

FOR SALE

1605.89 Acres

Custom Home Sites, Investment & Pasture Land

Kosse, Falls County, TX 76653

\$3,203,750

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



~"Stewards of Land"~
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – Located off FM 1771 outside of Stranger, TX. At the intersection of Hwy 7 and Hwy 14 in Kosse head West Hwy 7 for five and quarter miles. Turn Right onto FM 1771 for four and a half miles the property is located on the left.

Acres – 1605.89 acres according to the survey on file and has approximately 4,200 linear feet of road frontage of FM 1771.

Improvements – The property has graveled road ways throughout the property one leading to a full set of working pens. There is new cross fencing to the working pens with the perimeter fencing being in average condition. There is an old pack mule barn on the property that has had the roof replaced within the last 5 years. It works great for hay storage or can be used as an entertainment area with a rustic feel. There is a three bedroom two bath farm house on the property that is currently used as a rent house. The house includes original wood floors, vintage fireplaces, and punched tin 12 foot ceilings. A full length porch decorates the front of the house along with the decorative stained glass windows. The house includes many vintage charm features with some modern updates.

Utilities - Water – There are two Tri-County water meters on the property. The property has 4 tanks and a small creek runs through some of the property. Please refer to the well map located in this brochure for nearest installation and dept. Brushy Creek runs through the property. **Electricity** – Navasota Valley services the area and there are two existing meter on 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. **Minerals** – The seller will retain all owned minerals rights. **Topography** – The land is flat with hilltop areas that have beautiful views for nice home sites.

Current Use – Privately owned and is used for grazing yearlings as well as cow/ calf operation and hay production. Also is used as a scale house and rock crushing plant for neighboring gravel mine. Contract is with Frost Stone Crushing and minimum contractual override is \$3,000 per month. During 2016 Seller has reported the override has been more than the monthly minimum to date.

Ground Cover – Property has numerous oaks trees that are very large as well as other native trees to the area. Property has a mixture of Coastal Bermuda, native grasses and wooded areas for wildlife cover.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known to exist are electrical, water and gas (Atmos).

Grazing Lease – There is a grazing lease on the property that renews annually every November of each year.

