

# FOR SALE

## Livestock & Recreational Land

137.23 Acres MOL

Stranger/ Kosse, Falls County, TX 76653

**\$377,382**

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



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### **Property Highlights**

**Location** –County Road 241/ 242 in Stranger/ Kosse, Falls County, TX. From the intersection of Hwy 7 and Hwy 6 in Marlin head East on Hwy 7 for 10.88 miles. Turn Left onto FM 1771 and travel for 2.44 miles until you reach CR 241 on your right. The property is located on the Left on CR 241 after half of a mile. Look for the Texas Farm and Ranch Realty Sign. Located just 40 minutes from Waco and 1 hour from Temple, approximately 2 hours from Fort Worth, Texas, 2 hours from Austin and 2 hours 15 minutes from Houston.

**Acres** – 137.23 Acres MOL according to Falls County Appraisal District. .

**Improvements** – Property is currently used for cattle grazing and recreational use. There are multiple areas for wildlife cover drawing in white tail deer, hogs, dove and other forms of wildlife. Half of the property is cultivated for winter wheat and Sudan hay.

**Water** – Tri-County water services the area, and or a water well maybe needed. There are three tanks on the property.

**Electricity** –Navasota Valley Electric services the area.

**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 retains all owned minerals.

**Topography** – The land is flat with gently rolling areas.

**Current Use** – Privately owned and is used for cattle grazing, and performance horse activities.

**Ground Cover** – Property is covered in Coastal Bermuda, native grasses, and rye grass. With a portion of the property in cultivation for winter wheat.

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

**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** - \$377,382/ \$2,750 per 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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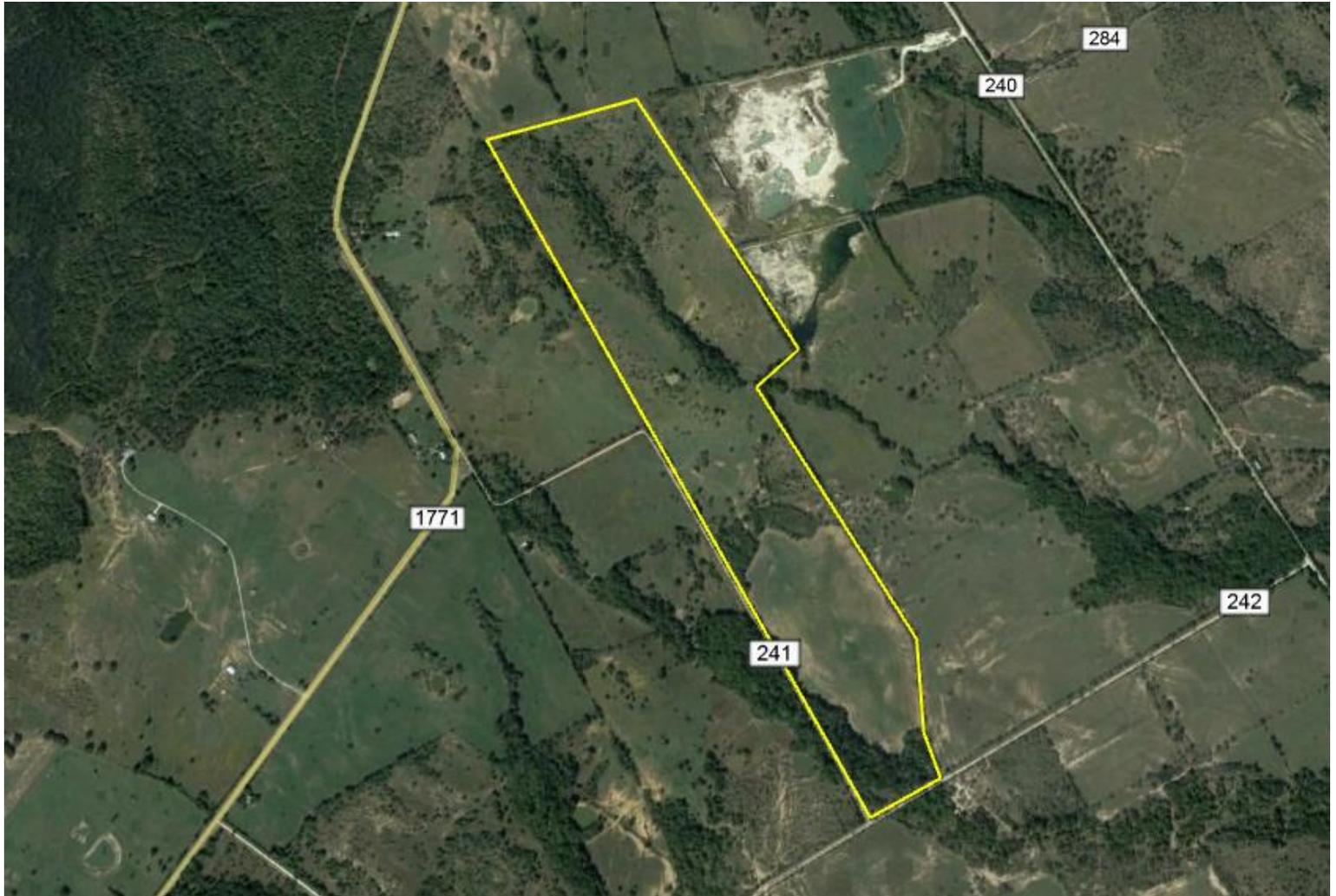
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## Property Aerial View



