

# FOR SALE

73 Acres

With Custom Home & Guest House

Lott, Falls County, TX 76656

\$459,900

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com/sales.htm](http://www.texasfarmandranchrealty.com/sales.htm)



— "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](mailto:bob@texasfarmandranchrealty.com) [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)

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## **73Acres Lott, Falls County, TX 76656**

### **Property Highlights 73 Acres + House Lott, Falls County, Texas**

**Location** – The property is located in Falls County with a physical address of 3016 FM 2027 Lott, Texas 76656. Out of Marlin, Texas travel Highway 7 West for approximately 3.0 miles and take a left on FM 2027. The entrance to the house and ranch is approximately ½ mile on the left.

**Acres** – 73 acres MOL.

**Improvements** – Includes 1) 4,573sf of custom and guest housing, garages, decks, porches and storage rooms, 2) pipe fencing around the house 3) fencing & cross fencing and 4) very nice trees. The following is a summary description of the house:

**Main House** – the 2-story home was built in 1989 with outside walls of cedar plank and a composition roof. All cabinets and woodwork in the home are custom built with all downstairs windows being framed for open viewing of the property. Front entrance to the home is on the west side of the house which leads into the formal dining area to the right or to the left to a large den with a 20 ft+ vaulted ceiling. Views of the property from all areas of this house are picturesque.

**Formal Dining Room** – the formal dining room has a large window that faces due west with a built in large window seat underneath for sitting and viewing of the property. Off of the formal dining room leading to the south side of the house is a quaint breakfast area with windows for viewing of the driveway leading to the property.

**Back Entrance & Kitchen** - a back entrance into the main house leads into the kitchen, breakfast nook and pantry. The kitchen has double sinks and double ovens with custom cabinets and is equipped with all electric appliances. In addition, the kitchen is equipped with a disposal, dishwasher and garbage compactor. The kitchen is also designed with a built in area that has shelving and a long countertop for utilization as a beverage/bar area or use as a buffet for entertaining.

**Den & North Side of Property** - the large den that is to the left off the main entrance and on the north side of the property has a wood burning fireplace. The entire north wall is designed of rock with a hearth that runs the width of the room for extra seating. The 20 ft.+ vaulted ceiling has built in lighting that focuses on the custom designed wood ceiling. You can walk outside from the den to the wrap around porch that encompasses the west and north side of the home with a deck and bench area for seating.

**Guest ½ Bath (Den area)** - the guest bath in the den area has a large built in closet with lots of shelving and storage.

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**Master Bedroom & Bath** - the master bedroom is large with a walk-in closet and windows for viewing the property. The master bathroom has a shower, tub and a utility room.

**2 Upstairs Bedrooms, Office & Guest Bath** - returning to the main entrance on the west side of the house from the formal dining and den is a lighted staircase that leads upstairs to 2 additional bedrooms, an office and a guest bath. At the top of the stairs to the right is a small bedroom with 2 high windows and 2 closets. Walking back into the hallway/open area where there is viewing down into the large den below, the large open area has been set up as an office with custom book shelving and a storage closet. Proceeding down the hall from the open office on the left is the guest bathroom with a shower/tub combo. The bath has custom cabinets and drawers for storage. The 2nd bedroom past the guest bath is the largest of the bedrooms and has a large closet and windows overlooking the property.

**Guest House** - from the rear of the main house you drive from the property onto a paved driveway and to the northeast is a 3-car carport, storage room and a half bath. There is a side stairway from the carport that leads upstairs to guest quarters. The upstairs guest quarters consists of a deck with a sliding glass door entrance into a large den with a fireplace, cozy eating nook, a quaint all electric kitchen, a bath with a shower/tub combo and a bedroom with a closet. The guest house boasts panoramic views of the pasture land from deck, den and bedroom.

**Utilities** – The property is serviced by West Brazos Water Supply Company and Navasota Valley Electric. The house is on septic.

**Topography** – The house is situated on a hill that offers one of the best views in Falls, County. The acreage down from the house is flat.

**Current Use** – Privately owned.

**Ground Cover** – Approximately 70% open pasture with a good stand of Coastal Bermuda grass for excellent grazing and hay. There are numerous live oak, pecan and native trees that cover the remainder part of the land. The property has a nice lake sitting outside the view of the rear porch of the guest house.