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

Price - \$3,203,750 - \$1,995 an acre

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 Pictures



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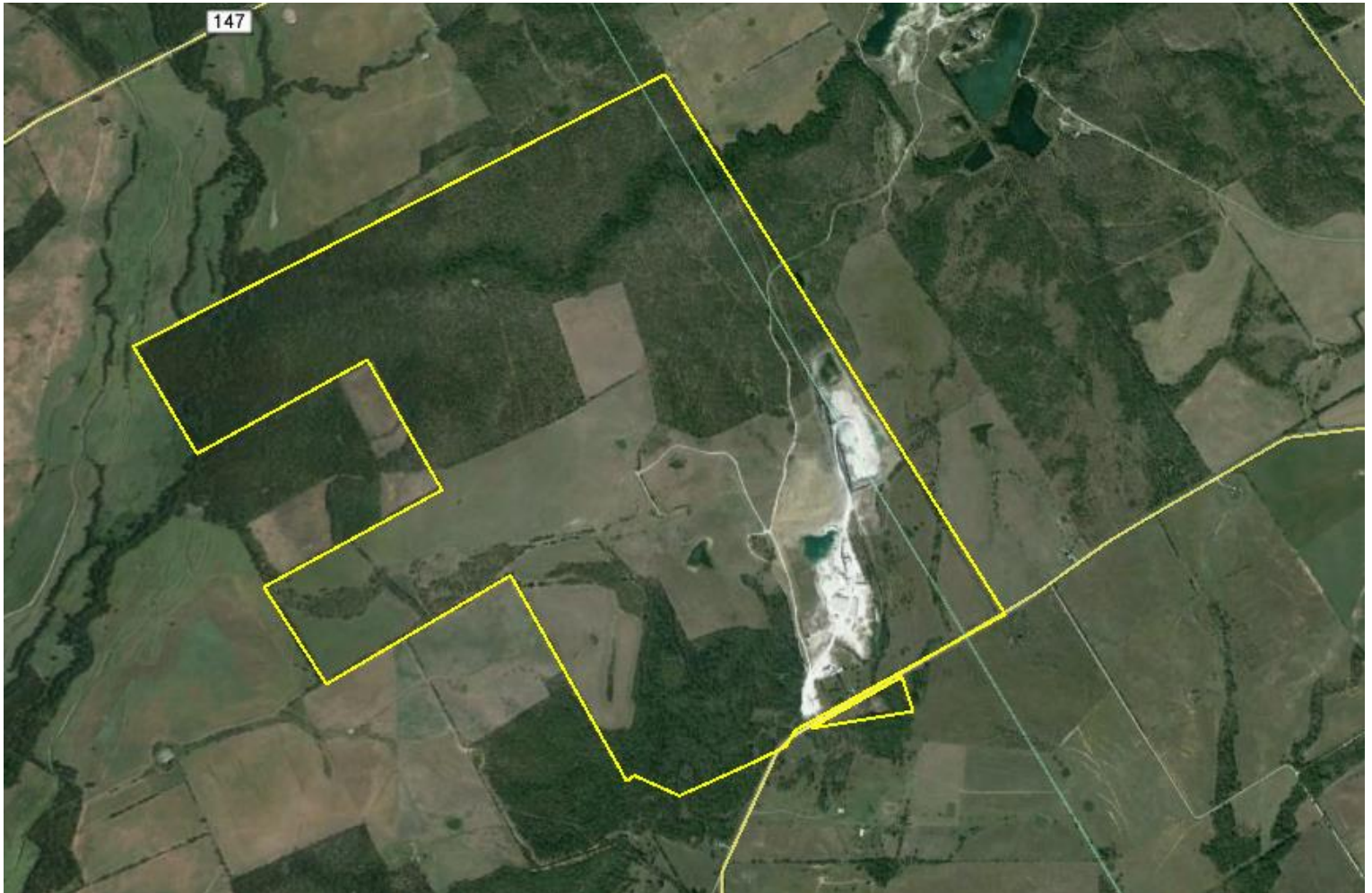
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Property Aerial View