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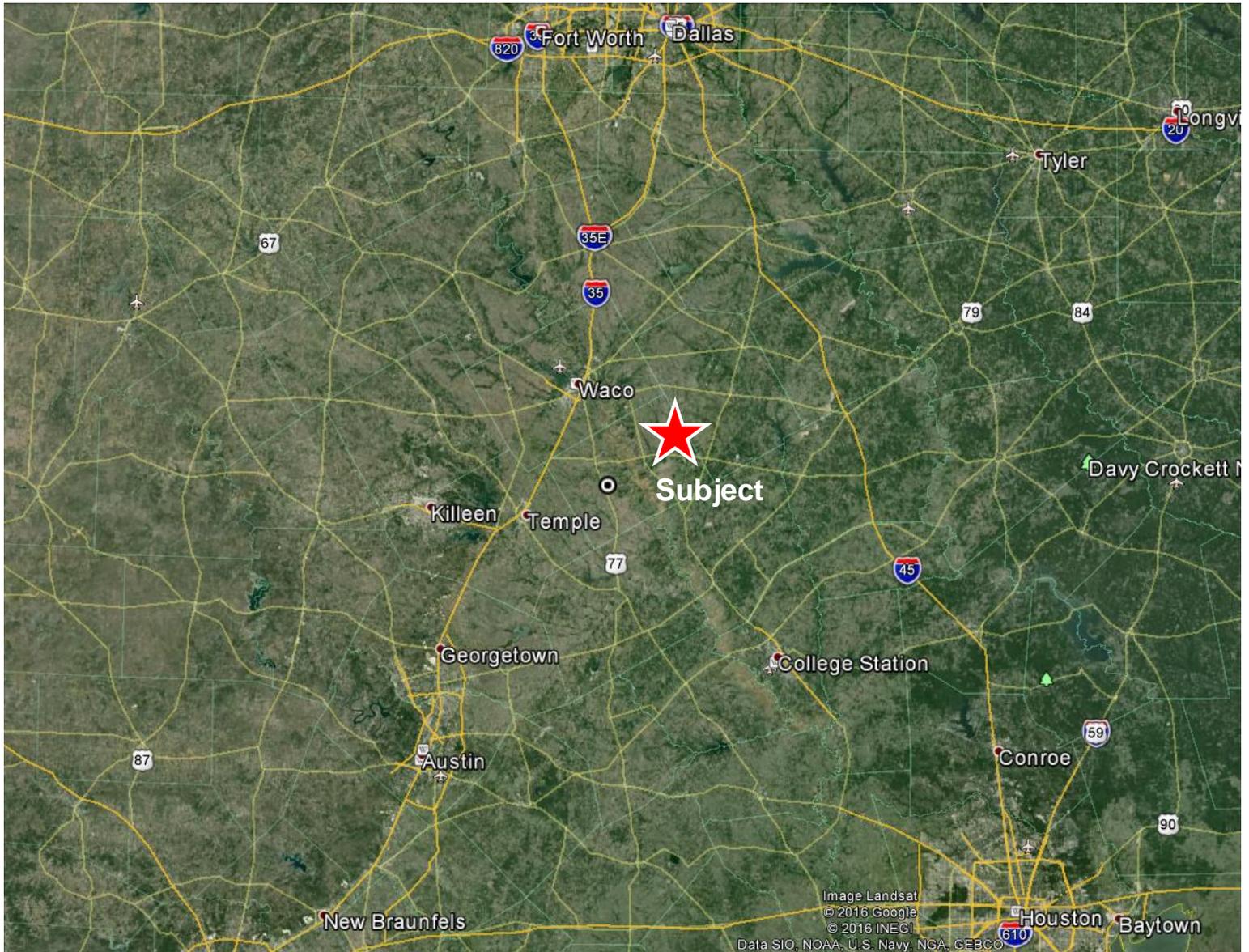
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**Property Location Relative to  
DFW, Austin and Houston**



