Reagan, Texas. From the intersection of Hwy 6 and Hwy 7 in Marlin head south of Hwy 6 for 8.6 miles. Take the FM 413 exit toward Reagan. Turn right onto FM 413 West and travel for 5.3 miles. Property is on the right side of the road and you will see the Texas Farm & Ranch Realty sign.

Acres – 20.4 acres MOL according to the Falls County Appraisal District and has approximately 2,239 linear feet of road frontage on FM 413.

Improvements – The property is highly productive crop land currently in hay production, but can be used for a variety of crops such as corn, cotton, wheat or soybeans to name a few past crops.

Water – Tri-County Water has service in the area and there is no existing water meter to this property.

Electricity – Navasota Valley services the area and there is no existing meter to the property.

Soil – Highly productive crop land. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – The seller will convey all owned minerals and executory rights. Seller is not exactly sure what percentage of minerals are owned so Buyer will need to perform its due diligence to determine exact ownership.

Topography – The land is flat crop land.

Current Use – Hay production, but has been cultivated in the past and can be easily put back into production. (See picture of contiguous land in this brochure)

Ground Cover – Currently in Coastal Bermuda and native grasses.

Easements – An abstract of title will need to be performed to determine any easements that may exist.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Price - \$79,900 - \$3,917 an acre



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Property Pictures



— "Stewards of Land" —
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Picture of Contiguous Property in Corn Production



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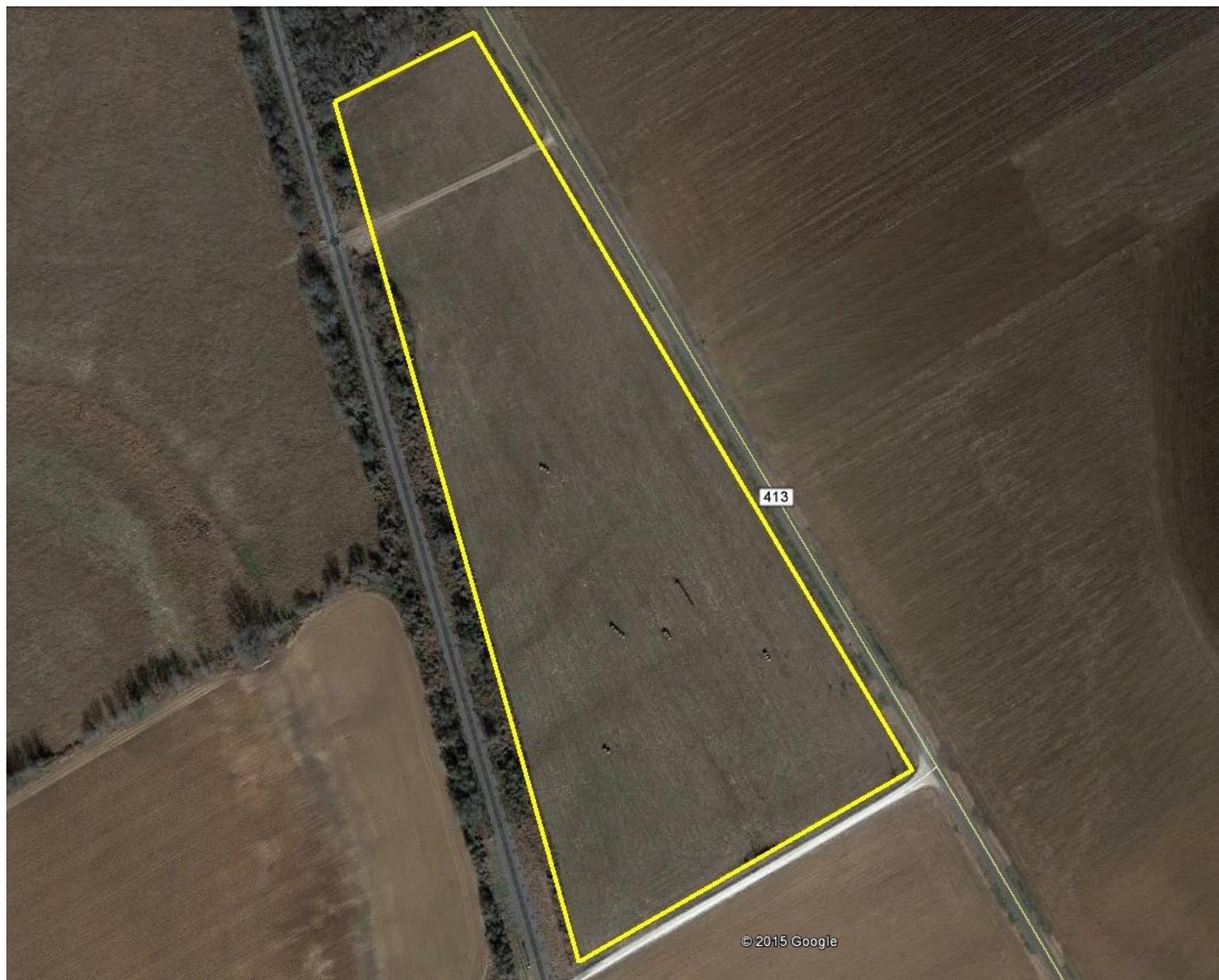
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Property Aerial View