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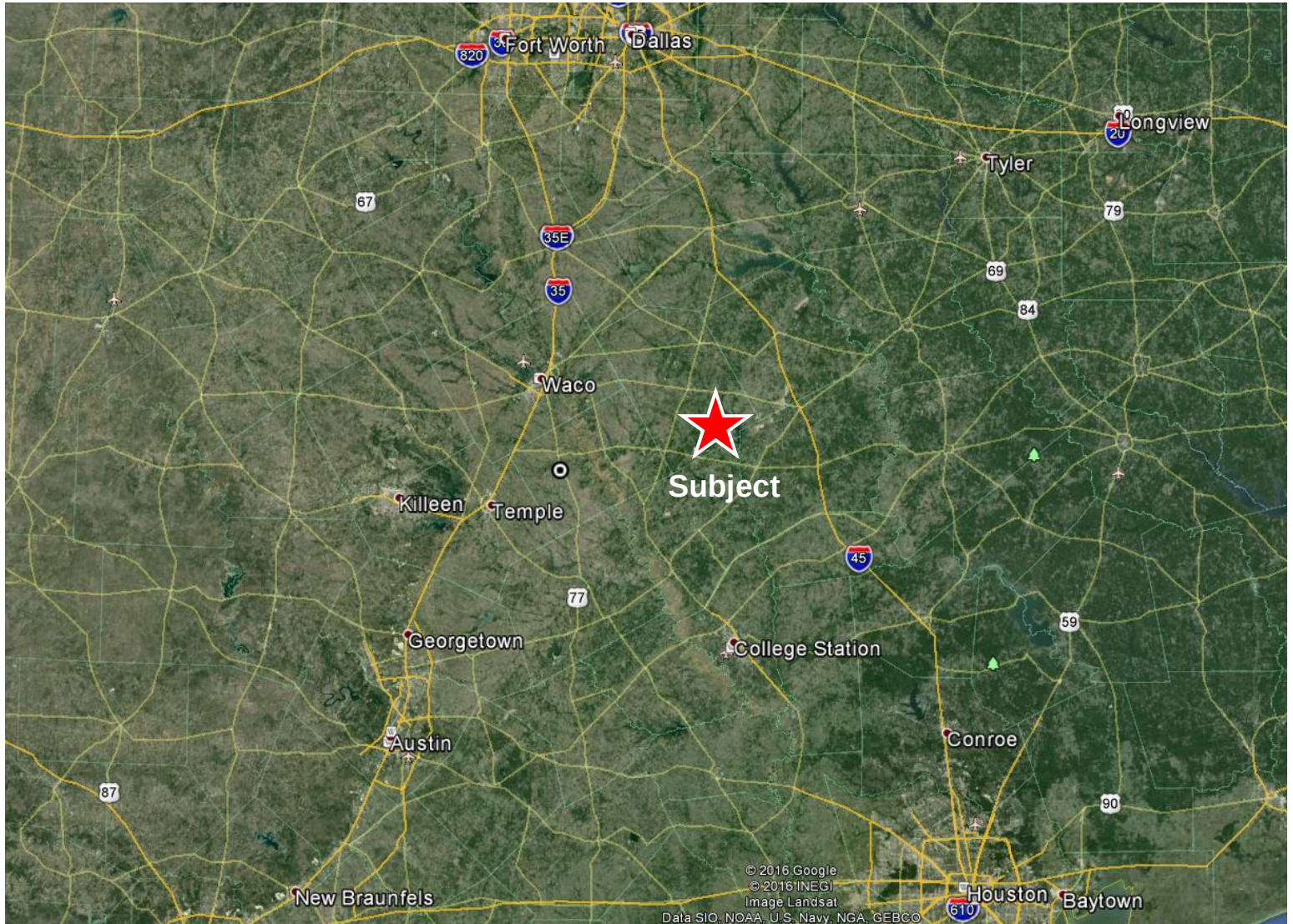
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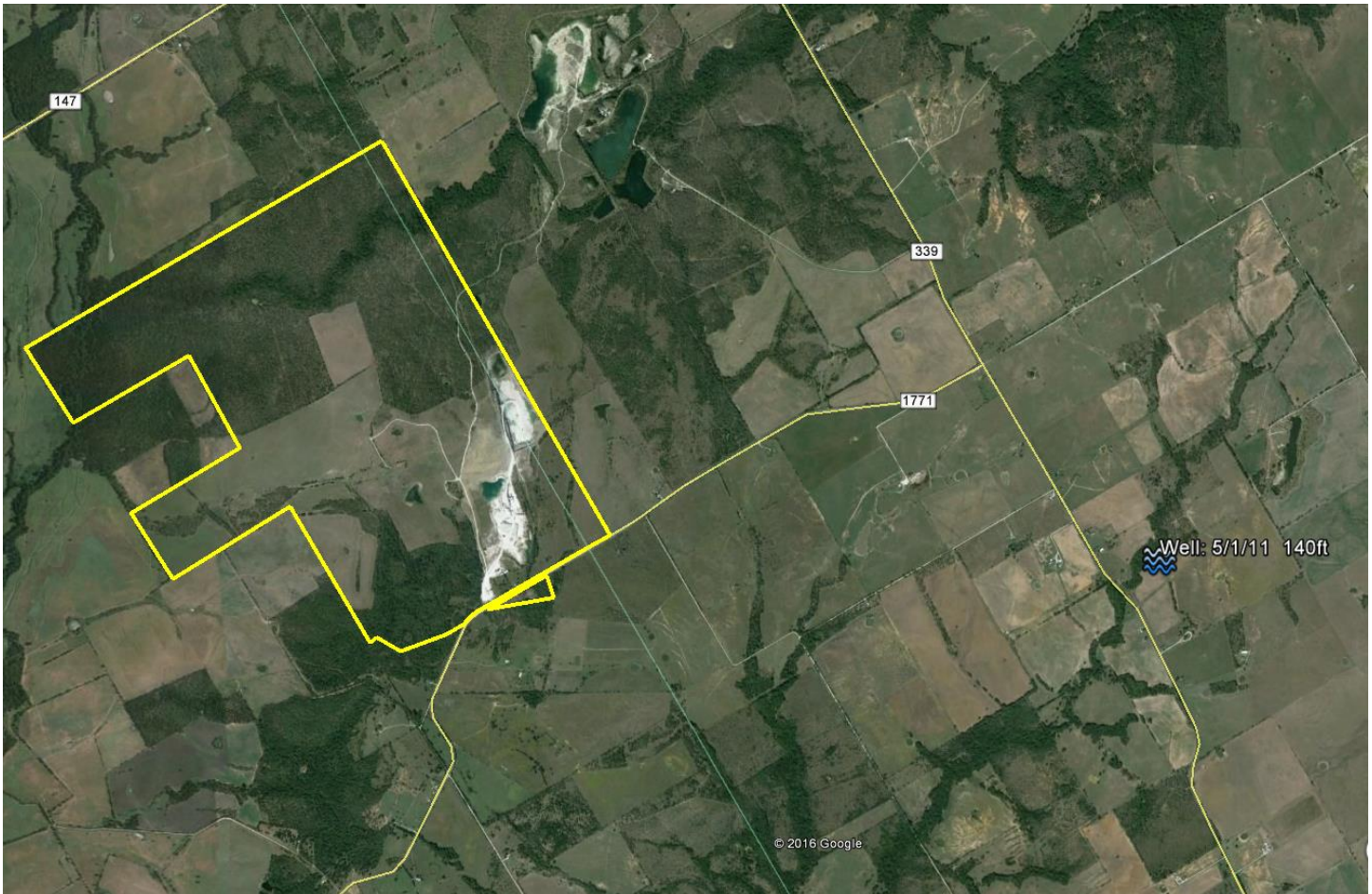
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aledo soils, 1 to 5 percent slopes	65.6	4.1%
4	Altoga soils, 5 to 12 percent slopes, eroded	86.6	5.4%
16	Burleson clay, 0 to 1 percent slopes	0.1	0.0%
20	Crockett fine sandy loam, 1 to 3 percent slopes	30.8	1.9%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	3.1	0.2%
24	Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded	203.1	12.6%
28	Gowen clay loam, frequently flooded	173.0	10.8%
29	Heiden clay, 1 to 3 percent slopes	56.1	3.5%
31	Heiden clay, 2 to 5 percent slopes, eroded	376.5	23.4%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	43.4	2.7%
35	Houston Black clay, 1 to 3 percent slopes	26.2	1.6%
41	Normangee clay loam, 1 to 3 percent slopes	35.5	2.2%
58	Tinn clay, 0 to 1 percent slopes, occasionally flooded	1.5	0.1%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	106.1	6.6%
64	Wilson loam, 1 to 3 percent slopes	6.6	0.4%
66	Wilson silty clay loam, 1 to 3 percent slopes	273.7	17.0%
Subtotals for Soil Survey Area		1,487.6	92.5%
Totals for Area of Interest		1,608.5	100.0%