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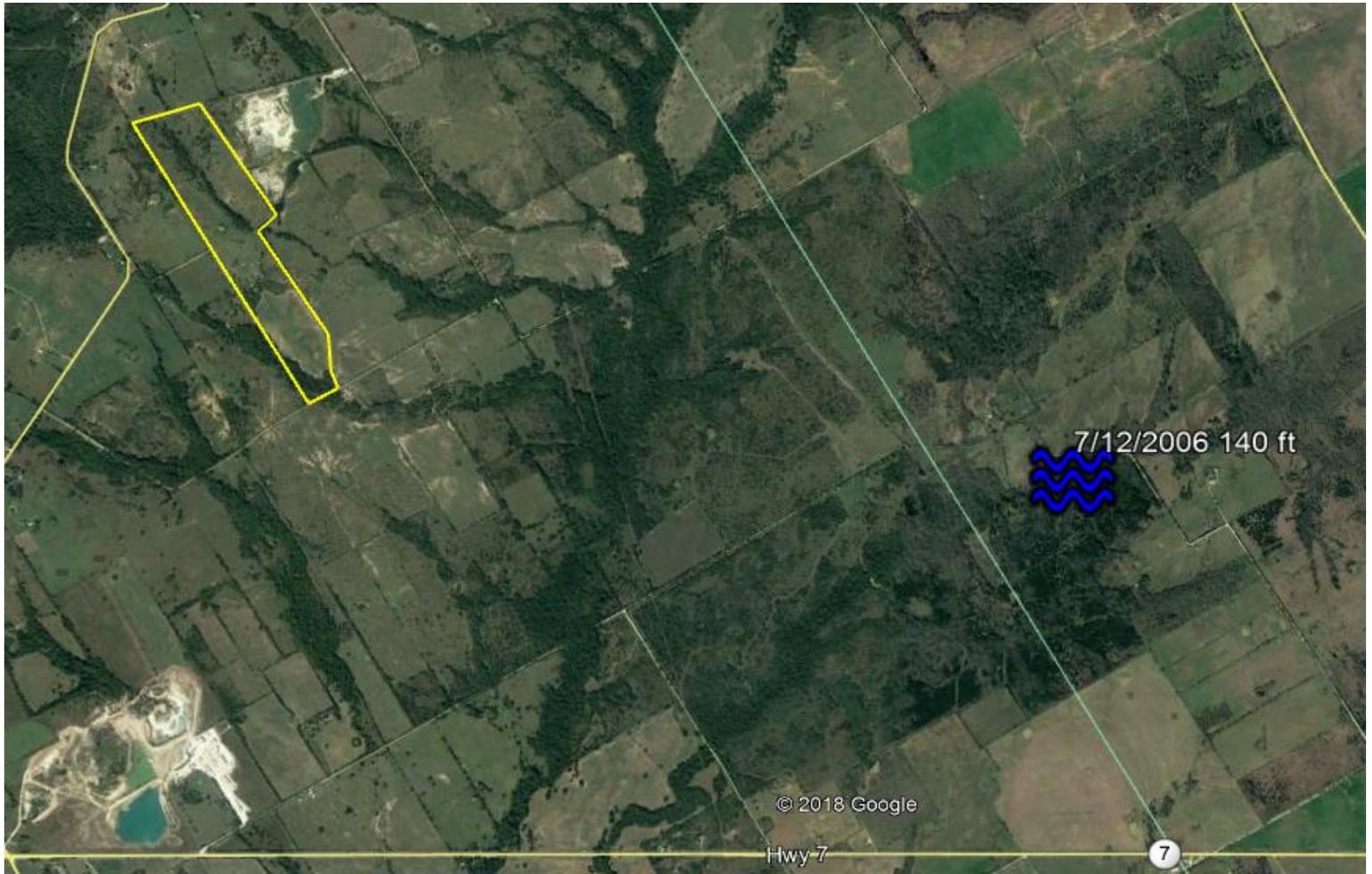
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## **Aerial of Water Well Nearest Property**



