

FOR SALE

37.241 Acres

**Multi-Use: Hay Pasture and Recreational Use
Troy, Falls County, TX 76579**

\$167,200

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



Bob Dube (Broker)

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A DBA of Dube's Commercial, Inc. TREC# 484723

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Property Highlights

Location – 994 CR 459 Troy, Falls County, TX. From Troy head south on FM 935 for approximately 7 miles. Turn left onto CR 459 and continue for 2 miles. Property is on the right. From the intersection of Hwy 77 and FM 935 head west on FM 935 for approximately 9 miles property. Turn right on CR 459 and continue for 2 miles. Property is on the right. Look for the Texas Farm and Ranch Realty sign. Located just 35 minutes from Waco, approximately 2 hours from Fort Worth, Texas, 1 hour 15 minutes from Austin and 2 hours 45 minutes from Houston.

Acres – 37.241 Acres according to survey performed by Tibbit Surveying dated 5/11/2020.

Features – 37.241 Acres off of FM 935 near Belfalls. Deer Creek borders the property with numerous trees for nature enthusiasts and hunters. Whitetail deer, hogs and other wildlife have been hunted on the property. There is a large grass meadow used for hay production.

Water – There is no meter on the property. Cego Durango Water Supply Corporation services this area. An application will be required to obtain a meter if available. The property runs along Deer Creek. Seller and Seller's Broker advise Buyer to perform due diligence on the event of areas that may flood on the property if applicable. Falls County does not participate with FEMA.

Electricity – There is not an electric meter on the property. Oncor Electric Delivery 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 conveys all owned minerals.

Topography – The land is general flat with slight rolling hills.

Current Use – Privately owned and is used for hay production, recreation and family fun.

Ground Cover – Property has been used for hay production.

Easements – An abstract of title will need to be performed to determine any easements that may exist.

Property Condition – Seller nor Seller's Broker does not represent or warrant expressed or implied the property is suitable for Buyer's intended, current or future use and is taking the Property "as is", "where is"

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 - \$167,200 or \$4,490 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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Property Aerial View



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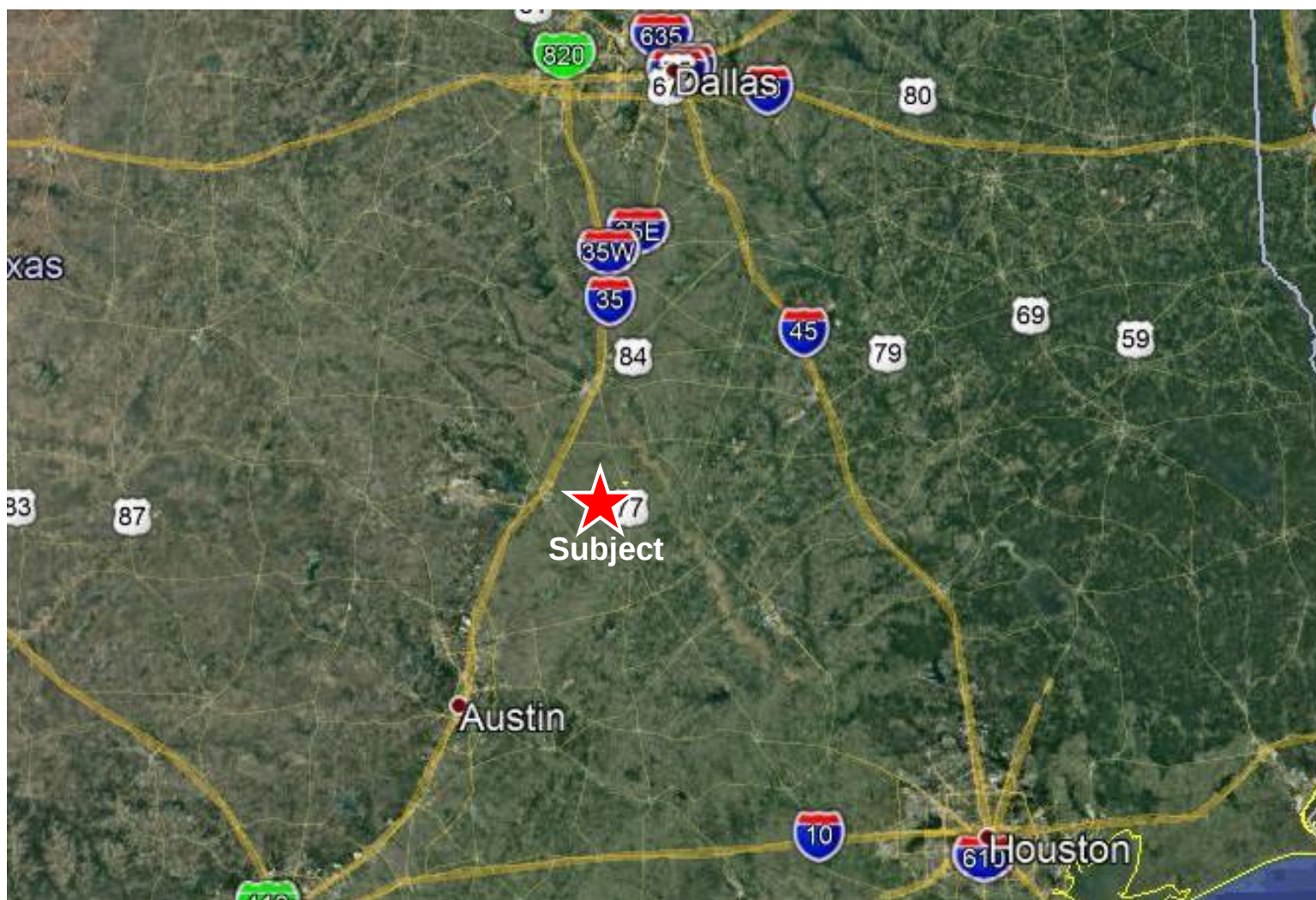
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Property Location Relative to DFW, Austin and Houston