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Soil Type Legend

Limestone County, Texas (TX293)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Crockett loam, 1 to 3 percent slopes	4.1	0.3%
FeD2	Ferris clay, 5 to 15 percent slopes, eroded	28.1	1.7%

Limestone County, Texas (TX293)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FhC2	Ferris-Heiden complex, 2 to 5 percent slopes, eroded	40.3	2.5%
HeB	Heiden clay, 1 to 3 percent slopes	30.3	1.9%
HoB	Houston Black clay, 1 to 3 percent slopes	4.2	0.3%
Wf	Whitesboro loam, frequently flooded	13.9	0.9%
Subtotals for Soil Survey Area		120.8	7.5%
Totals for Area of Interest		1,608.5	100.0%



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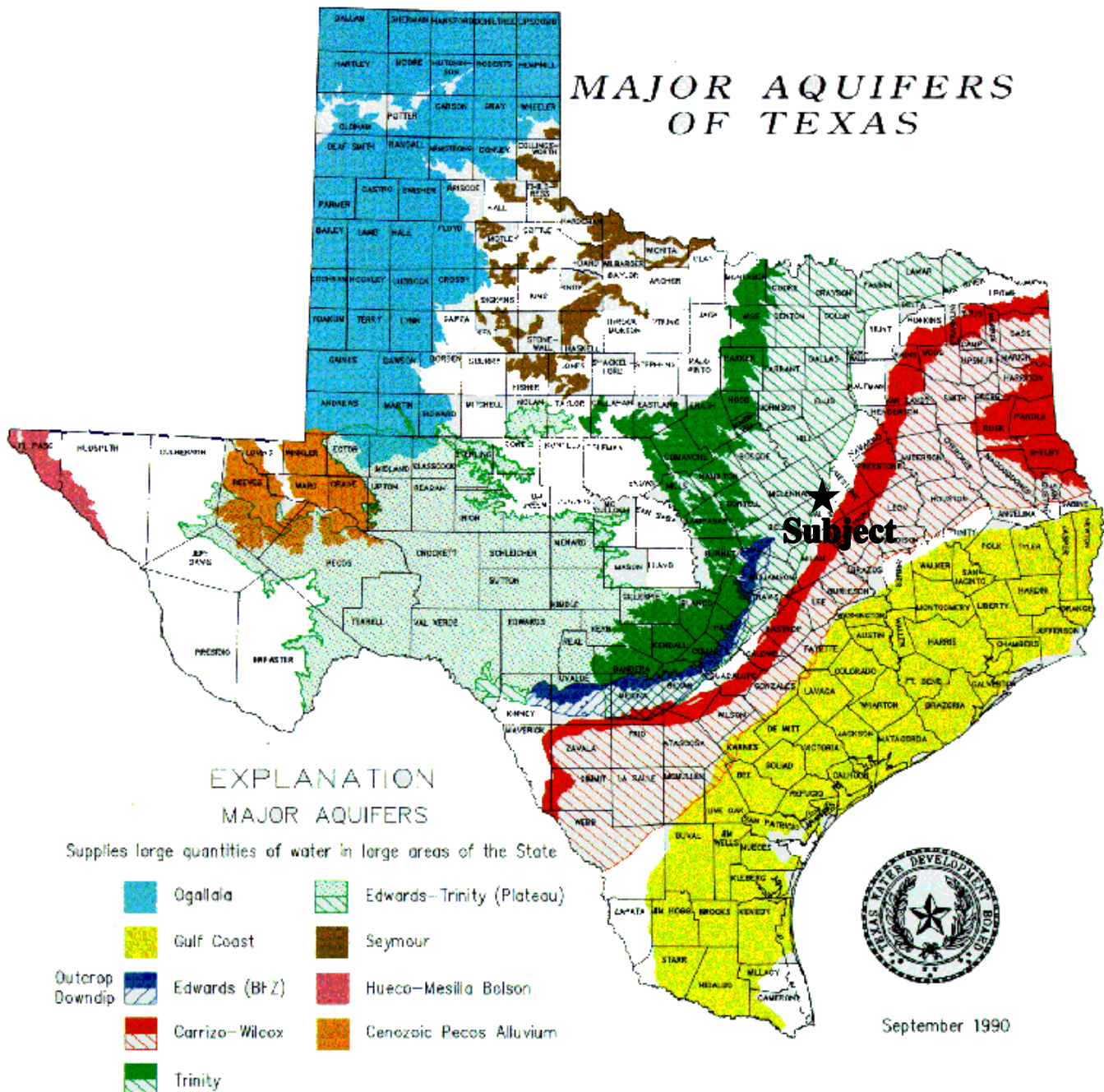
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Property Location to Major Aquifers of Texas



