

FOR SALE

6.073 Acres MOL

Restricted Home Site

Lorena, Falls County, TX 76655

\$99,500

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



Morgan Tindle (Broker)

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Bob Dube (Broker)

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Ranchette
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Property Highlights

Location – County Road 427/ Twin Hills Road Lorena, Falls County, TX. From The Circle in Waco head South on Hwy 77 towards Lott. After 9.3 miles turn Right onto Levi Parkway. Travel for 4 miles and turn Left onto CR 427. The property is located down Twin Hills Road to the Left on the left side of the road. Look for the Texas Farm and Ranch Realty sign. Located just 15 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 6.073 Acres MOL according to Falls County Appraisal District.

Improvements – This small ranchette is a great property to build your dream home in the restricted Silo Hill Subdivision. A complete list of restrictions is located in this brochure.

Water – Levi Water Supply Corporations Services the area there is currently no meter on the property. There is one flow through pond on the property.

Electricity – Oncor Electric services the area and there is currently no meter on the property.

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

Minerals – Seller conveys all owned minerals.

Topography – The land is flat with gently rolling areas.

Current Use – Privately owned and used as a hay meadow.

Ground Cover – Property is covered in coastal Bermuda and native grasses.

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

Showings - By appointment only. 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-brokerage commissions.

Presented At - \$99,500

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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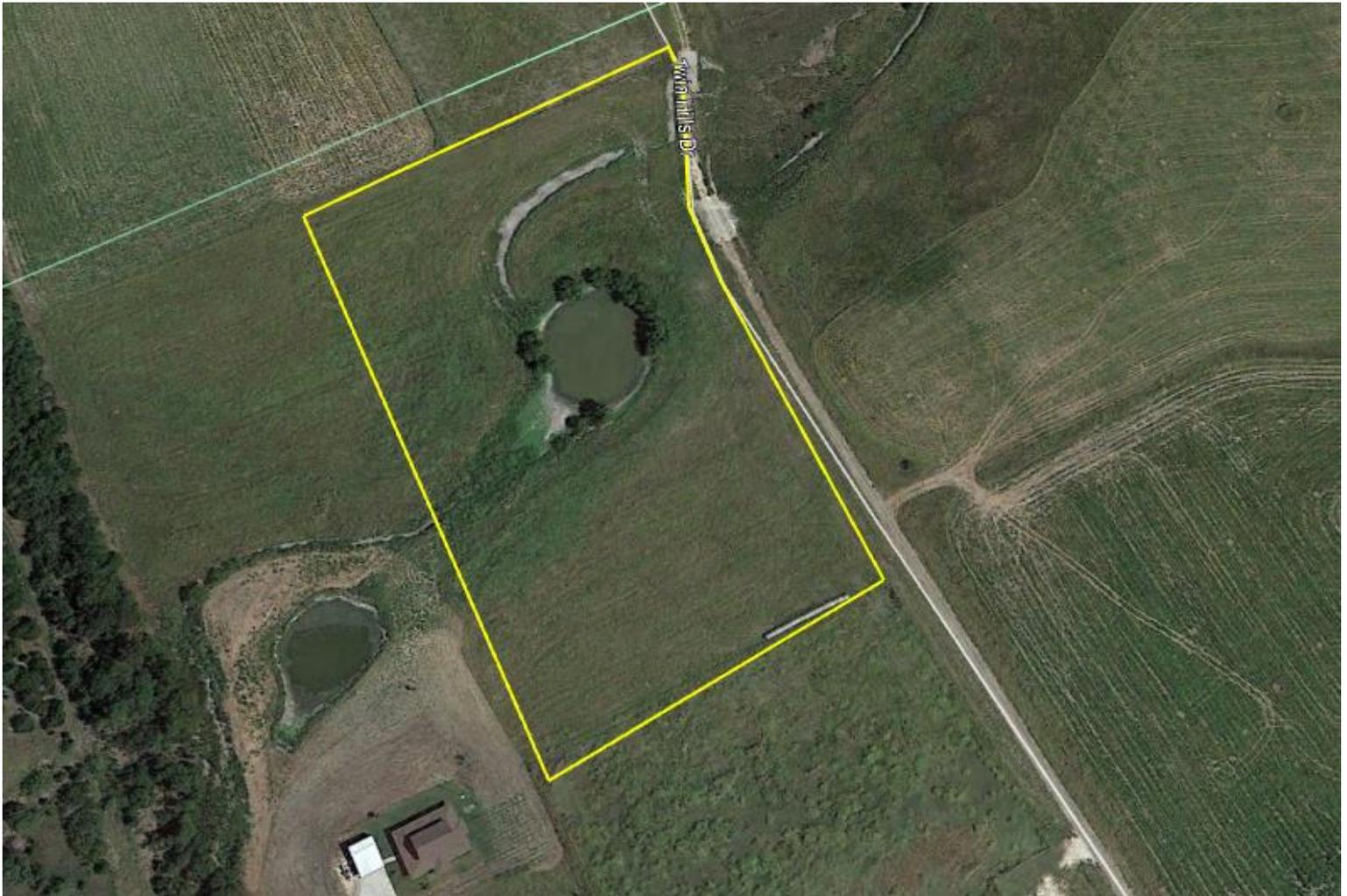
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Property Aerial View



