

FOR SALE

52.54 Acres MOL

Home Site

Ranch & Recreational Land

Lott, Falls County, TX 76656

\$170,755

For investment offering go to: www.texasfarmandranchrealty.com



Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com

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Property Highlights

Location – The property is located off County Road 406 in Lott TX. From the intersection of Hwy 320 and FM 2027 in Lott travel East on FM 2027 for three miles. Turn Right onto County Road 406/ Falls Road and the property is located on the right look for the Texas Farm and Ranch Realty sign. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 52.54 acres MOL according to Falls CAD.

Improvements- Property is covered in improved native grasses. Several mature trees draw in wildlife and provide seclusion to the property.

Water – Well water is located on the property per sellers. An inspection of the water well will need to be conducted to determine working ability.

Electricity –Heart of Texas Electric services the area.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller retains all owned minerals.

Topography – The land is flat with gently rolling areas for a home site.

Current Use – Privately owned and is used for hay production.

Ground Cover – Property is covered in native grasses and mature post oak trees.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utility.

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.

Presented At - \$170,755.00- \$3,250 an acre **Seller Financing is preferred.

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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Property Aerial View



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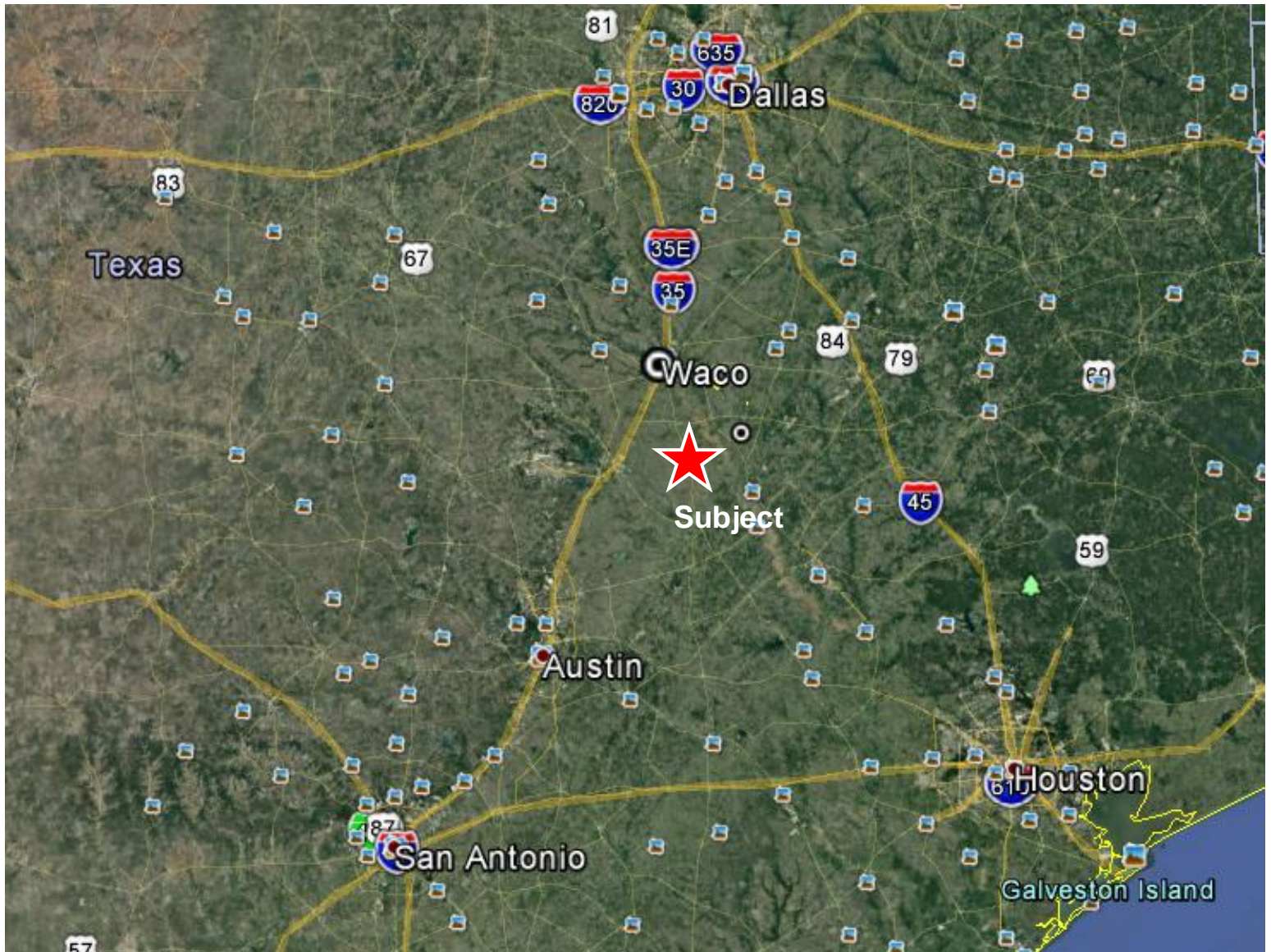
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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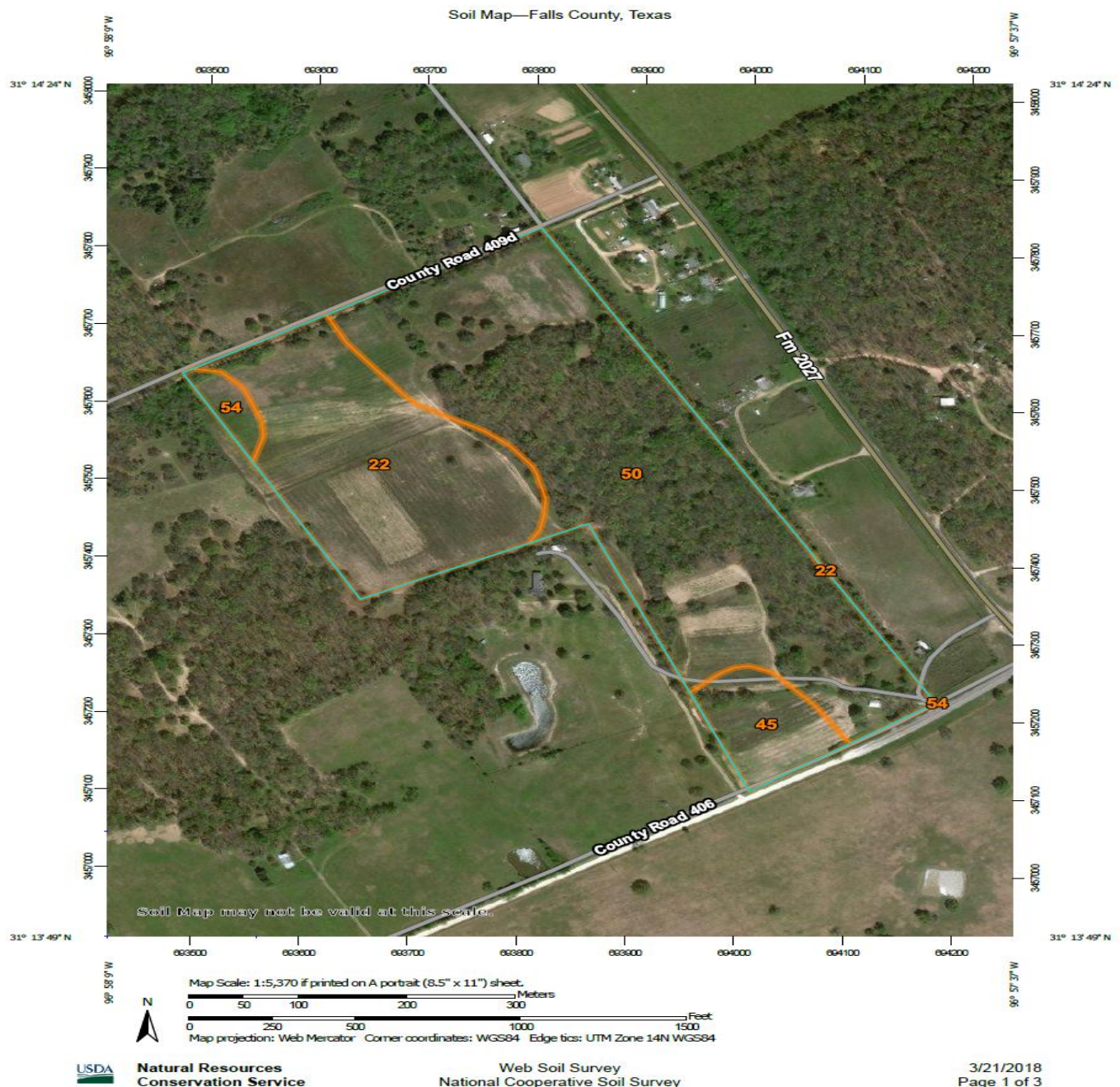
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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Desan loamy fine sand, 0 to 5 percent slopes	14.7	29.7%
45	Padina fine sand, 0 to 5 percent slopes	3.3	6.6%
50	Silawa loamy fine sand, 0 to 3 percent slopes	30.6	61.9%
54	Silstid loamy fine sand, 0 to 3 percent slopes	0.9	1.9%
Totals for Area of Interest		49.5	100.0%



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Soil Type – 22

22—Desan loamy fine sand, 0 to 5 percent slopes. This deep, somewhat excessively drained, nearly level to gently sloping soil is on uplands and ancient stream terraces. Slopes are convex to concave, and areas range from 25 to 1,000 acres in size.

