FOR SALE

365 Acres – Pasture and Hunting Land

Large Oaks with Scenic Views – River Frontage

Reagan, Falls County, TX 76680

$986,731

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

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Highlights for 365 Acres
Reagan, Falls, County, Texas

Location – The property is located on FM 413 and FM 2413 approximately 6 miles north east of Reagan, Falls County, Texas. From Reagan go approximately 5.1 miles east on FM 413 and the NW portion of the property is on the right. Continue traveling 1.3 miles on FM 413 and turn right on FM 2413. Go 1.5 miles on FM 2413 and the SE portion of the property is on the right.

Acres – 365.456 acres according to a survey date 8/5/13 and is included in this brochure.

Improvements – The property is fenced and has five stock tanks for cattle and fishing. There are existing corrals with winged fencing for gathering cattle.

Water – Little Brazos River runs throughout the property. Tri-County Water has service in the area and there is no existing water meter to this property. Access to water will require a meeting between Buyer and Tri-County Water. There is not an existing water well. Please refer to the well map located in this brochure that shows information on the water well nearest the property.

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

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types. Flood information is available on the report as well.

Minerals – Seller does not own any minerals thus there are no minerals to convey with the property.

Topography – The land is a combination of rolling hills and flat land. The hilltop has a beautiful home site view with mature oak trees and view of the Little Brazos River bottom.

Current Use – Privately owned and is used to graze cattle and hunting for deer, dove and hog. The property is encumbered by a grazing lease expiring June 30th of each year. The lease conveys with the property and can be terminated upon lease expiration.

Ground Cover – Native grasses along with volunteer rye with beautiful tree lines and oak groves. The Little Brazos River offers charm of its own as it winds throughout the property.

Easements – See attached survey.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - $986,731 - $2,700 an acre

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Property Pictures









TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Property Pictures









TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

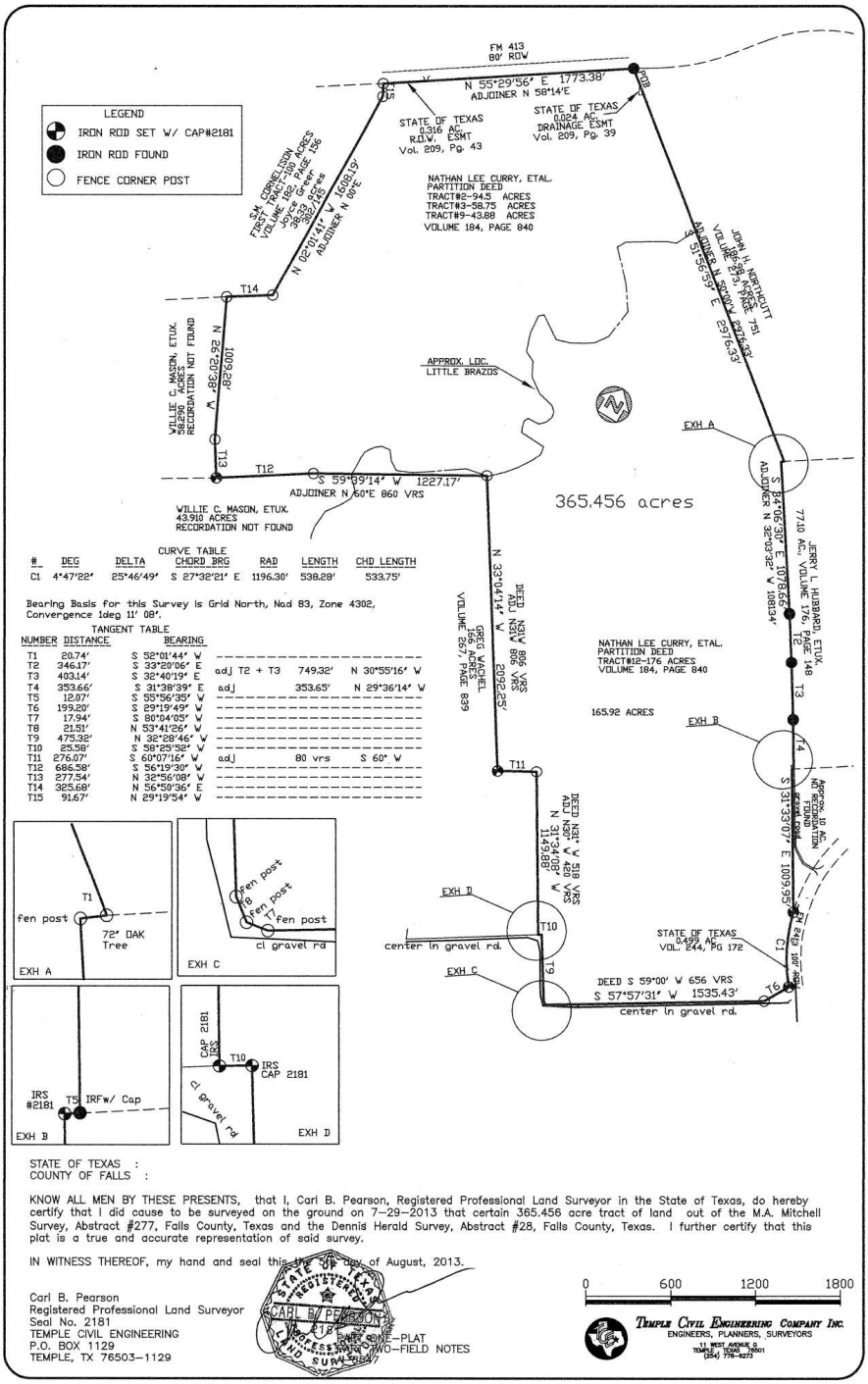
bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Survey of Property



TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Field Notes of Survey

Field Notes for a 365.456 acre tract of land in Falls County, Texas, being out of the M. A. Mitchell Survey, Abstract #277, and the Dennis Herald Survey, Abstract #28, Falls County, Texas, and the tract herein described being all of the following tracts of land described in a Partition Deed to Nathan Lee Curry, etal. Recorded in Volume 184, Page 840 of the Deed Records of Falls County, Texas as follows:

Tract #2, 94.5 Acres out of the M. A. Mitchell Survey, Abstract #277
Tract #3, 58.75 Acres out of the M. A. Mitchell Survey, Abstract #277
Tract #9, 43.88 Acres out of the M. A. Mitchell Survey, Abstract #277

And Tract #12, 176 Acres out of the Dennis Herald Survey, Abstract #28, said 365.456 acre tract of land being more fully described as follows:

BEGINNING at a 3/8 " iron rod found in the South line of FM 413 for the Northeast corner of this tract of land and the Northwest corner of a 186.98 acre tract of land described in a deed to John H. Northcutt recorded in Volume 273, Page 751, of the Deed Records of Falls County, Texas.

Thence: S 51 deg. 56 min. 59" sec. E, 2976.33 feet (adjoiner N 50 deg.W, 2976.33 feet) with the East line of this tract of land and the West line of the aforementioned 186.98 acre tract of land to a 72" Diameter Oak Tree for an Ell corner in this tract of land, the Southeast corner of the said 186.98 acre tract of land, said corner also being in the West line of a 77.10 acre tract of land described in a deed to Jerry L. Hubbard, etux., recorded in Volume 176, Page 148, of the Deed Records of Falls County, Texas.

Thence: S 52deg. 01 min. 44 sec.W, 20.74 feet, continuing with the East line of this tract of land and with the North line of the aforementioned 77.10 acre tract of land to a fence corner post for an Ell corner in the East line of this tract of land and the Northwest corner of the said 77.10 acre tract of land.

Thence: S 34 deg. 06 min. 30 sec. E, 1078.66 feet (adjoiner N 32 deg. 03 min. 32 sec. W, 1081.34 feet) continuing with the East line of this tract of land and the west line of the aforementioned 77.10 acre tract of land to an iron rod found with cap# 4748 for a corner in the East line of this tract and the West line of the said 77.10 acre tract of land.

Thence: S 33 deg. 20 min. 06 sec. E, 346.17 feet, an iron rod found and S 32 deg. 40 min. 19 sec. E, 403.14 feet, (adjoiner N 30 deg. 55 min. 16 sec. W, 749.32 feet) continuing with the East line of this tract of land and the west line of the aforementioned 77.10 acre tract of land to an iron rod found with cap# 4748 for a corner in the East line of this tract and the West line of the said 77.10 acre tract of land.

Thence: S 31 deg. 38 min. 39 sec. E, 353.66 feet, (adjoiner N 29 deg. 36 min. 14 sec. W, 353.65 feet) continuing with the East line of this tract of land and the West line of the aforementioned 77.10 acre tract of land to an iron rod found with cap#4748 for a corner in the East line of this tract of land and the Southwest corner of the said 77.10 acre tract of land.

Thence: S 55 deg. 56 min. 35 sec. W, 12.07 feet, continuing with the East line of this tract of land to an iron rod set with cap#2181 for an Ell corner in the East line of this tract of land being in the West margin of a gravel road.