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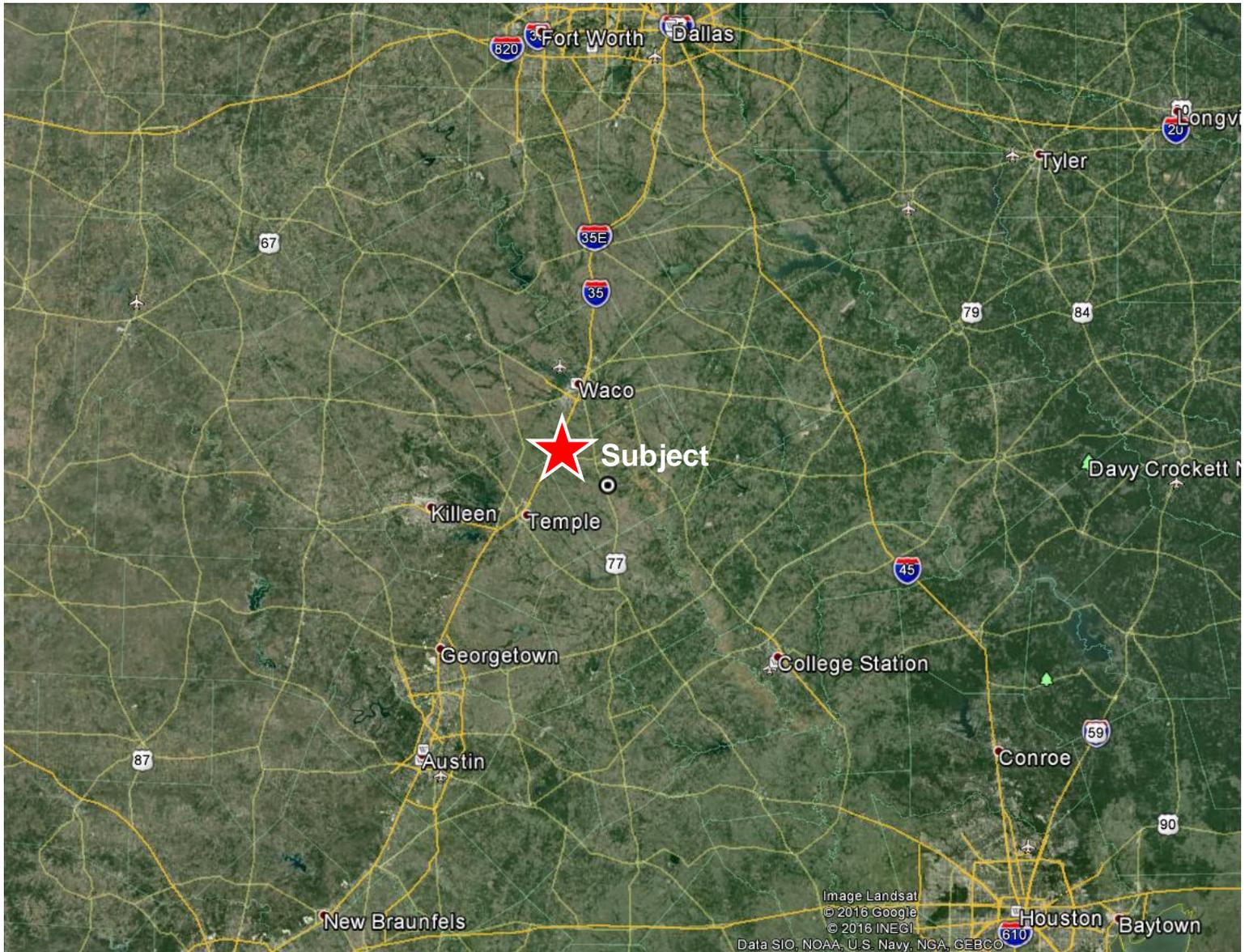
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**Property Location Relative to
DFW, Austin and Houston**