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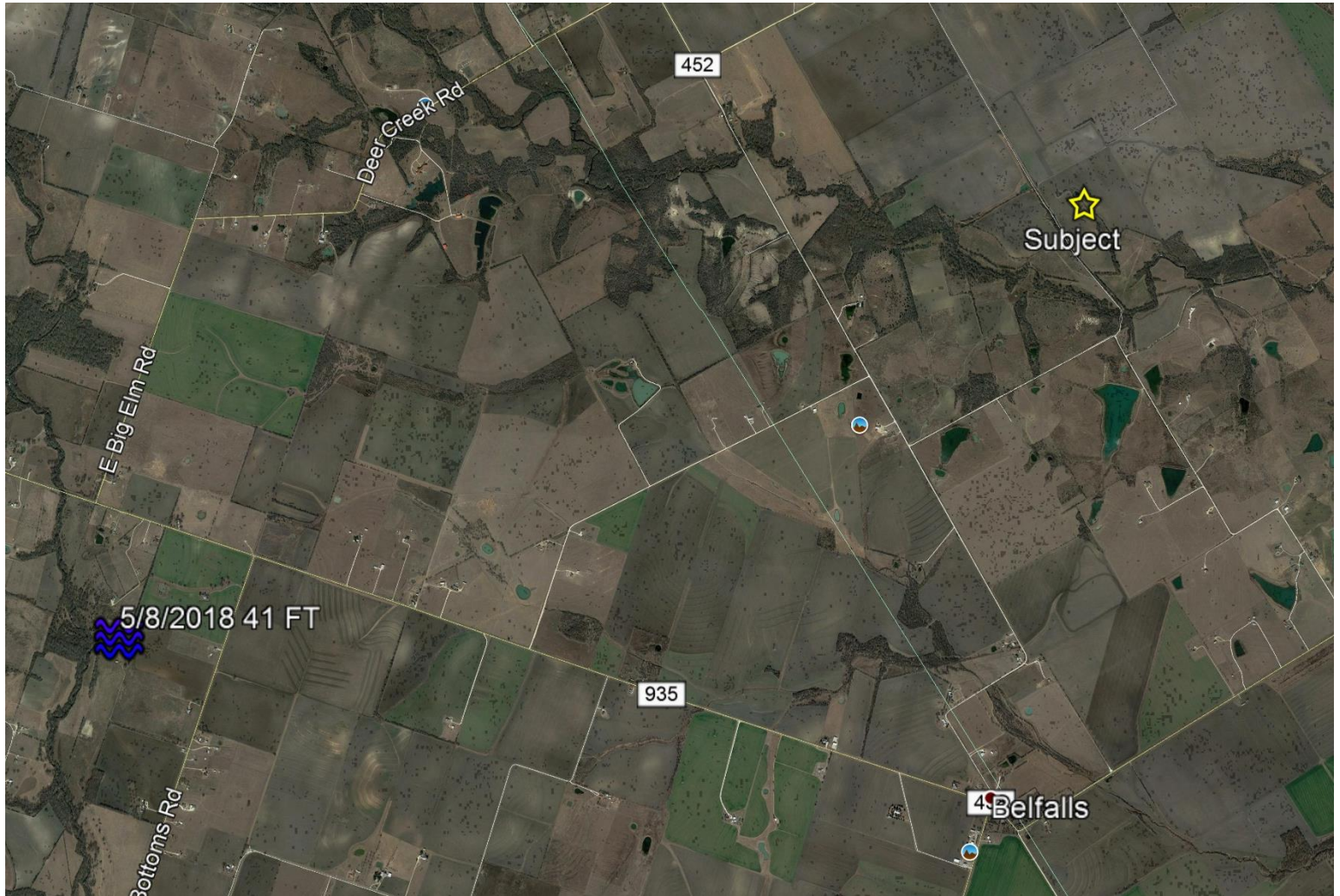
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Aerial of Water Well Nearest Property