Thence: S 31 deg. 33 min. 07 sec. E, 1009.95 feet, continuing with the East line of this tract of land, the West margin of a gravel road and with an existing fence line to an iron rod set with cap#2181 in the West line of FM2413 for a corner in the East line of this tract of land.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

Field Notes of Survey

Thence: Continuing with the East line of this tract of land and the West line of FM2413 being a Curve to the Left a distance of 538.28 feet to an iron rod set with Cap#2181 for the Southeast corner of this tract of land, said curve having a radius of 1196.30 feet and a Chord which bears S 27 deg. 32 min. 21 sec. E, 533.75 feet, said Southeast corner also being in the North margin of a gravel road.

Thence: S 29 deg. 19 min. 49 sec. W, 199.20 feet, with the South line of this tract of land and with the North margin of a gravel road to a fence corner post for a corner in the South line of this tract of land and a corner in the North line of the aforementioned gravel road.

Thence: S 57 deg. 57 min. 31 sec. W, 1535.43 feet, (deed S 59 deg.W, 656 Varas) continuing with the South line of this tract of land and with the North margin of the aforementioned gravel road to a fence corner post for the most southerly Southwest corner of this tract of land and a corner in the North line of the said gravel road.

Thence: S 80 deg. 04 min. 05 sec. W, 17.94 feet, to a fence corner post and N 53 deg. 41 min. 26 sec. W, 21.51 feet, to a fence corner post for the most Westerly Southwest corner of this tract of land and a corner in the East line of the aforementioned gravel road.

Thence: N 32 deg. 28 min. 46 sec. W, 475.32 feet, with the West line of this tract of land, the East Margin of the aforementioned gravel road and an existing fence line to an iron rod set with Cap#2181 for an Ell corner of this tract of land and a Northeast corner of the said gravel road.

Thence: S 58 deg. 25 min. 52 sec. W, 25.58 feet, continuing with the West line of this tract of land and the North line of the aforementioned gravel road to an iron rod set in an existing fence line for a corner in the West line of this tract of land and the Southeast corner of a 166 acre tract of land described in a deed to Greg Wachel recorded in Volume 267, Page 839, of the Deed Records of Falls County, Texas.

Thence: N 31 deg. 34 min. 08 sec. W, 1149.88 feet, (deed N 31 deg.W, 518 Varas; adjoiner N 30 deg.W, 420 Varas; feet) continuing with the West line of this tract of land and the East line of the aforementioned 166 acre tract of land to a fence corner post for an Ell corner in the West line of this tract of land and an Ell corner in the East line of the said 166 acre tract of land.

Thence: S 60 deg. 07 min. 16 sec. W, 276.07 feet, (adjoiner S 60 deg.W, 80 Varas), continuing with the West line of this tract of land, the East line of the aforementioned 166 acre tract of land and with an existing fence line to a fence corner post for an Ell corner in the West line of this tract of land and an Ell corner in the East line of the said 166 acre tract of land.

Thence: N 33 deg. 04 min. 14 sec. W, 2092.25 feet, (deed N 31 deg.W, 806 Varas;) continuing with the West line of this tract of land, the East line of the aforementioned 166 acre tract of land and with an existing fence line to a corner post in the South Bank of Little Brazos River for an Ell corner of this tract of land and the Northeast corner of the said 166 acre tract of land.

Thence: S 59 deg. 39 min. 14 sec. W, 1227.17 feet, continuing with the West line of this tract of land and with the North line of the aforementioned 166 acre tract of land, crossing the Little Brazos River to a fence corner post at the beginning of a fence line for a corner in the West line of this tract of land and a fence corner in the North line of a 43.910 acre tract of land known as the Willie C. Mason tract (no deed of recordation found).

Thence: S 56 deg. 19 min. 30 sec. W, 686.58 feet, continuing with the West line of this tract of land, with the North line of the aforementioned 43.910 acre tract of land and with an existing fence line to an iron rod set with Cap#2181 for an Ell corner in the West line of this tract of land, a corner in the North line of the said 43.910 acre tract of land and the Southeast corner of a 58.290 acre tract of land known as the Willie C. Mason tract (no deed of recordation found).

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)
bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

Field Notes of Survey

Thence: N 32 deg. 56 min. 08 sec. W, 277.54 feet, continuing with the West line of this tract of land, with the East line of the aforementioned 58.290 acre tract of land and with an existing fence line to a fence corner post for a corner in the West line of this tract of land and a corner in the East line of the said 58.290 acre tract of land.