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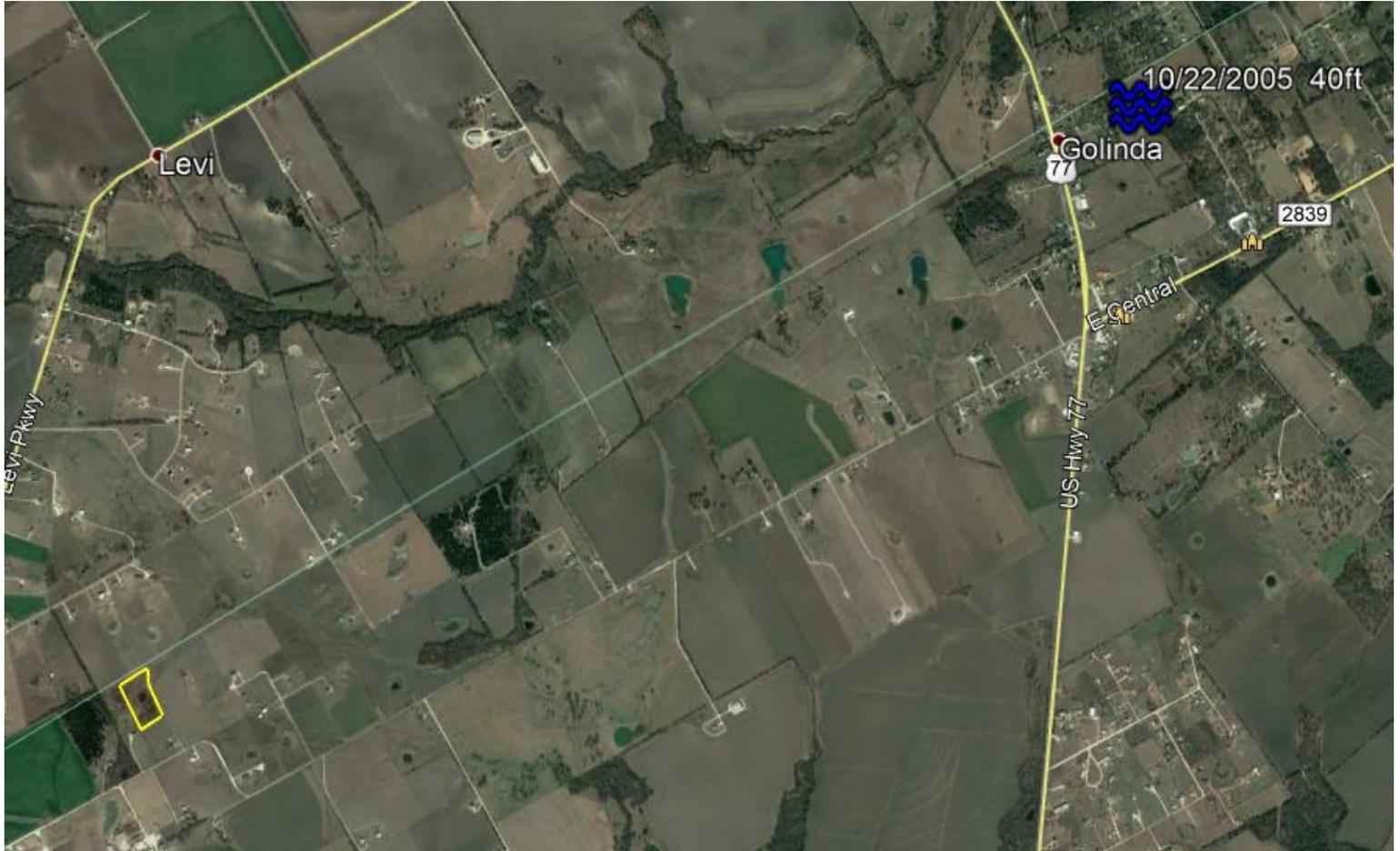
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Aerial of Water Well Nearest Property