**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** - \$459,900 - \$6,300 an acre including all improvements.



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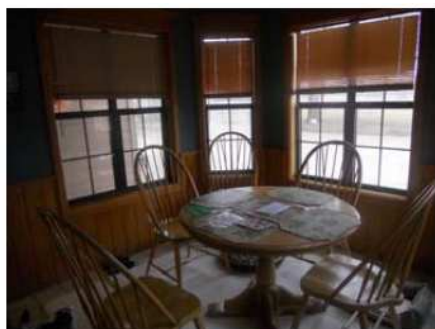
## Exterior Home Views



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## Interior Custom Home Views





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## **Interior Guest House Views**



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## Property Aerial View

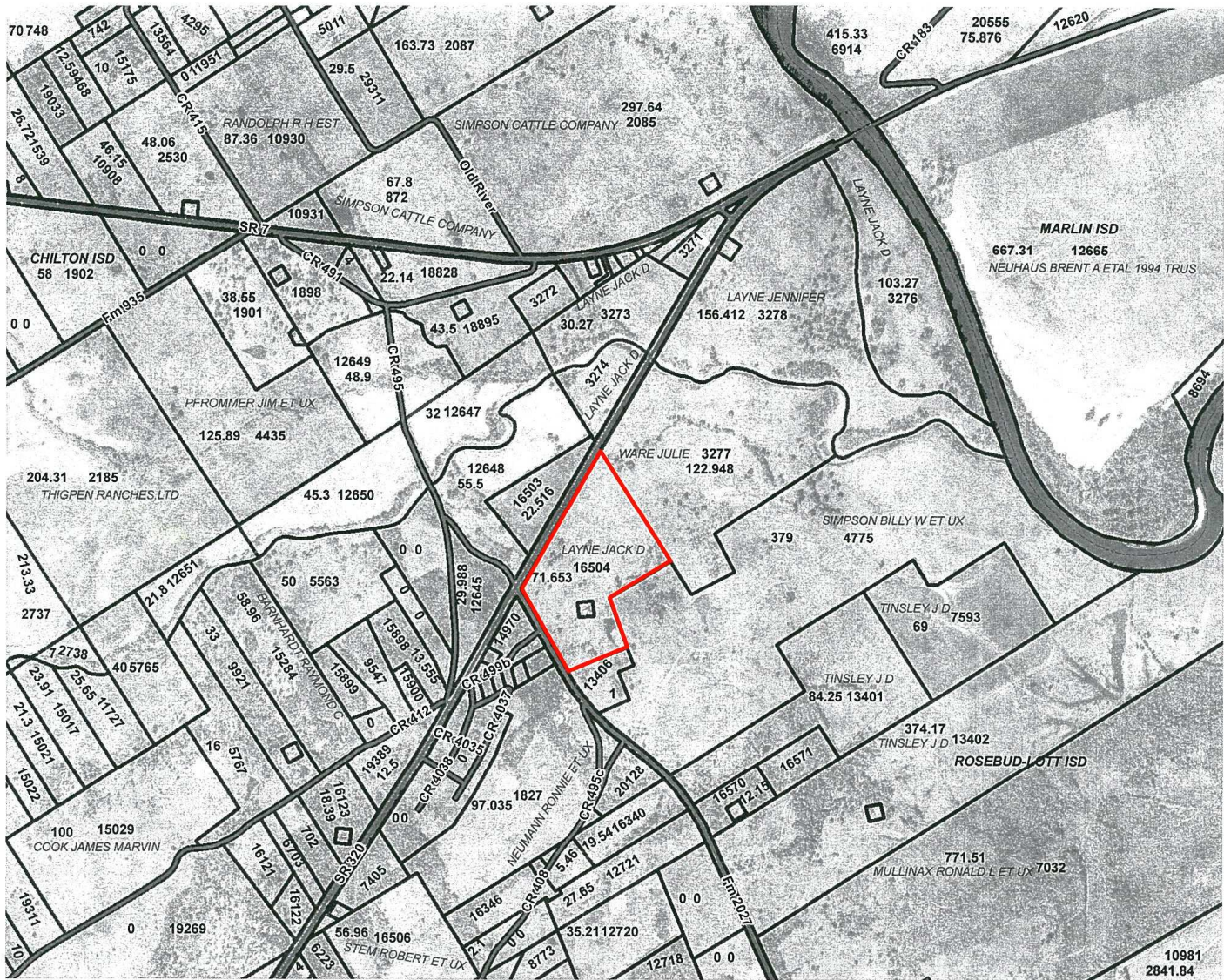




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## County Plat Map





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## **Aerial of Water Well Nearest Property**



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## Soil Map Aerial





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## Soil Map Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	0.6	0.8%
43	Ovan silty clay, occasionally flooded	34.6	47.3%
50	Silawa loamy fine sand, 0 to 3 percent slopes	1.0	1.3%
52	Silawa fine sandy loam, 3 to 5 percent slopes	37.0	50.6%
Totals for Area of Interest		<b>73.2</b>	<b>100.0%</b>

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## **Soil Type – 32**

**32—Heiden-Ferris complex, 5 to 8 percent slopes, eroded.** This map unit consists of well drained, sloping soils on uplands. It is made up of small areas of Heiden and Ferris soils so intermingled that separation is not practical at the scale selected for mapping. Most areas are rilled and have shallow gullies that are 100 to 150 feet apart. They are on convex, complex side slopes. Areas are long and narrow and range from 5 to about 150 acres in size.