TEXAS
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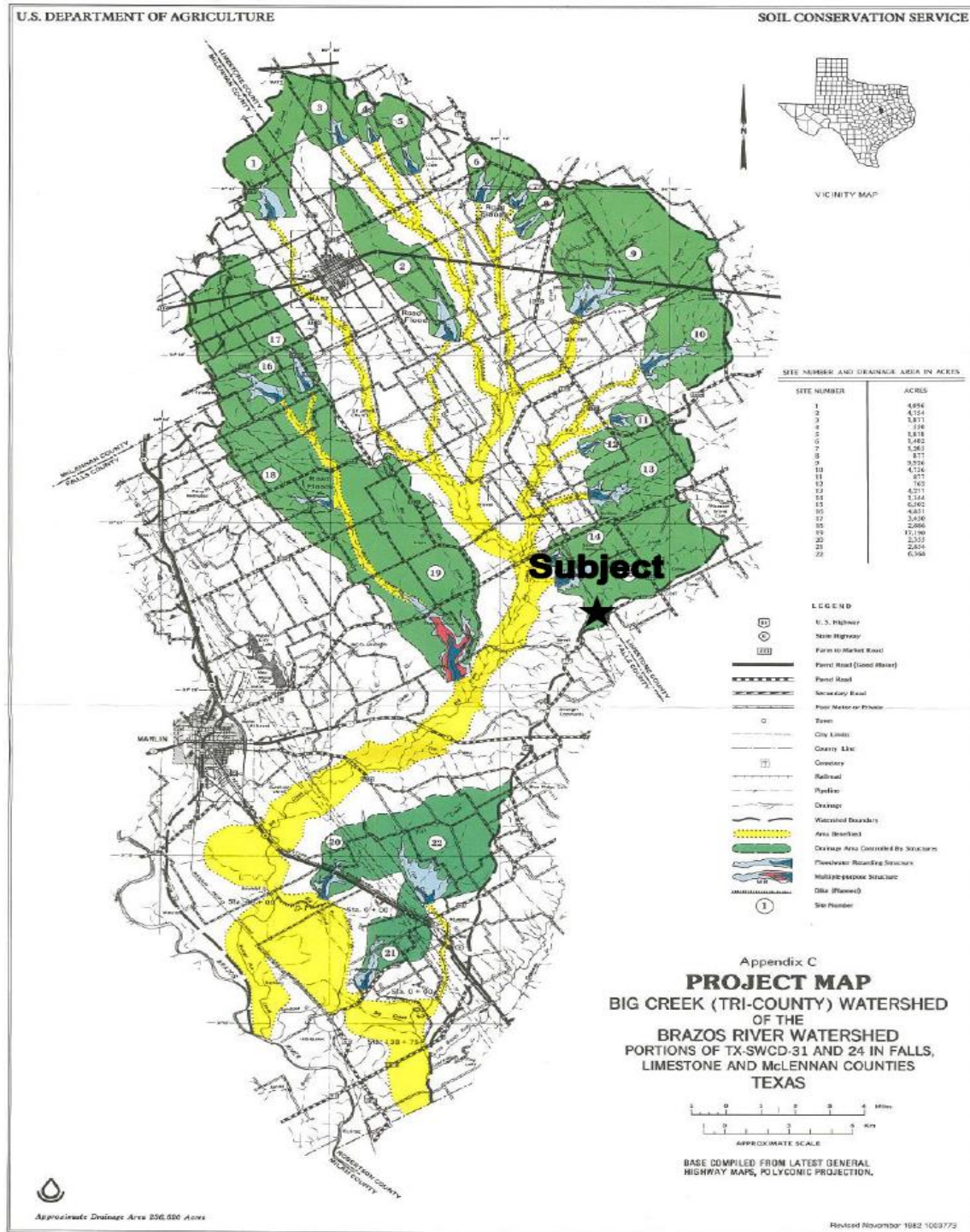
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Brushy Creek Watershed Project Map



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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

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Info about Bro

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