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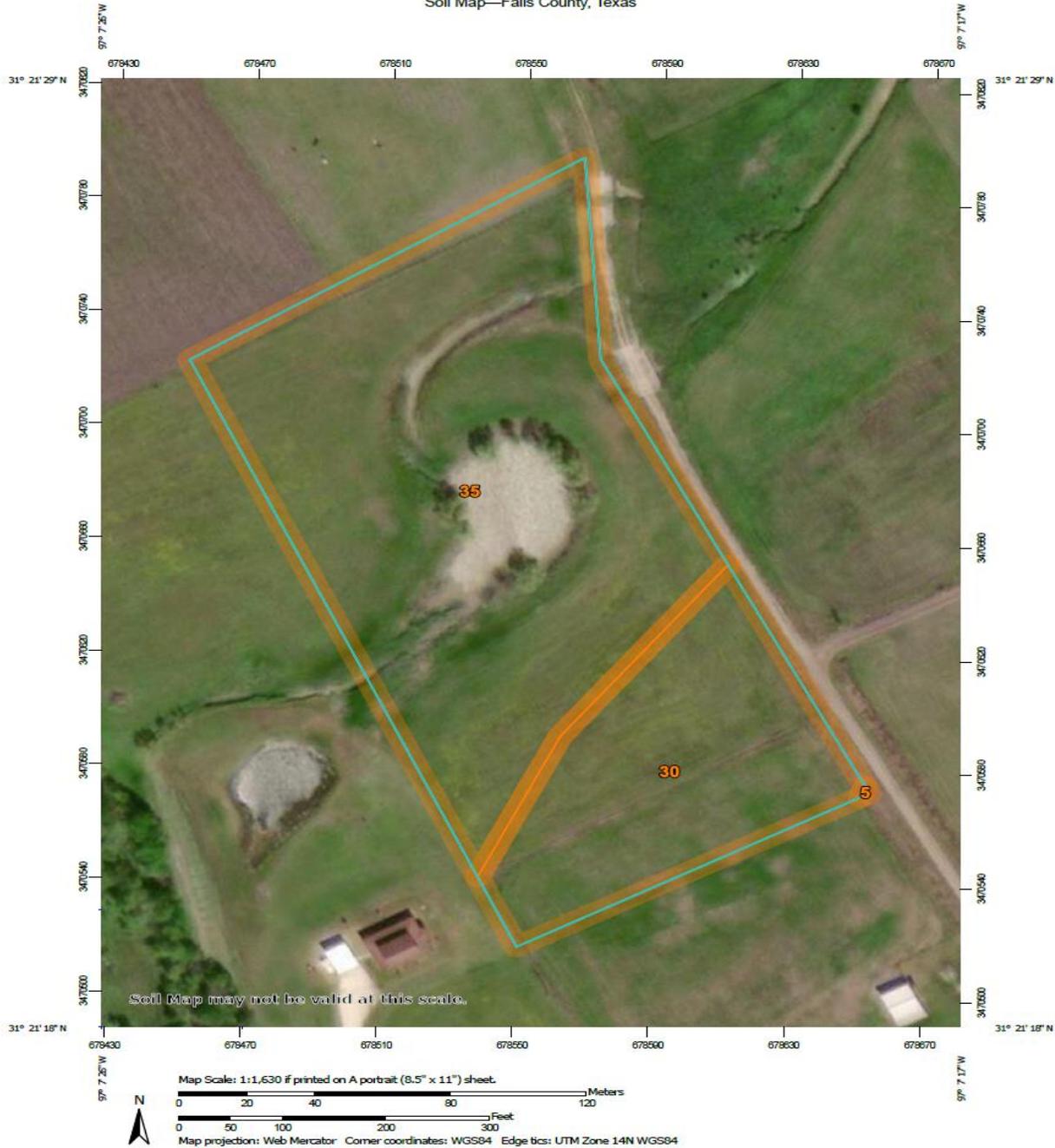
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Soil Map Aerial