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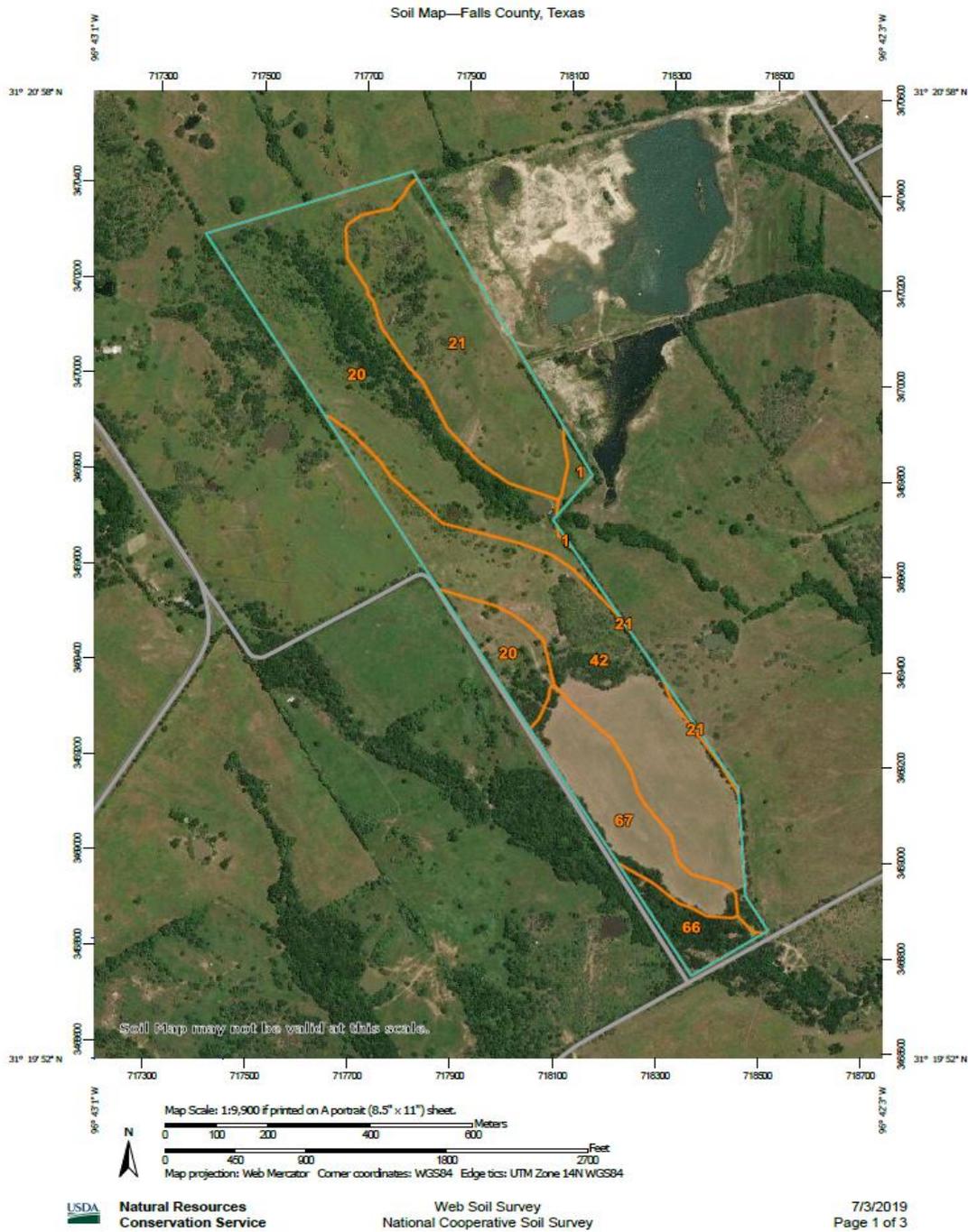
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**Soil Map Aerial**