The soil has a surface layer of reddish yellow, neutral loamy fine sand about 54 inches thick. Below the surface layer, to a depth of 64 inches, is red, medium acid sandy clay loam. Between depths of 64 and 74 inches is reddish yellow, slightly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is red, medium acid sandy clay loam.

This soil can be easily worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is low. The root zone is deep and easily penetrated by plant roots. Runoff is medium. 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 Padina, Silawa, and Silstid soils. The included soils make up 10 to 20 percent of the map unit.

This soil has low potential for production of crops, but it is limited by low natural fertility and low available water capacity. The major crops are corn and small grain. Some areas are used for such specialty crops as tomatoes and watermelons. The major objectives in management are controlling soil blowing, conserving moisture, and improving soil fertility. Proper management includes growing crops that produce large amounts of residue, strip-cropping, and fertilizing.

The soil is used mainly for pasture, but it has medium potential for this use. Use of this soil is limited by low natural fertility and low available water capacity. This soil is well suited to weeping lovegrass and improved bermudagrass. It is difficult to develop a firm seedbed. Emerging grass seedlings can be killed by the cutting action of blowing sand unless management practices for soil blowing are used. Weed control, controlled grazing, and fertilization are needed for sustained forage production.

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

This soil has high potential for most urban uses. It is limited for shallow excavations by caving of the sandy surface layer. The potential for recreation is low. The sandy surface layer and the soil blowing hazard are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIIe; Deep Sand range site.



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Soil Type – 45

45—Padina fine sand, 0 to 5 percent slopes. This deep, moderately well drained, nearly level to gently sloping soil is on uplands and ancient stream terraces. Slopes are concave and convex. Areas range from 75 to 800 acres in size.

This soil has a surface layer of medium acid fine sand about 49 inches thick. It is pale brown to a depth of 8 inches and very pale brown below. Between depths of 49 and 65 inches is very pale brown, strongly acid sandy clay loam that has strong brown and light gray mottles. Between depths of 65 and 80 inches is white, strongly acid sandy clay loam that has reddish yellow and red mottles (fig. 8).

The surface layer has a perched water table for short periods following heavy rainfalls. Permeability is moderately slow, and available water capacity is low. The root zone is deep and is easily penetrated by roots. Runoff is slow. The hazard of soil blowing is moderate to severe, and the hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Desan, Silawa, and Silstid soils. The included soils make up about 20 percent of this map unit.

This soil has low potential for production of crops. It is limited for this use by low natural fertility and low available water capacity. The major crops are corn and small grain. Some areas are used for such specialty crops as tomatoes and watermelons. The major objectives of management are controlling soil blowing, conserving moisture, and improving soil fertility. Proper management includes stripcropping, fertilization, and growing crops that produce large amounts of residue.

This soil is used dominantly for pasture and has medium potential for this use. It is limited by low natural fertility and low available water capacity. It is well suited to weeping lovegrass and improved bermudagrass. Making a firm seedbed is difficult. Emerging grass seedlings can be killed by cutting action of blowing sand unless practices that control soil blowing are used. Weed control, controlled grazing, and fertilization are needed to sustain production.

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

This soil has high potential for urban uses. Its most restrictive limitations are occasional wetness and the hazard of cutbanks caving. The potential for recreation is low. The sandy surface layer is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Deep Sand 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 – 54

54—Siltstid loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on ancient stream terraces. Slopes are convex. Areas are mostly oval and range from 20 to 295 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 26 inches thick. This layer is brown to a depth of 10 inches and pale brown below. Between depths of 26 and 43 inches is brownish yellow, medium acid sandy clay loam that has pale brown and reddish yellow mottles. Between depths of 43 and 56 inches is yellow, medium acid sandy clay loam that has light gray and reddish yellow mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, medium acid sandy clay loam that has reddish yellow mottles.

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 slow. The hazards of soil blowing and water erosion are slight.