Soil Map—Falls County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/16/2019
Page 1 of 3



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Austin silty clay, 1 to 3 percent slopes	0.0	0.0%
30	Heiden clay, 3 to 5 percent slopes	1.8	27.2%
35	Houston Black clay, 1 to 3 percent slopes	4.9	72.7%
Totals for Area of Interest		6.7	100.0%



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Soil Type – 5

5—Austin silty clay, 1 to 3 percent slopes. This moderately deep, well drained, gently sloping soil is on high ridges and convex knolls on uplands. Most areas are broad, but some are long and narrow. Individual areas range from 25 to 100 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 17 inches thick. Below the surface layer, to a depth of 29 inches, is brown, moderately alkaline silty clay and platy fragments of chalky limestone that increase in amount in the lower part. The underlying material is white, platy, chalky limestone.

This soil has good tilth and can be easily worked. When plowed, the soil crumbles and forms good seedbeds. Permeability is moderately slow, and available water capacity is low. The root zone is moderately deep, and it is easily penetrated by roots. Runoff is medium, and the hazard of water erosion is moderate. The content of lime is high, and as a result iron chlorosis occurs in sensitive plants.

Included with this soil in mapping are small areas of Altoga, Eddy, Stephen, and Houston Black soils. The Eddy and Stephen soils are on shallow side slopes and ridgetops. Altoga soils are on side slopes. Narrow areas of Houston Black are along drainageways. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for row crops, but it is limited for this use by low available water capacity and moderate depth to rock. The major crops are grain sorghum and cotton, but small grain is also grown. Terracing and a cropping system that includes 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. Proper 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; hackberry, elm, and pecan trees along drainageways; and scattered oak trees.

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, slow percolation, and depth to rock. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.



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Soil Type – 30

30—Heiden clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are long and narrow and range from 5 to 20 acres in size.

The surface layer of this soil, to a depth of 20 inches, is dark grayish brown, moderately alkaline clay. Between depths of 20 and 41 inches is olive, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is yellow, moderately alkaline clay that has olive yellow mottles.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris, Houston Black, Burleson, and Trinity soils. The Ferris soils occupy gullies and steeper side slopes. The Houston Black and Burleson soils are on less sloping parts of the landscape and the Trinity soils occupy flood plains. The included soils make up 10 percent of this map unit.

This soil is used about equally for crops and pasture. It has medium potential for production of crops, but it is limited by slope. Grain sorghum, cotton, and small grain are the main crops. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

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



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Soil Type – 35

35—Houston Black clay, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on smooth ridges on foot slopes of uplands. Slopes are convex. Areas are long and narrow to broad in shape and range from 10 to 50 acres in size.

The soil has a surface layer of very dark gray, moderately alkaline clay to a depth of 28 inches. The next layer is dark gray, moderately alkaline clay to a depth of 48 inches. Between depths of 48 and 67 inches is olive gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow and light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plow-pan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Burleson and Heiden soils have no particular pattern of occurrence. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for growing crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help control erosion and maintain the tilth.

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

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along the drainageways.

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 low. The clayey surface layer 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 IIe; Blackland range site.