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## Soil Type Legend

| Map Unit Symbol                    | Map Unit Name   | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 1                                  | Aledo soils, 1 to 5 percent slopes                            | 1.3          | 0.9%           |
| 20                                 | Crockett fine sandy loam, 1 to 3 percent slopes               | 48.6         | 34.7%          |
| 21                                 | Crockett fine sandy loam, 2 to 5 percent slopes, eroded       | 31.9         | 22.7%          |
| 42                                 | Normangee clay loam, 2 to 5 percent slopes, moderately eroded | 39.4         | 28.1%          |
| 66                                 | Wilson silty clay loam, 1 to 3 percent slopes                 | 5.1          | 3.6%           |
| 67                                 | Wilson silty clay loam, 2 to 5 percent slopes, eroded         | 14.1         | 10.0%          |
| <b>Totals for Area of Interest</b> |   | <b>140.3</b> | <b>100.0%</b>  |



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## **Soil Type – 1**

**1—Aledo soils, 1 to 5 percent slopes.** This unit consists of shallow, well drained, gently sloping soils on uplands.

Slopes are convex. Areas are long narrow bands that range from 5 to 100 acres in size.

These soils are not uniform and do not occur in a regular pattern. Surface texture varies, but in some pedons it is fine sandy loam or loam. In some pedons the surface layer is gravelly or cobbly and in others this layer has mixed textures.

A typical map unit is about 50 percent Aledo soils that have a fine sandy loam surface layer; 40 percent Aledo soils that have a loam surface layer; and 10 percent Crockett, Wilson, and Altoga soils. The Crockett and Wilson soils are in gently sloping parts of the landscape at the same elevation, and the Altoga soils are in sloping parts below the Aledo soils.

Typically, the surface layer is dark grayish brown, moderately alkaline fine sandy loam about 5 inches thick. It is about 10 percent limestone pebbles. The next layer, to a depth of 10 inches, is dark grayish brown, moderately alkaline very gravelly fine sandy loam and is about 60 percent limestone fragments. The underlying material is indurated limestone.

The soils are worked throughout a wide range of moisture conditions, but gravelly spots restrict proper tillage. Permeability is moderate, and the available water capacity is very low. Runoff is medium, and the hazard of water erosion is moderate. The high content of lime causes iron chlorosis in sensitive plants.

These soils are used primarily for unimproved pasture. They have low potential for crops, range, pasture, and wildlife habitat. Limitations for these uses are very low available water capacity and a restricted root zone.

These soils have low potential for urban use because of the shallow depth to rock. They have medium potential for recreation. Stones on the surface and depth to rock are the most restrictive limitations for the latter use. Capability subclass VIs; Shallow range site.