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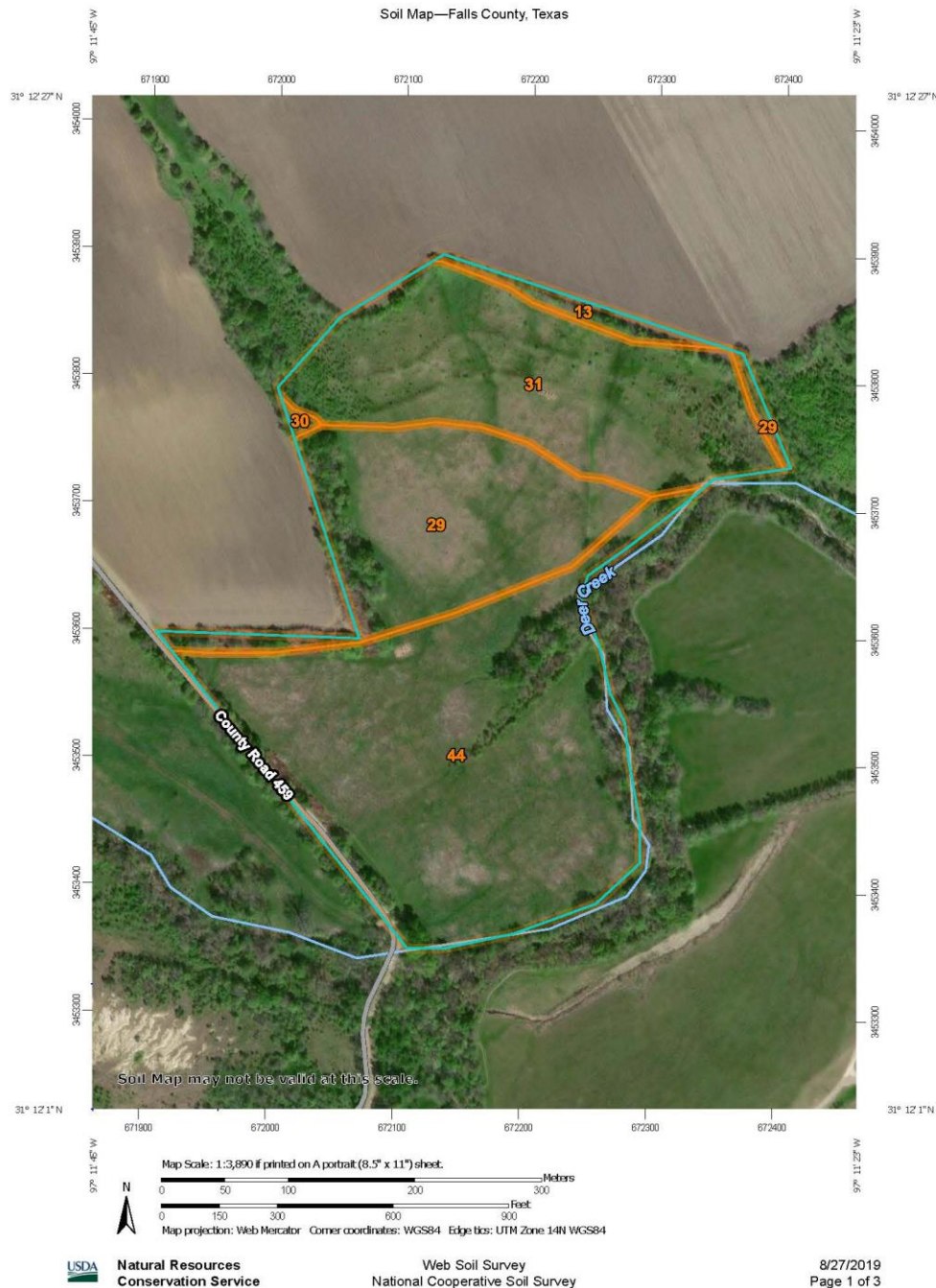
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Soil Map Aerial