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Deed Restrictions

EXHIBIT B

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SILO HILL SUBDIVISION

RESTRICTIONS

1. The Property (the 697.579 acre tract of land described on the attached Exhibit A) shall be used exclusively for residential and general agricultural purposes and no service or merchandise will be offered for sale or hire thereon. The Property shall not be used for any commercial purpose.
2. All buildings shall be new. All homes shall be substantially and safely constructed with not less than 50% of the area of its exterior walls covered with brick, rock, or Austin Stone, or similar material, and maintained in good repair. The wood exterior of all buildings shall be stained or painted. No residence of less than 1400 square feet (except for lots 1, 2, 3, 4 and 5 in Block I, Phase I of the Subdivision which tracts shall have no residence of less than 1500 square feet) shall be erected or constructed on the Property, which area shall not include porches, porticoes, covered breezeways, and garages.
3. No trailer, tent, shack, garage, barn, mobile or manufactured home, prefabricated or prebuilt buildings, or other outbuildings or structure of temporary character shall be used as a residence, temporarily or permanently.
4. No outside toilet shall be allowed on the Property or used in connection therewith.
5. There shall not be placed on the Property any building nearer than 30 feet from the access easement, road, street, or common driveway line thereof, or within 25 feet from the property line of any abutting property owner.
6. Grantor reserves the right to install electric service line, gas, telephone, waterlines, over and upon all the Property, street right of ways or recreational areas and the right to license or permit the same to be done.
7. No pigs or swine shall be kept or maintained on the Property.
8. No commercial production of chickens or turkeys or other fowl shall be kept or maintained on the Property.
9. No noxious or offensive activity shall be conducted on the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other residents in the Subdivision. No waste will be permitted to enter any creek. All sanitary arrangements must comply with all state and local health laws and regulations. Grantee shall keep said Property in a neat and orderly fashion and will not allow same to grow up to the detriment of other property located in the area.



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Deed Restrictions Continued

9. No noxious or offensive activity shall be conducted on the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other residents in the Subdivision. No waste will be permitted to enter any creek. All sanitary arrangements must comply with all state and local health laws and regulations. Grantee shall keep said Property in a neat and orderly fashion and will not allow same to grow up to the detriment of other property located in the area.
10. Grantee shall not be allowed to have more than 1 horse or cow per acre on the Property at any time.
11. The Property shall not be subdivided into tracts of less than 5.0 acres each, except for a single 4.530 acre tract located in the most northerly northwest corner of the Subdivision which is also known as Lot 4, Block II, Phase II of the Subdivision, which single 4.530 acre tract shall not be subdivided.
12. Only one residence shall be constructed on each 5.0 acre tract.
13. No automobile, truck or motor vehicle of any type, whether operable or inoperable, may be constructed, reconstructed, repaired or stored upon the Property unless it is concealed from public view nor can it be constructed, reconstructed, repaired or stored upon any dedicated or private street adjacent to the Property.
14. The Property shall not be used or maintained as a dumping ground for rubbish. No stumps, trees, underbrush, trash, refuse of any kind or scrap metal shall be maintained on the Property and must be removed from the Property. No used construction material may be stored on the Property.
15. These restrictions shall be considered as covenants running with the land and shall bind the purchaser and their heirs, executors, administrators and assigns, and if the parties hereto or any of them, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall then be lawful for any other person or persons owning any property out of that 697.579 acre tract of land described on the attached Exhibit A and described in this Deed from Sam J. Jeffrey to Silo Hill I, Ltd., a Texas limited partnership, dated November 3, 1995 to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either to prevent him or them from so doing or to recover damages or other appropriate remedies for such violation. Any invalidation of any of these covenants or restrictions by judgment or court order in no wise shall affect any other provisions, which shall remain in full force and effect.
16. Any suit that may be filed to enforce these restrictions shall have venue in the appropriate court in Falls County or McLennan County, Texas.