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## **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.



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### **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.



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### **Soil Type – 42**

42—Normangee clay loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Areas are in long narrow bands, and the soil slopes to natural drainageways. Slopes are convex. Part of the original surface layer has been removed by water erosion. Many areas are dissected by gullies that are 1 to 3 feet deep and about 75 to 100 feet apart. Mapped areas range from 20 to 100 acres in size.

This soil has a surface layer of dark brown, neutral clay loam about 4 inches thick. Between depths of 4 and 15 inches is brown, neutral clay that has red and reddish brown mottles. Between depths of 15 and 29 inches is brown, moderately alkaline clay that has yellow and reddish brown mottles; and between depths of 29 and 42 inches is light yellowish brown, moderately alkaline clay that has light gray and yellow mottles. The underlying layer, to a depth of 60 inches, is brownish yellow, moderately alkaline clay loam that has light red and light brownish gray mottles.

This soil is difficult to work. When wet, it is sticky; when dry, it becomes extremely hard. Surface crusts and dense plowpans 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 rapid. The hazard of water erosion is severe.

Included with this soil in mapping are a few intermingled areas of eroded Crockett soils. The included soils make up less than 15 percent of this map unit.

This soil has low potential for production of crops. It is limited for this use by the low natural fertility, rapid loss of soil moisture, and loss of the surface layer by water erosion. Where cultivated, the major crops are grain sorghum and corn. Management objectives are improving tilth, maintaining fertility, and controlling erosion. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to King Ranch bluestem, coastal bermudagrass, and weeping lovegrass. Proper pasture management includes weed control, fertilization, 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 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, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The clay loam 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 IVE; Claypan Prairie range site.



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### **Soil Type – 66**

**66—Wilson silty clay loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

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 gummy. 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 Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson 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 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 help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture 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.



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### **Soil Type – 67**

67—Wilson silty clay loam, 2 to 5 percent slopes, eroded. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex or plane. Areas are in long narrow bands, and the soil slopes to natural drainageways. Part of the original surface layer has been removed by water erosion, and many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart. Individual soil areas range from 20 to 175 acres in size.

This soil has a surface layer of dark grayish brown, mildly alkaline silty clay loam about 4 inches thick. Below the surface layer, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 62 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline clay that has yellow mottles.

This soil is difficult to work. When dry, it is extremely hard; when wet, it is sticky and gummy. Surface crusts and dense plowpans form 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 medium. The hazard of water erosion is severe.

Included with this soil in mapping are a few intermingled areas of Crockett and Burleson soils. The included soils make up less than 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, and corn. The objectives of management are controlling erosion and maintaining tilth and fertility. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and 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 or occasionally in motts.

This soil has low potential for most urban uses. The most restrictive limitations are the presence of gullies, shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Gullies, 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 IVE; Claypan Prairie range site.