Thence: N 26 deg. 20 min. 38 sec. W, 1009.28 feet, continuing with the West line of this tract of land, the East line of the aforementioned 52.890 acre tract of land and with an existing fence line to a fence corner post for an Ell corner in the West line of this tract of land and the Northeast corner of the said 52.890 acre tract of land, said corner being in the South line of a 38.33 acre tract of land described in a deed to Joyce Greer of record in Volume 302, Page 145 of the Deed Records of Falls County, Texas.

Thence: N 56 deg. 50 min. 36 sec. E, 325.68 feet, continuing with the West line of this tract of land, with the South line of the aforementioned 38.33 acre tract of land and with an existing fence line to a fence corner post for an angle point in the West line of this tract of land and the Southeast corner of the said 38.33 acre tract of land.

Thence: N 02 deg. 01 min. 41 sec. W, 1608.19 feet, continuing with the West line of this tract of land, the East line of the aforementioned 38.33 acre tract of land and an existing fence line to a fence corner post for a corner in the West line of this tract of land and a corner in the East line of the said 38.33 acre tract of land.

Thence: N 29 deg. 19 min. 54 sec. W, 91.67 feet, continuing with the West line of this tract of land, the East line of the aforementioned 38.33 acre tract of land and with an existing fence line to a fence corner post in the South line of FM 413 for the Northwest corner of this tract of land and the Southwest corner of a 0.316 acre State of Texas Right of Way easement recorded in Volume 209, Page 43, of the Deed Records of Falls County, Texas.

Thence: N 55 deg. 29 min. 56 sec. E, 1773.38 feet (adjoiner N58 deg. 14 min.E) with the North line of this tract of land and the South line of FM 413 to the place of beginning, containing 365.456 acres of land.

Reference Bearing for this survey is Grid North, Nad 83, Zone 4203, Convergence 1 deg. 11 min. 08 sec.

STATE OF TEXAS:
COUNTY OF FALLS:
KNOW ALL MEN BY THESE PRESENTS, that I Carl B. Pearson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground on July 29th, 2013, the above described tract of land and to the best of my knowledge and belief, said description is true and accurate.

IN WITNESS THEREOF, my hand and seal, this 5th the day of August, 2013.

Carl B. Pearson
Registered Professional Land Surveyor
Seal No. 2181
TEMPLE CIVIL ENGINEERING
P.O. BOX 1129
TEMPLE, TEXAS 76503-1129

PART ONE – PLAT
PART TWO - FIELD NOTES
FN – 8547

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

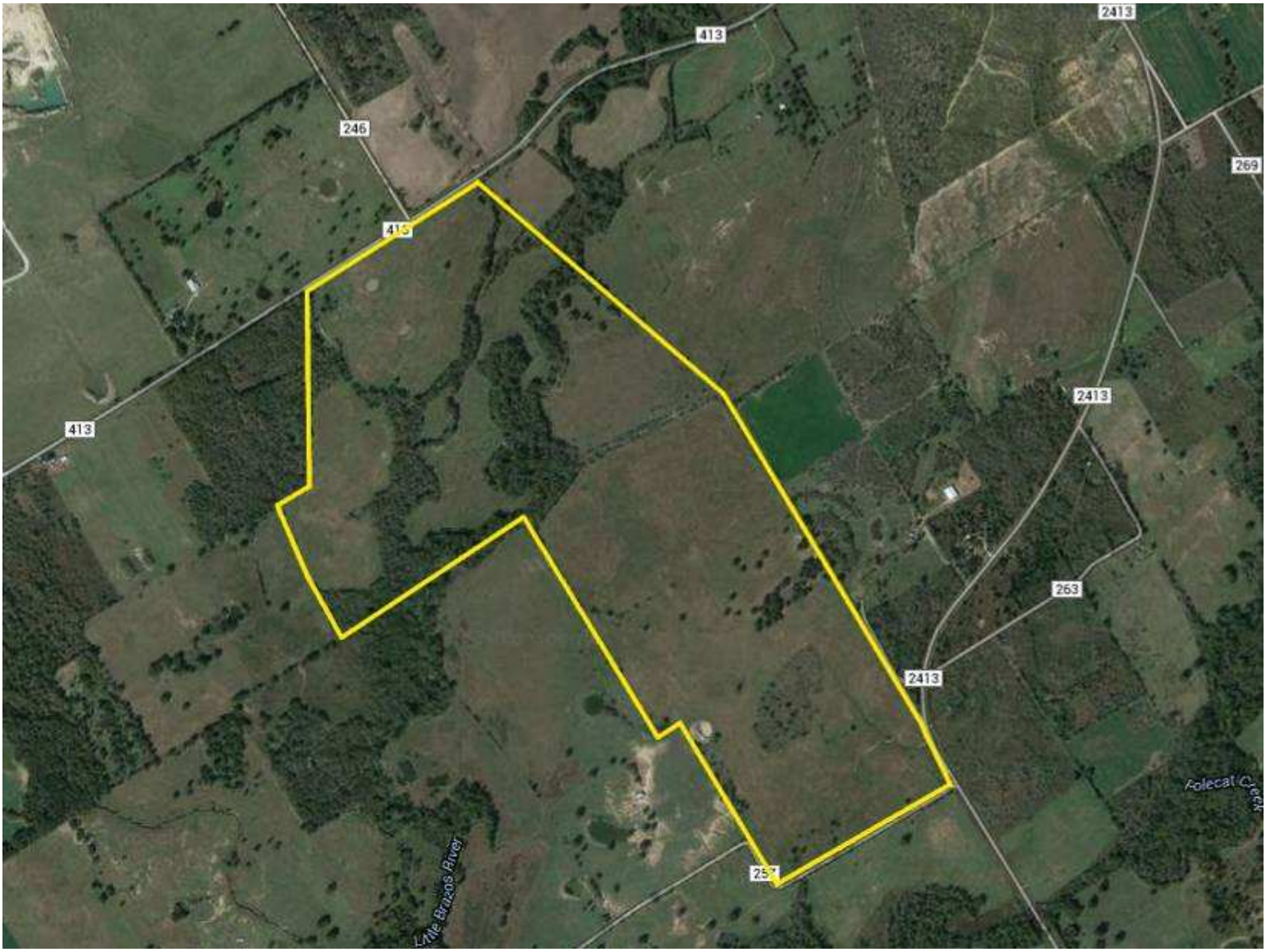
Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)
bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Property Aerial View



TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR SALE

365 Acres

Reagan, Falls County, TX 76680

Aerial of Water Well Nearest Property

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

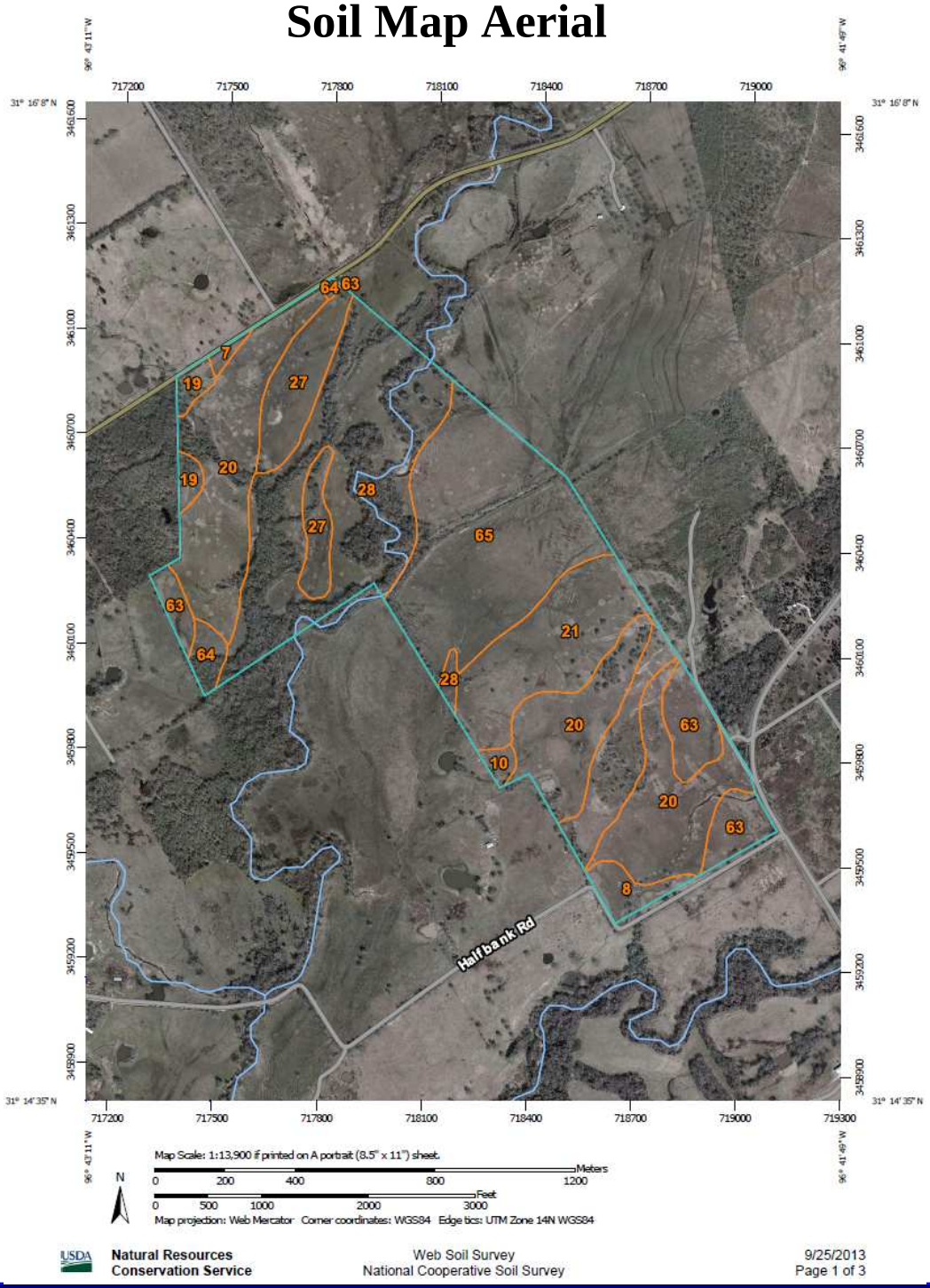
bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Map Aerial