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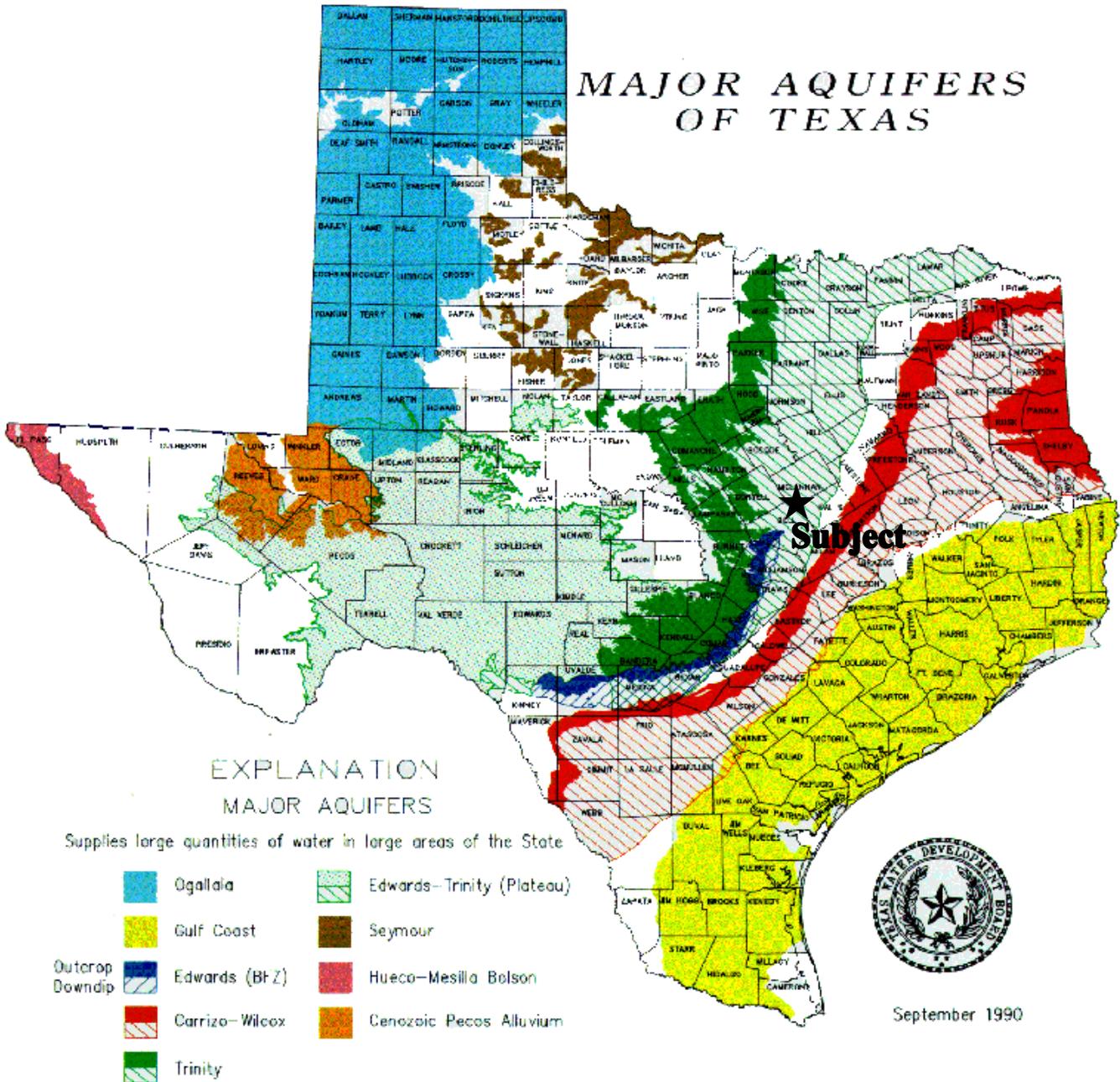
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Property Location to Major Aquifers of Texas



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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. and should not be made available to any other person or entity without the written consent of Dube's Commercial Inc. 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. 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 of any tenant, or any tenant's plans or intentions to continue its occupancy 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. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Info about Bro

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