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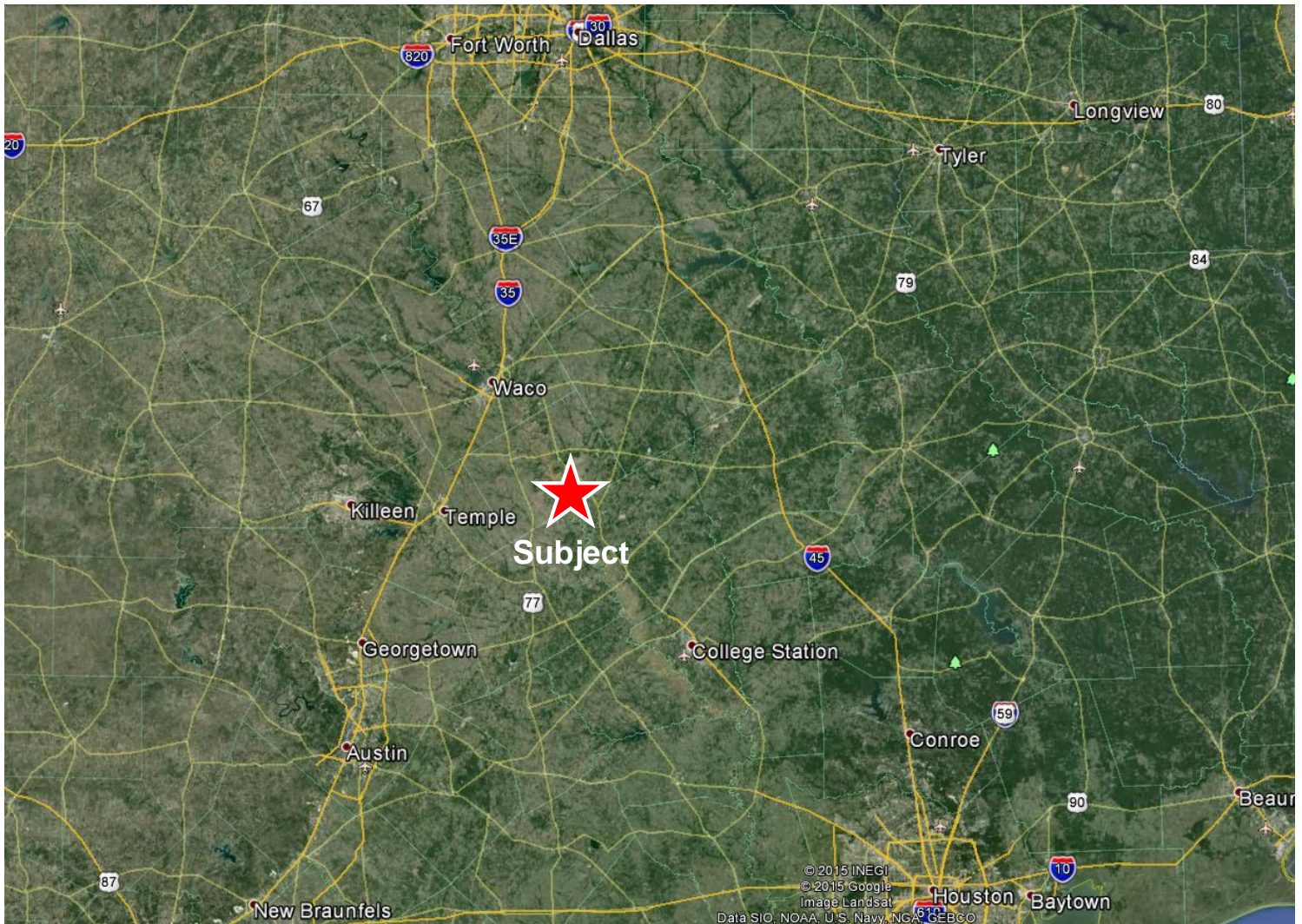
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