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Soil Type Legend

Soil Map—Falls County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Branyon clay, 0 to 1 percent slopes	0.7	1.9%
29	Heiden clay, 1 to 3 percent slopes	8.0	22.7%
30	Heiden clay, 3 to 5 percent slopes	0.1	0.3%
31	Heiden clay, 2 to 5 percent slopes, eroded	9.8	27.7%
44	Ovan silty clay, frequently flooded	16.8	47.4%
Totals for Area of Interest		35.4	100.0%



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Soil Type – 13

14

SOIL SURVEY

This soil has medium potential for range. The climax plant community is a mixture of mid and tall grasses and an overstory of scattered post oak and blackjack oak. This soil has high potential for most urban recreation uses. It has no limitation that cannot be easily overcome. Potential for both openland and rangeland wildlife habitat is high. Capability subclass I; Sandy Loam range site.

12—Blum Variant fine sandy loam, 1 to 3 percent slopes. This moderately deep, moderately well drained, gently sloping soil is on uplands. Slopes are smooth to slightly convex. Areas range from 60 to 500 acres in size.

This soil has a surface layer of dark brown and brown, neutral fine sandy loam about 15 inches thick. Between depths of 15 to 20 inches is mottled grayish brown, yellowish red, and brownish yellow neutral sandy clay loam. Between depths of 20 and 38 inches is mottled grayish brown, brownish yellow, and yellowish red slightly acid and neutral clay. The soil is underlain by indurated limestone.

The surface layer is easy to work under most moisture conditions. Permeability and available water capacity are low. The root zone is moderately deep. Plant roots penetrate the surface layer easily, but their development in the clayey lower layers is slow and difficult. Runoff is slow. The hazard of water erosion is moderate.

Included with this soil in mapping are intermingled areas of Crockett, Wilson, and Tabor soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for crops, but it is limited for this use by the low available water capacity and the moderate depth of the root zone. The major objectives in management are controlling erosion and improving fertility and tilth. Terracing, fertilization, and growing crops that produce large amounts of residue help control erosion and maintain soil tilth.

This soil has high potential for pasture. Most areas are used for unimproved pasture. The soil is used for improved bermudagrass, weeping lovegrass, and kleingrass. Fertilization, weed control, and controlled grazing are needed to maintain good production.

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

This soil has medium potential for most urban uses. The most restrictive limitations are shrinking and swelling with changes in moisture and depth to rock. The potential for recreation is medium. The slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIIe; Sandy Loam range site.

13—Branyon clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on narrow terraces along major streams. Slopes are smooth. Areas range from 15 to 500 acres in size.

This soil has a surface layer of very dark gray, moderately alkaline clay about 48 inches thick. Below the surface layer, to a depth of 66 inches, is dark gray,

moderately alkaline clay. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline clay that has brown mottles.