USDA Natural Resources Conservation Service — Web Soil Survey, National Cooperative Soil Survey — 9/25/2013 Page 1 of 3

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
7	Axtell fine sandy loam, 0 to 1 percent slopes	1.3	0.4%
8	Axtell fine sandy loam, 1 to 3 percent slopes	5.8	1.6%
10	Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded	2.0	0.5%
19	Crockett fine sandy loam, 0 to 1 percent slopes	5.0	1.4%
20	Crockett fine sandy loam, 1 to 3 percent slopes	93.4	26.1%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	51.4	14.3%
27	Gowen clay loam, occasionally flooded	22.6	6.3%
28	Gowen clay loam, frequently flooded	80.9	22.6%
63	Wilson loam, 0 to 1 percent slopes	20.0	5.6%
64	Wilson loam, 1 to 3 percent slopes	4.3	1.2%
65	Wilson silty clay loam, 0 to 1 percent slopes	71.8	20.0%
Totals for Area of Interest		**358.5**	**100.0%**

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 7

7—Axtell fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained nearly level soil is on uplands and ancient terraces. Slopes are plane to slightly convex. Areas range from 5 to 70 acres in size.

This soil has a surface layer of medium acid fine sandy loam about 9 inches thick. The upper part, to a depth of 4 inches, is brown, and the lower part is pale brown. Between depths of 9 and 19 inches is reddish brown, strongly acid clay that has light brownish gray mottles. Below this layer, to a depth of 34 inches, is light reddish brown, medium acid clay that has red and grayish brown mottles. Between depths of 34 and 55 inches is reddish brown, moderately alkaline clay that has yellowish brown, light gray, and grayish brown mottles. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline clay that has yellowish brown and light gray mottles.

The surface layer is easy to work. Permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but penetration by plant roots is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for crops. In many areas are abandoned fields that are now overgrown with mesquite trees (fig. 6). Droughtiness and low natural fertility are limitations for crops. The principal crops are grain sorghum, small grain, and corn, but such specialty crops as tomatoes and watermelons are also grown. The major objectives of management are improving soil tilth and improving fertility. Large additions of organic matter are needed to reduce surface crusting and improve tilth. Crops that produce large amounts of residue help maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Proper management includes fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing.

This soil has low potential for range because of droughtiness.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation. The potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIs; Claypan Savannah range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 8

8—Axtell fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex, and areas average about 50 acres in size.

This soil has a surface layer of dark brown and brown, slightly acid fine sandy loam about 9 inches thick. Below this layer, to a depth of 19 inches, is brown, strongly acid clay that has light brownish gray, red, and light yellowish brown mottles. Between depths of 19 and 34 inches is brownish yellow, slightly acid clay that has light brownish gray mottles. Between depths of 34 and 50 inches is brownish yellow, moderately alkaline sandy clay loam that has light gray, yellow, and yellowish red mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, moderately alkaline sandy clay loam that has very pale brown, yellow, and yellowish red mottles.

The surface layer is easily worked, but in places large clods of the underlying layer are plowed up. The permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but plant roots have difficulty in penetrating the lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of the map unit.