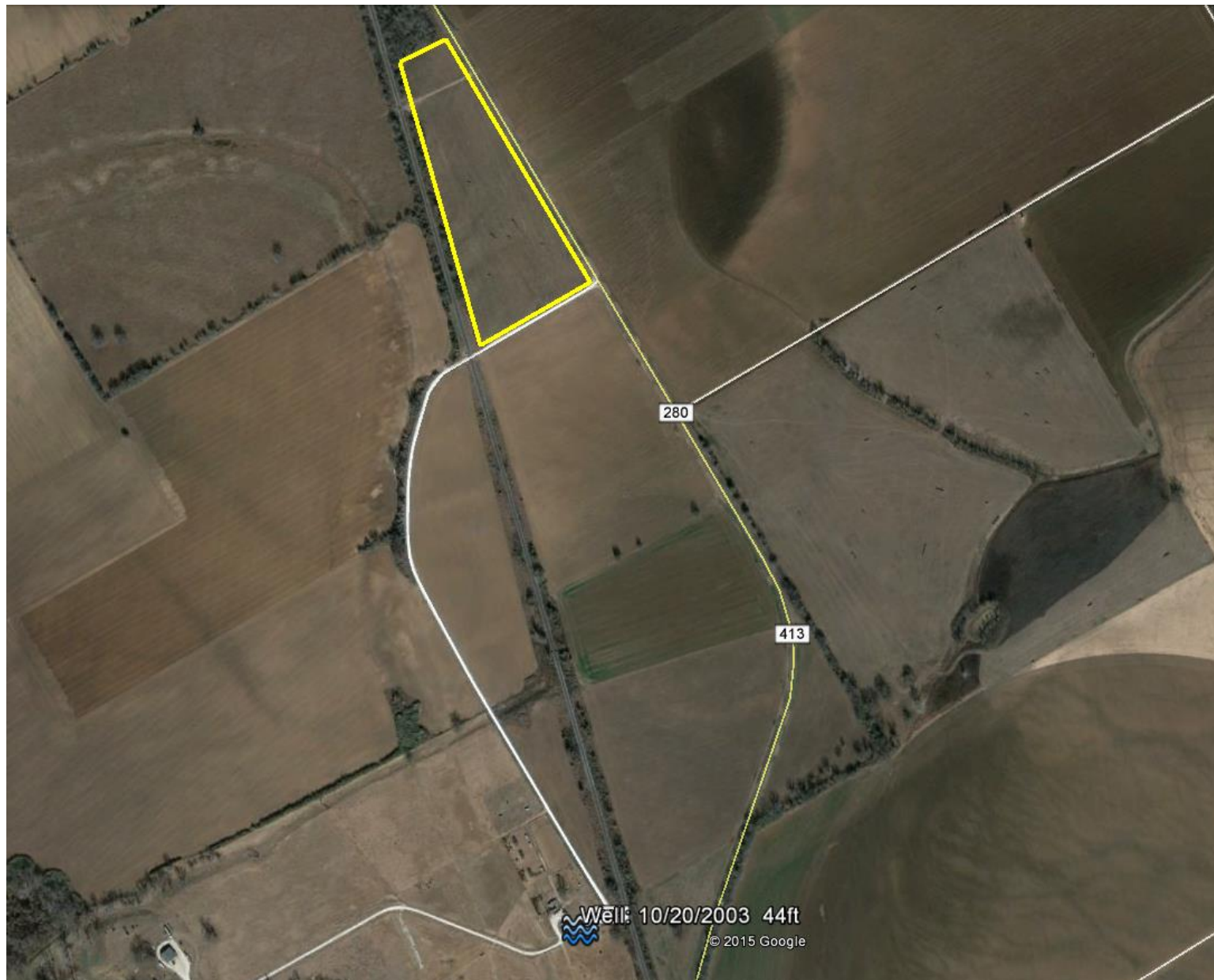
Property Location Relative to DFW, Austin and Houston