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

Included with this soil in mapping are small areas of Houston Black, Heiden, and Lewisville soils. The Houston Black and Heiden soils are on uplands. The Lewisville soils are on steeper side slopes. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for this use is high. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives in management are maintaining tilth and providing adequate surface drainage. Proper management includes growing crops that produce large amounts of residue and maintaining smooth surface gradients.

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 drainageways.

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

14—Branyon clay, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on narrow terraces along major streams. Slopes are plane or slightly concave. Areas range from 10 to 150 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 39 inches thick. Below the surface layer, to a depth of 48 inches, is gray, moderately alkaline clay. Between depths of 48 and 61 inches is grayish brown, moderately alkaline clay that has brown mottles. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has yellowish brown mottles.

This soil is sticky when wet and is difficult to work. When it is 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 plant roots is restricted by the clayey lower layers. Runoff is medium. The hazard of water erosion is moderate.

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Soil Type -29

20

SOIL SURVEY

major streams. It is flooded two or three times each year; flooding lasts from several hours to several days. Areas have plane slopes of 0 to 1 percent. These areas are on flood plains in long, narrow bands and are dissected by old creek beds and by meandering channels. Individual areas range from 20 to about 200 acres in size.

The soil has a surface layer of very dark grayish brown, neutral clay loam about 23 inches thick. Below the surface layer, to a depth of 36 inches, is brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is dark grayish brown, neutral clay loam stratified with fine sandy loam and clay in the lower part.

Permeability is moderate, 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 Bunyan and Trinity soils and areas of Gowen soils that are not flooded each year. The included soils make up about 15 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. The most restrictive limitation is flooding, which can only be overcome by major flood control.

This soil is well suited to pasture and has high potential for this use. It is well suited to improved bermudagrass, johnsongrass, common bermudagrass, and kleingrass. Proper management includes fertilization, controlled grazing, and weed control.

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

This soil has low potential for openland wildlife habitat and medium potential for rangeland wildlife habitat. Capability subclass Vw; Loamy Bottomland range site.

29—Heiden clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on narrow ridges and foot slopes of the uplands. Slopes are convex. Areas are long and are narrow to broad. They range from 10 to about 120 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 21 inches thick. Between depths of 21 to 45 inches is grayish brown, moderately alkaline clay that has light yellowish brown mottles. The underlying material, to a depth of 80 inches, is yellow, moderately alkaline shaly clay.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plowpan 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 Houston Black, Branyon, and Trinity soils. The Branyon soils occupy stream terraces and the Trinity soils are on flood plains. Houston Black soils are intermingled irregularly. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for 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. Terracing and growing crops that produce large amounts of residue help control erosion and maintain 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 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 most restrictive limitations for this use are the clayey surface layer and the very slow permeability. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIe; Blackland range site.

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.



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Soil Type -30

FALLS COUNTY, TEXAS

21

This soil is used mainly for crops. The potential for 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. Terracing and growing crops that produce large amounts of residue help control erosion and maintain 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 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 IIe; Blackland range site.

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 IIe; Blackland range site.

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

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. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. 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 or deep-rooted legumes help control erosion and maintain 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 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, 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



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Soil Type -31

FALLS COUNTY, TEXAS

21

This soil is used mainly for crops. The potential for 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. Terracing and growing crops that produce large amounts of residue help control erosion and maintain 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 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 most restrictive limitations for this use are the clayey surface layer and the very slow permeability. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIe; Blackland range site.

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 rapid. 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.

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

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. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. 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 or deep-rooted legumes help control erosion and maintain 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 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, 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 IIe; Blackland range site.



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Soil Type —44

26

SOIL SURVEY

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.

44—Ovan silty clay, frequently flooded. This deep, moderately well drained, nearly level soil is on flood plains of major streams. It is flooded two or three times each year; flooding lasts for several hours to several days. Areas are long narrow bands paralleling the stream channel. They have plane slopes of 0 to 1 percent. Individual areas range from 50 to 900 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 46 inches thick. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline silty clay.

Permeability is very slow, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Ovan soils that are not flooded annually and intermingled areas of Trinity soils. The included soils make up less than 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. Its potential is limited by flooding, which can only be overcome by major flood control.

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

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 streams.

This soil has low potential for both openland and rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.