This soil has medium potential for crops, but it is limited by low natural fertility and droughtiness. The main crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion and improving soil tilth and fertility. Terracing and use of high-residue crops help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for range. It is limited for this use by droughtiness.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation are its most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIe; Claypan Savannah range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 10

10—Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded. This map unit consists of deep, moderately well drained gently sloping to sloping Axtell and Crockett soils on uplands. These soils are not uniform and occur in an irregular pattern. Most mapped areas contain both soils, but in a few areas one or the other of these soils is not present. The soils have been severely damaged by water erosion. Areas have numerous deep gullies, and sheet erosion is common between gullies (fig. 7). Slopes are convex. The areas are mostly about 25 acres in size.

A typical area of this map unit is about 38 percent Axtell soils; 35 percent soils similar to Axtell and Crockett soils except that the surface layer and part of the subsoil have been removed by erosion; and 27 percent Crockett soils. The soils that are similar to Axtell and Crockett soils have a clayey surface layer and are in gullies. Axtell and Crockett soils occupy areas between gullies.

Typically, the Axtell soils have a pale brown, slightly acid fine sandy loam surface layer that is about 3 inches thick. Below the surface layer, to a depth of 27 inches, is reddish brown, strongly acid clay that has dark grayish brown, dark brown, and red mottles. Between depths of 27 and 39 inches is brown, slightly acid clay that has yellowish brown, brownish yellow, and dark grayish brown mottles. Between depths of 39 and 54 inches is brownish yellow, mildly alkaline clay loam that has brown and light gray mottles. The underlying layer, to a depth of 75 inches, is yellow, mildly alkaline sandy clay loam that has very pale brown and light gray mottles.

The Crockett soils have a brown, slightly acid fine sandy loam surface layer that is about 4 inches thick. Below the surface layer, to a depth of 11 inches, is reddish brown and brown, slightly acid clay that has grayish brown and dark grayish brown mottles. Between depths of 11 and 34 inches is light yellowish brown, slightly acid clay that has grayish brown, yellowish brown, and strong brown mottles. Between depths of 34 and 44 inches is brown, moderately alkaline clay that has grayish brown, yellowish brown, and brown mottles. The underlying layer, to a depth of 71 inches, is brownish yellow, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish brown mottles.

The soils are droughty because they receive water slowly and release it slowly to plants. They are very slowly permeable and have a high available water capacity. The root zone is deep. Runoff is rapid, and the hazard of water erosion is severe.

These soils have low potential for crops, pasture, recreation, and urban uses. They are limited by deep gullies. Costly filling of gullies and shaping of land is required before these areas are suitable for use. Other restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, slow percolation, and slope.

These soils have low potential for range. They are limited because the surface layer has been eroded away. Forage yields are low. The climax plant community is tall and mid grasses and an overstory of a few scattered live oak, elm, and hackberry trees.

These soils have medium potential for openland wildlife habitat and high potential for rangeland wildlife habitat. Capability subclass VIe; Axtell part in Claypan Savannah range site, Crockett part in Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 19

19—Crockett fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on broad uplands and narrow ridgetops. Slopes are convex, and areas range from 50 to 200 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 10 inches thick. Between depths of 10 and 15 inches is reddish brown, medium acid clay that has reddish yellow and yellowish brown mottles. Between depths of 15 and 26 inches is brownish yellow, medium acid clay that has yellow and yellowish red mottles. Below this layer, to a depth of 37 inches, is light reddish brown, slightly acid clay that has yellowish red and yellow mottles. Very pale brown, neutral clay that has yellow, brownish yellow, and reddish yellow mottles is between depths of 37 and 56 inches. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline clay loam.

This soil is difficult to work; when dry, it forms extremely hard surface crusts. A dense plowpan forms in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for crops. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management of this soil are improving soil tilth, maintaining fertility, and controlling erosion. Proper management includes growing high-residue crops and deep-rooted legumes.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Good 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 a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation. The potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and rangeland wildlife habitat is medium. Capability subclass IIIs; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 20

20—Crockett fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 35 to 400 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 9 inches thick. Between depths of 9 and 17 inches is mottled brownish yellow and red, medium acid clay that has grayish brown mottles. Below this layer, to a depth of 29 inches, is mottled yellow and grayish brown, medium acid clay, that has reddish yellow mottles. Between depths of 29 and 42 inches is brown, slightly acid clay that has brownish yellow mottles; and between depths of 42 and 53 inches is brownish yellow, neutral clay that has light brownish gray and reddish yellow mottles. Between depths of 53 and 73 inches is yellow, moderately alkaline sandy clay loam that has light brownish gray, white, and yellowish brown mottles. The underlying layer, to a depth of 80 inches, is mottled yellow light gray, and brownish yellow, moderately alkaline sandy clay loam.