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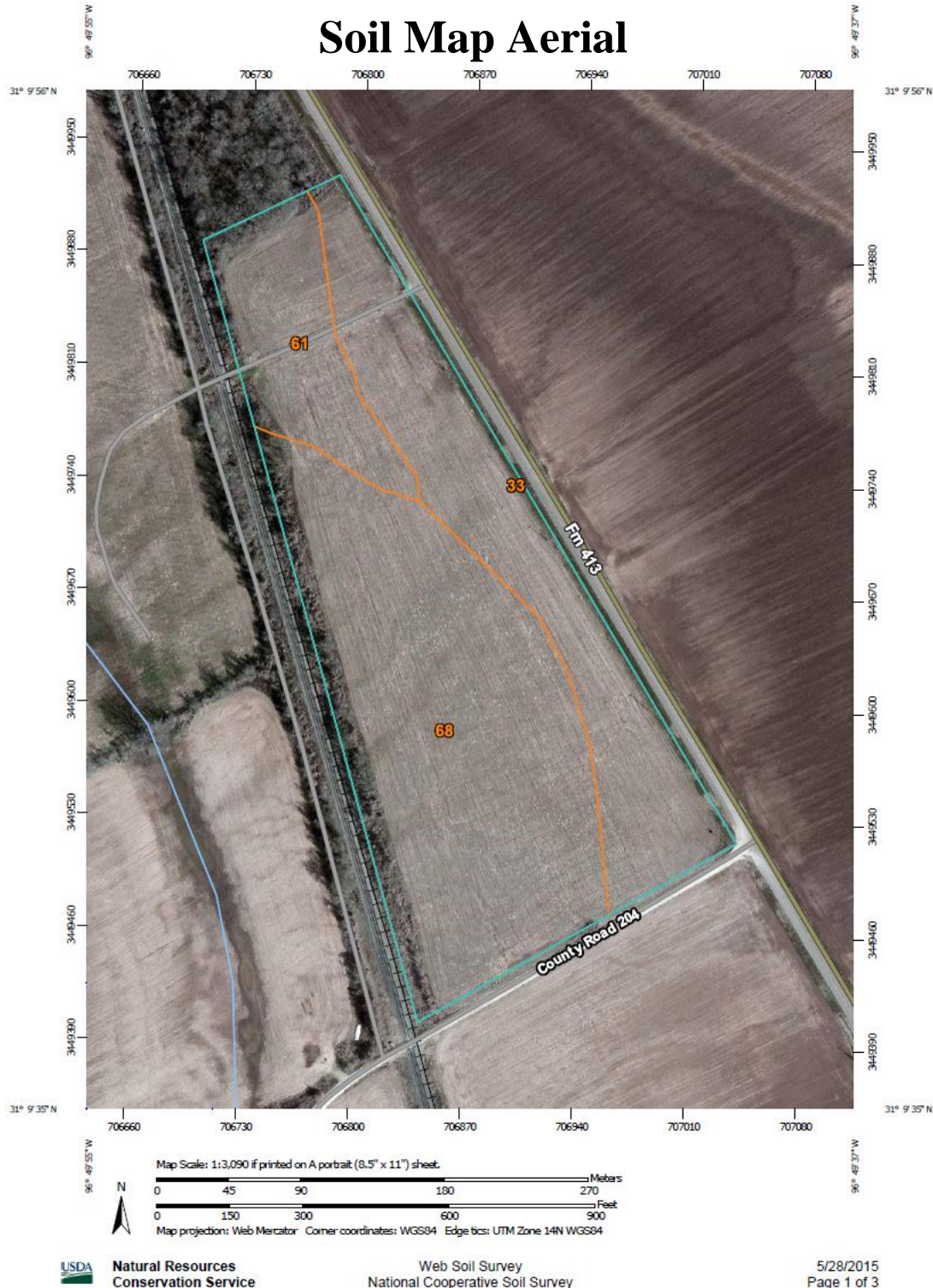
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Aerial of Water Well Nearest Property