Included with this soil in mapping are a few intermingled areas of Chazos, Padina, and Silawa 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 for this use by low natural fertility and the medium available water capacity. The only crops grown on this soil are corn and some specialty crops, such as tomatoes and watermelons. The major objectives of management are to conserve moisture and improve fertility. Growing crops that produce large amounts of residue or growing legumes help to maintain tilth.

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

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

This soil has high potential for urban uses. Caving cut-banks is the most restrictive limitation. The potential for recreation is low. The sandy surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is low, and potential for rangeland wildlife habitat is medium. Capability subclass IIIs; Sandy range site.



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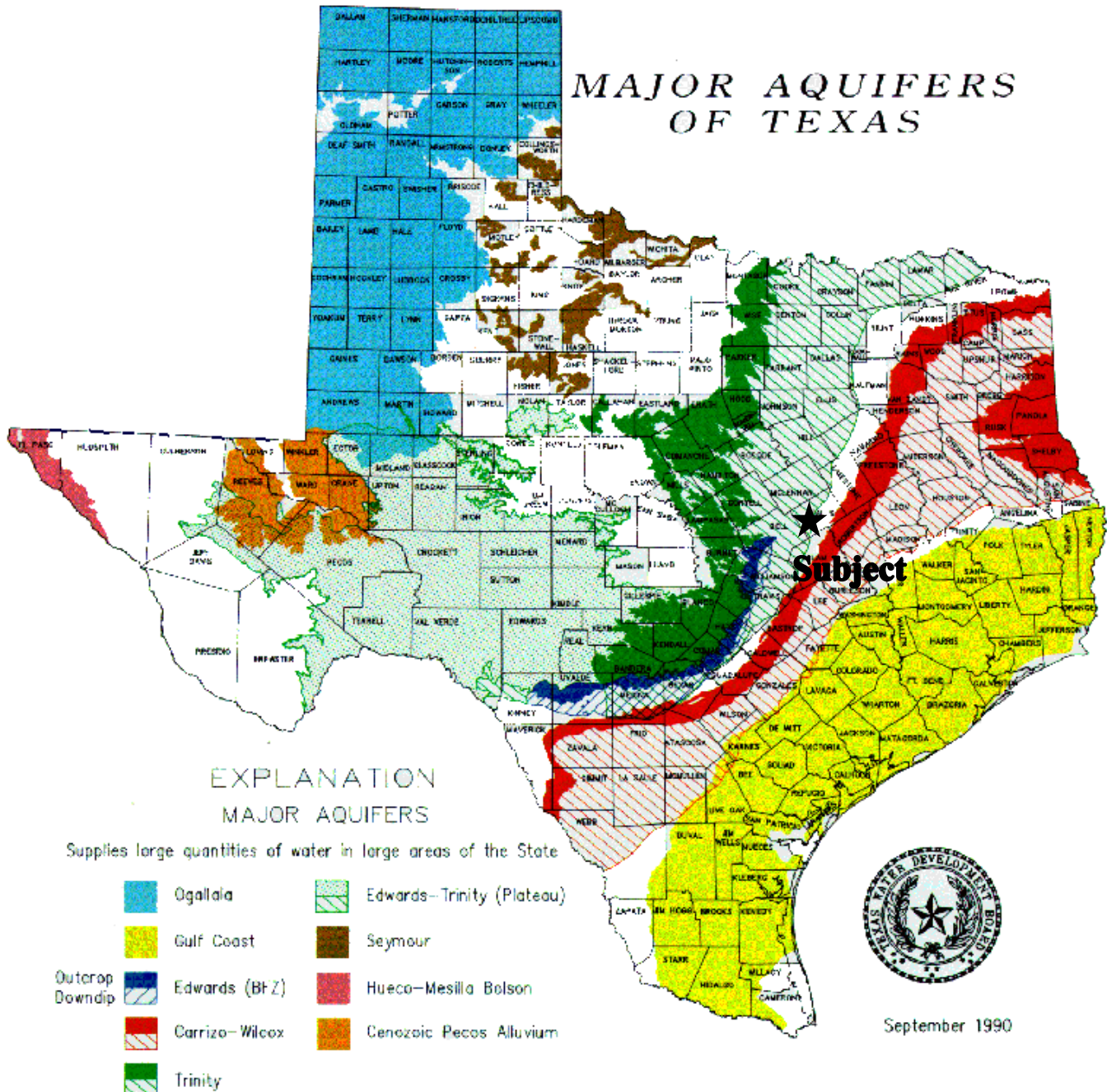
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Property Location to Major Aquifers of Texas



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REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

Dube's Commercial Inc 401 Congress Austin, TX 78701
Robert Dube

Phone: (512) 423-6670

Fax: (512) 671-8011

Info about Bro

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