A typical area of this map unit is 53 percent Heiden soils and 47 percent Ferris soils. The Ferris soils occupy the gullies and the adjoining slopes. The Heiden soils are eroded and occupy areas between gullies.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 18 inches thick. Between depths of 18 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow, moderately alkaline clay.

The Heiden soils are deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 8 inches thick. Between depths of 8 and 32 inches is olive yellow, moderately alkaline clay. The underlying layer, to a depth of 45 inches, is yellow, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suited to crops. They have low potential for pasture, recreation, and urban uses. The most restrictive limitations are shrinking and swelling with changes in moisture, slope, hazard of erosion, corrosivity to uncoated steel, and very slow permeability.

These soils have high potential for range. The climax plant community is tall grasses and an overstory of live oak, elm, and hackberry trees along the drainageways.

Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IVE; Heiden part is Blackland range site, Ferris part is Eroded Blackland range site.



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## **Soil Type – 43**

**43—Ovan silty clay, occasionally flooded.** This deep, moderately well drained, nearly level soil is on the upper part and protected parts of flood plains along major streams. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Areas are long and narrow. They range from 50 to about 500 acres in size. Slopes are 0 to 1 percent.

This soil has a surface layer of dark brown, moderately alkaline silty clay about 20 inches thick. Between depths of 20 and 41 inches is brown, moderately alkaline silty clay. The underlying layer is brown, moderately alkaline silty clay to a depth of 80 inches.

This soil is easily worked throughout a wide range of moisture conditions. The surface crusts and plowpans that form in cultivated areas are generally weak and do not curtail plant growth. Permeability is very slow, 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 Trinity soils. Also included are a few soils in narrow drainageways that carry floodwater when the main stream overflows its banks. 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 objectives are maintenance of tilth and fertility. Growing crops that produce large amounts of residue and growing legumes help to maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Fertilization, controlled grazing, and weed control are needed to maintain high forage yields.

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

This soil has low potential for urban uses. Its most restrictive limitations are flooding and the shrinking and swelling with the changes in moisture. Potential for recreation is low. Flooding, the clayey surface layer, and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitats is medium, and potential for rangeland wildlife habitats is low. Capability subclass IIIw; Clayey Bottomland range site.



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### **Soil Type – 50**

50—Silawa loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on high stream terraces. Slopes are convex. Areas range from 10 to about 150 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 16 inches thick. The layer is dark yellowish brown to a depth of 10 inches and brown below. Between depths of 16 and 53 inches is yellowish red, medium acid sandy clay loam; and between depths of 53 and 70 inches is reddish yellow, strongly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of soil blowing is moderate, and the hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Silawa fine sandy loam and Desan and Chazos soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by low natural fertility and medium available water capacity. The major crops are corn and such specialty crops as tomatoes and watermelons. The major objectives of management are controlling erosion, conserving moisture, improving tilth, and increasing fertility. Proper management includes growing crops that produce large amounts of residue and growing deep-rooted legumes.

This soil is used mainly for pasture, but it has medium potential for this use. It is well suited to improved bermudagrass and weeping lovegrass. Proper pasture management includes several applications of a complete fertilizer, weed control, and controlled grazing.

This soil has high potential for range, but it is limited for this use by low natural fertility and medium available water capacity. The climax plant community is an open savannah of post oak and blackjack oak and an understory of tall and mid grasses.

This soil has high potential for urban uses. Its most restrictive limitation is low strength. The potential for recreation is medium. The sandy surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIIe; Loamy Sand range site.



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### **Soil Type – 52**

**52—Silawa fine sandy loam, 3 to 5 percent slopes.** This deep, well drained, gently sloping soil is on ridges and side slopes. Soil areas are in long narrow bands and have convex slopes. Individual areas are about 5 to 40 acres in size.

This soil has a surface layer of fine sandy loam about 11 inches thick. This layer is dark grayish brown and slightly acid to a depth of 4 inches and brown and medium acid below. Between depths of 11 and 32 inches is yellowish red, and strongly acid sandy clay loam. Between depths of 32 and 45 inches is reddish yellow, strongly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are some soils that have a gravelly sandy clay loam layer at depths of 11 to 32 inches. Also included are areas of Silawa soils that have short slopes of 5 to 7 percent and areas that have a few shallow gullies. A few intermingled areas of Silawa loamy fine sand and Axtell soils are also included. The included soils make up about 10 to 20 percent of this unit.

This soil has low potential for production of crops, but it is limited by the erosion hazard, slope, low natural fertility, and medium available water capacity. Terracing and growing crops that produce large amounts of residue help to control erosion and maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has high potential for urban and recreation uses. Low strength is the most restrictive limitation for these uses. Potential for both openland and rangeland wildlife habitats is high. Capability subclass IIIe; Sandy Loam range site.



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## Information About Brokerage Services

**B**efore 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

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(TAR-2501) 10-10-11

TREC No. OP-K

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

Fax: (512)671-8011

Robert Dube

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