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Highbank silty clay loam	6.0	31.0%
61	Weswood silty clay loam, 0 to 1 percent slopes	2.8	14.5%
68	Yahola fine sandy loam, occasionally flooded	10.6	54.5%
Totals for Area of Interest		19.5	100.0%



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Soil Type – 33

33—Highbank silty clay loam. This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are plane and are 0 to 1 percent. Areas range from 25 to 150 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 14 inches thick. Below the surface layer, to a depth of 24 inches, is reddish brown, moderately alkaline silty clay. The underlying layer, to a depth of 62 inches, is reddish brown, moderately alkaline clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Ships, Weswood, and Yahola soils. The included soils make up about 10 to 20 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The main objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue and growing deep-rooted legumes help maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper pasture management includes fertilization, controlled grazing, and weed control.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses because of the danger of flooding. The potential for recreation is medium. The clayey surface layer and flooding are the most restrictive limitations for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIs; Loamy Bottomland range site.

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Soil Type – 61

61—Weswood silty clay loam, 0 to 1 percent slopes. This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is subject to flooding only once in about 4 to 10 years and then only for a short duration. Slopes are plane. Areas are long and narrow, and they range from 15 to 200 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 6 inches thick. The subsoil, to a depth of 18 inches, is reddish brown, moderately alkaline silty clay loam. Between depths of 18 and 38 inches is stratified reddish brown silty clay loam and yellowish red clay loam. The underlying layer, to a depth of 60 inches, is reddish brown, moderately alkaline silty clay loam and thin layers of very fine sandy loam and silt loam.

This soil is easily worked, although crusts form on the surface. Permeability is moderate, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Weswood silt loam and Yahola soils. The included soils make up about 14 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue or growing legumes helps maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses, because of the danger of flooding. The potential for recreation is medium. The silty clay loam surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability class I; Loamy Bottomland range site.



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Soil Type – 68

68—Yahola fine sandy loam, occasionally flooded. This deep, well drained, nearly level soil is on flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are 0 to 1 percent and plane. Areas are long, narrow bands paralleling the river. Some areas are smooth, and others are channeled by shallow drainageways. These areas range from 10 to 110 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline fine sandy loam about 10 inches thick. Below the surface layer, to a depth of 37 inches, is reddish yellow, moderately alkaline fine sandy loam. Between depths of 37 and 58 inches is reddish brown, moderately alkaline loam. The underlying layer, to a depth of 80 inches, is yellowish red, moderately alkaline fine sandy loam and thin strata of loamy fine sand and clay loam.

This soil is easily worked, although crusts form on the surface. Permeability is moderately rapid, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Weswood and Gaddy soils. The Weswood soils are at higher elevations on the flood plain, and the Gaddy soils are parallel to the stream channel. The included soils make up 10 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are maintaining fertility and improving tilth. Growing crops that produce large amounts of residue or growing legumes helps to maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses. It is limited by the danger of flooding. The potential for recreation is medium. Flooding is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIw; Loamy Bottomland range site.