Hard surface crusts and dense plowpans that form in cultivated areas make this soil difficult to work. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils and eroded Crockett soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by low natural fertility and rapid loss of soil moisture during the summer. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management are controlling erosion, maintaining fertility, and improving tilth. Terracing and growing high-residue crops and deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. 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 a few live oak, elm, and hackberry trees along streams and in occasional motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type – 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling erosion. Terracing, growing crops that produce large amounts of residue, and growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. 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 a few live oak, elm, and hackberry trees along the streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVe; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type – 27

27—Gowen clay loam, occasionally flooded. This deep, well drained, nearly level soil is in protected areas of the flood plains of major streams. It is flooded every 4 to 10 years, and then only for several hours. Areas are long and narrow to irregular in shape. They range from 10 to 200 acres in size. Slopes are plane and 0 to 1 percent.

This soil has a surface layer of very dark grayish brown, neutral clay loam about 20 inches thick. Below the surface layer, to a depth of 36 inches, is dark grayish brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is brown, neutral clay loam and stratified, grayish brown fine sandy loam.

This soil is easily worked. Permeability is moderate, and the available water capacity is high. Roots easily penetrate the deep root zone. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Bunyan, Ovan, and Trinity soils. Also included are a few soils in narrow drainageways that carry floodwater when the main stream overflows its bank. These included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The main crops are grain sorghum and cotton. The major management objective is maintaining soil tilth and fertility. Growing a high-residue crop or a cool-season legume helps soil tilth.

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

The 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, and cottonwood trees.

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

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type – 28

28—Gowen clay loam, frequently flooded. This deep well drained, nearly level soil is on flood plains along major streams. It is flooded two or three times each year; flooding lasts from several hours to several days. Areas have plane slopes of 0 to 1 percent. These areas are on flood plains in long, narrow bands and are dissected by old creek beds and by meandering channels. Individual areas range from 20 to about 200 acres in size.

The soil has a surface layer of very dark grayish brown, neutral clay loam about 23 inches thick. Below the surface layer, to a depth of 36 inches, is brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is dark grayish brown, neutral clay loam stratified with fine sandy loam and clay in the lower part.

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 a few intermingled areas of Bunyan and Trinity soils and areas of Gowen soils that are not flooded each year. The included soils make up about 15 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. The most restrictive limitation is flooding, which can only be overcome by major flood control.

This soil is well suited to pasture and has high potential for this use. It is well suited to improved bermudagrass, johnsongrass, common bermudagrass, and kleingrass. Proper 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 scattered oak, pecan, hackberry, elm, and cottonwood trees.

This soil has low potential for openland wildlife habitat and medium potential for rangeland wildlife habitat. Capability subclass Vw; Loamy Bottomland range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type – 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper 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 a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Wetness and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIw; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type – 64

64—Wilson loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and terraces. Slopes are plane or slightly concave. Areas range from 15 to 200 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 22 inches is dark gray, neutral silty clay. Between depths of 22 and 39 inches is gray, mildly alkaline silty clay. Between depths of 39 and 64 inches is light brownish gray, moderately alkaline silty clay that has yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline silty clay that has yellow and strong brown mottles.

This soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes helps control erosion and maintain the soil tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper 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 a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Occasional wetness and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

Soil Type - 65

65—Wilson silty clay loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and ancient stream terraces. Slopes are plane. Areas range from 20 to 200 acres in size.

This soil has a surface layer of dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface layer, to a depth of 25 inches, is dark gray, mildly alkaline clay. Between depths of 25 and 39 inches is gray, mildly alkaline clay. Below this layer, to a depth of 58 inches, is light gray, moderately alkaline clay that has light yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay that has yellowish brown mottles (fig. 10).

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and plastic. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Pasture management needed 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 a few live oak, elm, and hackberry trees along streams and in occasional motts.

This soil has low potential for most urban uses. Its most restrictive limitation is shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Wetness and the very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIw; Claypan Prairie range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

365 Acres

Reagan, Falls County, TX 76680

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty and should not be made available to any other person or entity without the written consent of Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects, or any buyer's plans or intentions to continue its ownership of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial, Inc., DBA Texas Farm and Ranch Realty makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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)

Dube's Commercial Inc 401 Congress Austin, TX 78701
Phone: (512)423-6670 Fax: (512)671-8011 Robert Dube