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



—“Stewards of Land”
A DBA of Dube’s Commercial, Inc. TREC# 484723

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Multi-Use: Hay Pasture and Recreational Use

Troy, Falls County, TX 76579



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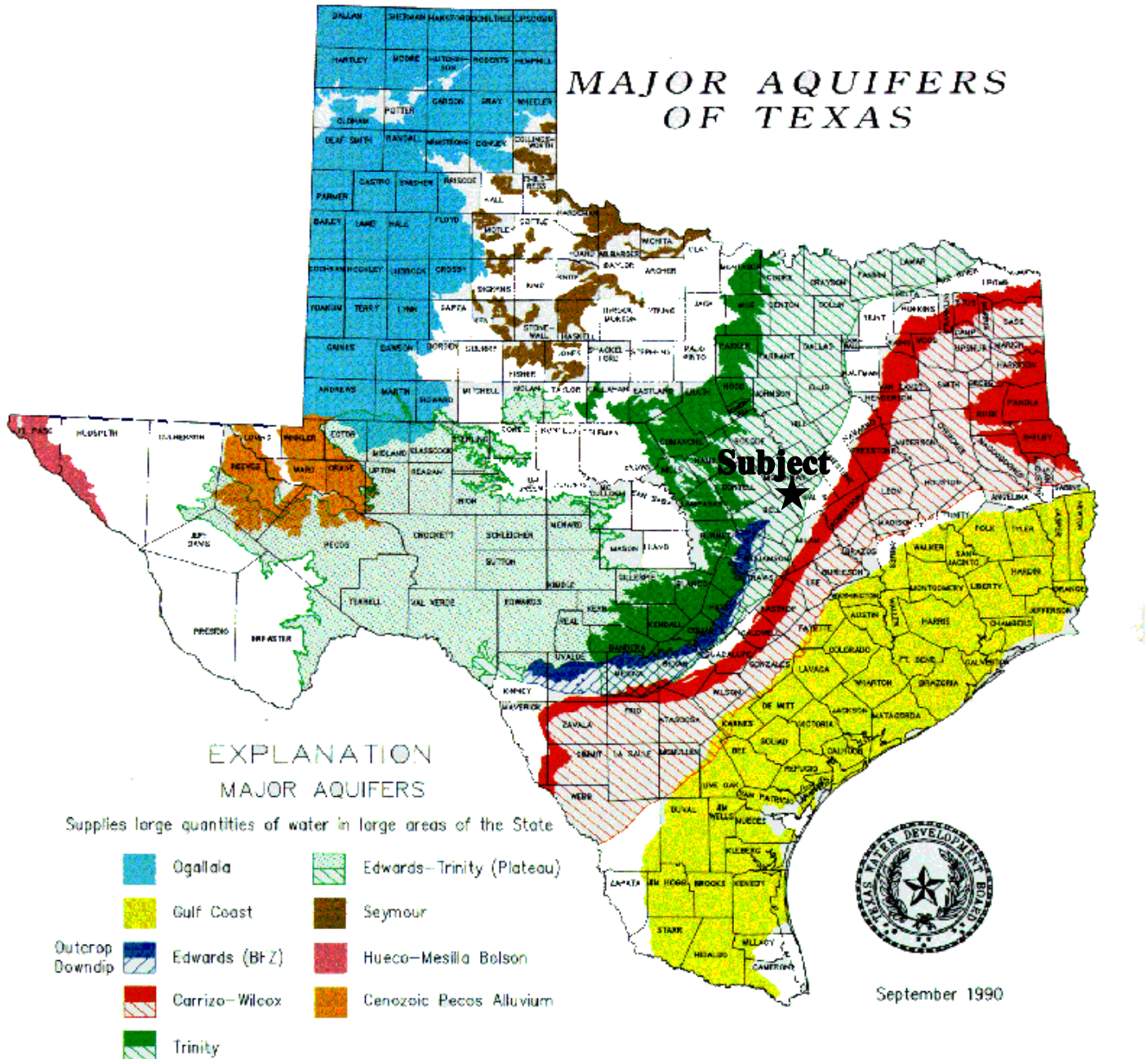
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Property Location to Major Aquifers of Texas



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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
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Information About Brokerage Services

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

11-2-2015



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 consent of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or large 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;
- With the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer/tenant) 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date