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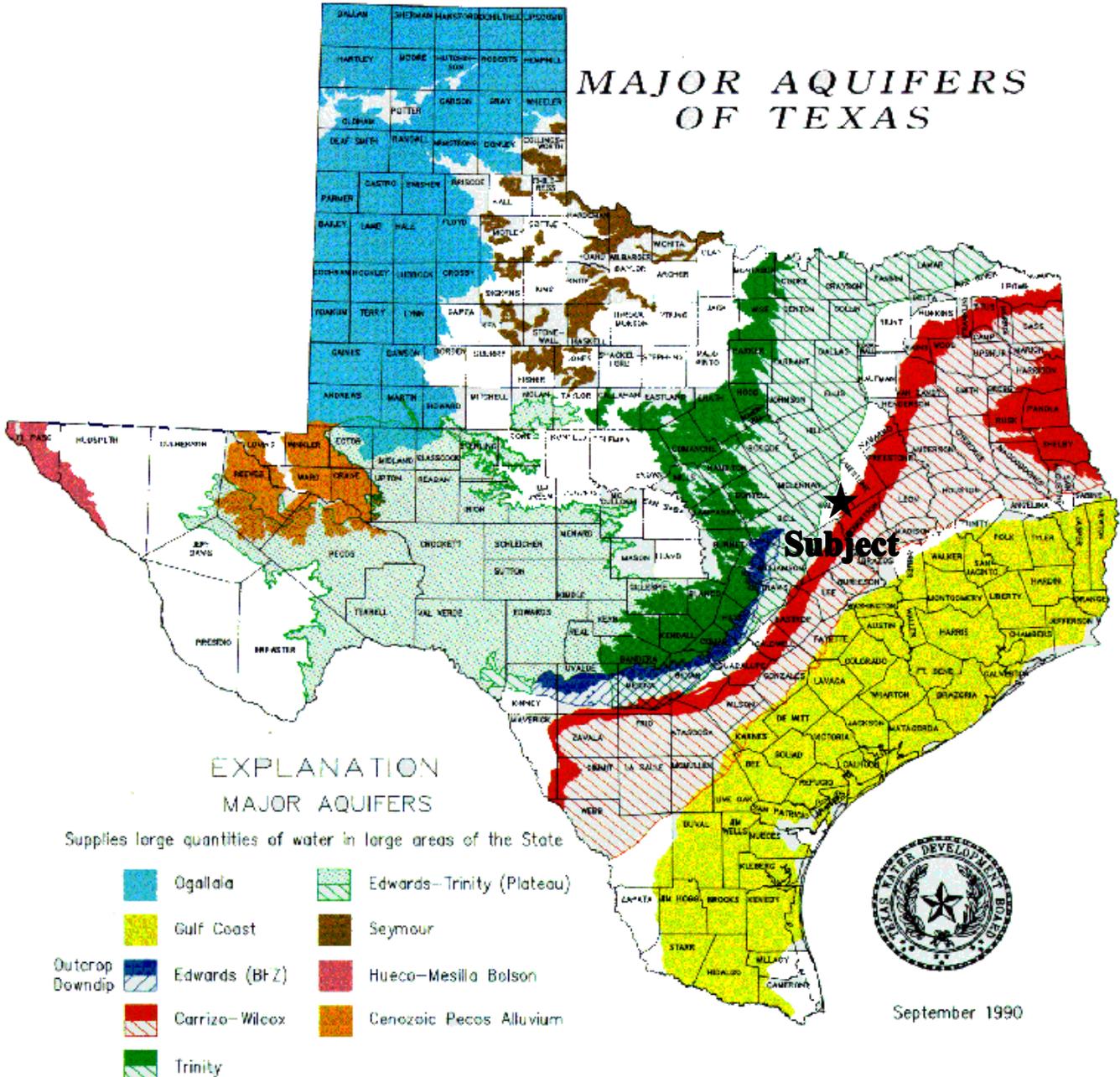
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**Property Location to Major Aquifers of Texas**



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## **CONFIDENTIALITY & DISCLAIMER**

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AND TIMESHARE INTEREST PROVIDERS**

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

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A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

|   |               |  |                      |
|---|---------------|--|----------------------|
| <b>Dube's Commercial, Inc.</b>  | <b>484723</b> | <b>bob@texasfarmandranchrealty.com</b> | <b>(254)803-5263</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                                  | Phone                |
| <b>Robert T. Dube</b>   | <b>365515</b> | <b>bob@texasfarmandranchrealty.com</b> | <b>(512)423-6670</b> |
| Designated Broker of Firm   | License No.   | Email                                  | Phone                |
| <b>Robert T Dube</b>  | <b>365515</b> | <b>bob@texasfarmandranchrealty.com</b> | <b>(512)423-6670</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                                  | Phone                |
| <b>Amy Huffman</b>  | <b>727440</b> | <b>amy@texasfarmandranchrealty.com</b> | <b>(254)716-7844</b> |
| Sales Agent/Associate's Name  | License No.   | Email                                  | Phone                |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Farm and Ranch Realty, 1015 N Hwy 6 Marlin TX 76661  
Morgan Tindle

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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