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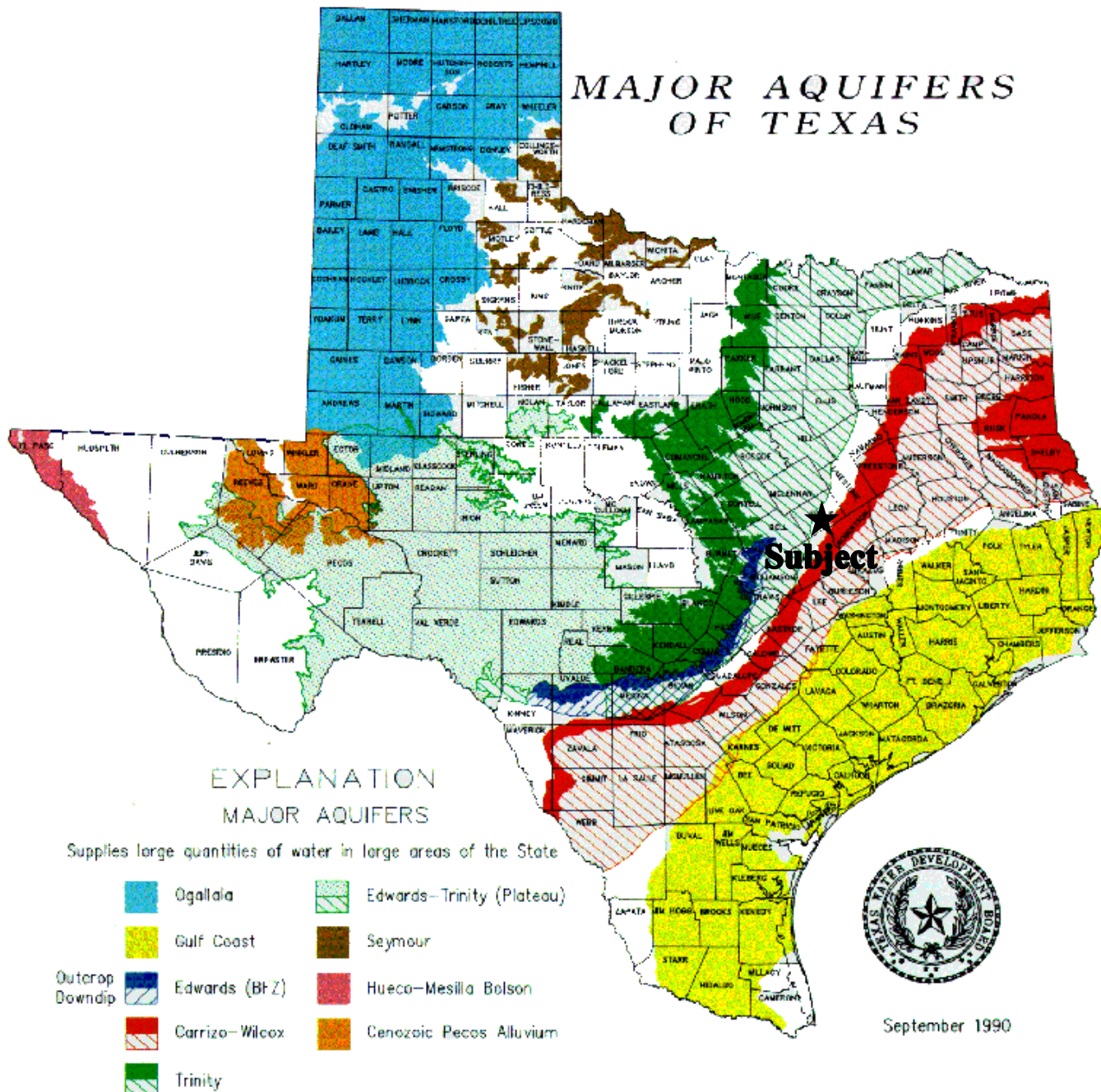
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Property Location to Major Aquifers of Texas



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

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