

FOR SALE

116.87 Acres

Pasture and Hunting Land

Reagan, Falls Co., TX

\$305,000

For a virtual tour and investment offering go to: <http://www.texasfarmandranchrealty.com/116AcresReagan>



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

**Highlights for 116.87 acres Reagan
Falls, County, Texas**

Location – Property is located on County Road 214, Reagan, Falls County, Texas. From Reagan, take FM 413 West and travel 1.6 miles. Where road becomes a “ Y “ veer left onto County Road 211. Travel ½ mile, turn right onto County Road 214. Go ½ mile. Property is on left. The property has generous frontage on County Road 214.

Acres – 116.87 acres MOL acres according to the Falls County Appraisal District.

Improvements – The property is fenced and has one stock tank for cattle and fishing.

Water –Tri-County Water has service in the area and there is no existing water meter to this property. Access to water will require a meeting between Buyer and Tri-County Water. There is no water well on the property. Please refer to the well map located in this brochure which shows information on the nearest water well near the property.

Electricity – Navasota Valley services the area and there is no existing meter to the property.

Soil - Please refer to the USDA Soil Map located in this brochure for soil types. Flood information is also available on the report.

Minerals – All mineral rights convey if available (to be determined by Title Search).

Topography – The land is flat with mature groves of trees.

Current Use – Privately owned and is used to graze cattle and hunting for deer, dove and hog. The property is encumbered by a grazing lease that expires annually on May 31st and automatically renews for a one year period. The lease allows the Landlord or the new owner to terminate the lease upon 90 days written notice to Tenant that the land has been sold.

Ground Cover – Native grasses.

Easements – Seller does not have a survey on the property nor has an abstract of title been performed to determine if any easements exist.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - \$305,000 - \$2,600 per acre



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Property Pictures



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Property Pictures



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Property Pictures



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Property Aerial View



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com

www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Property Aerial View



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

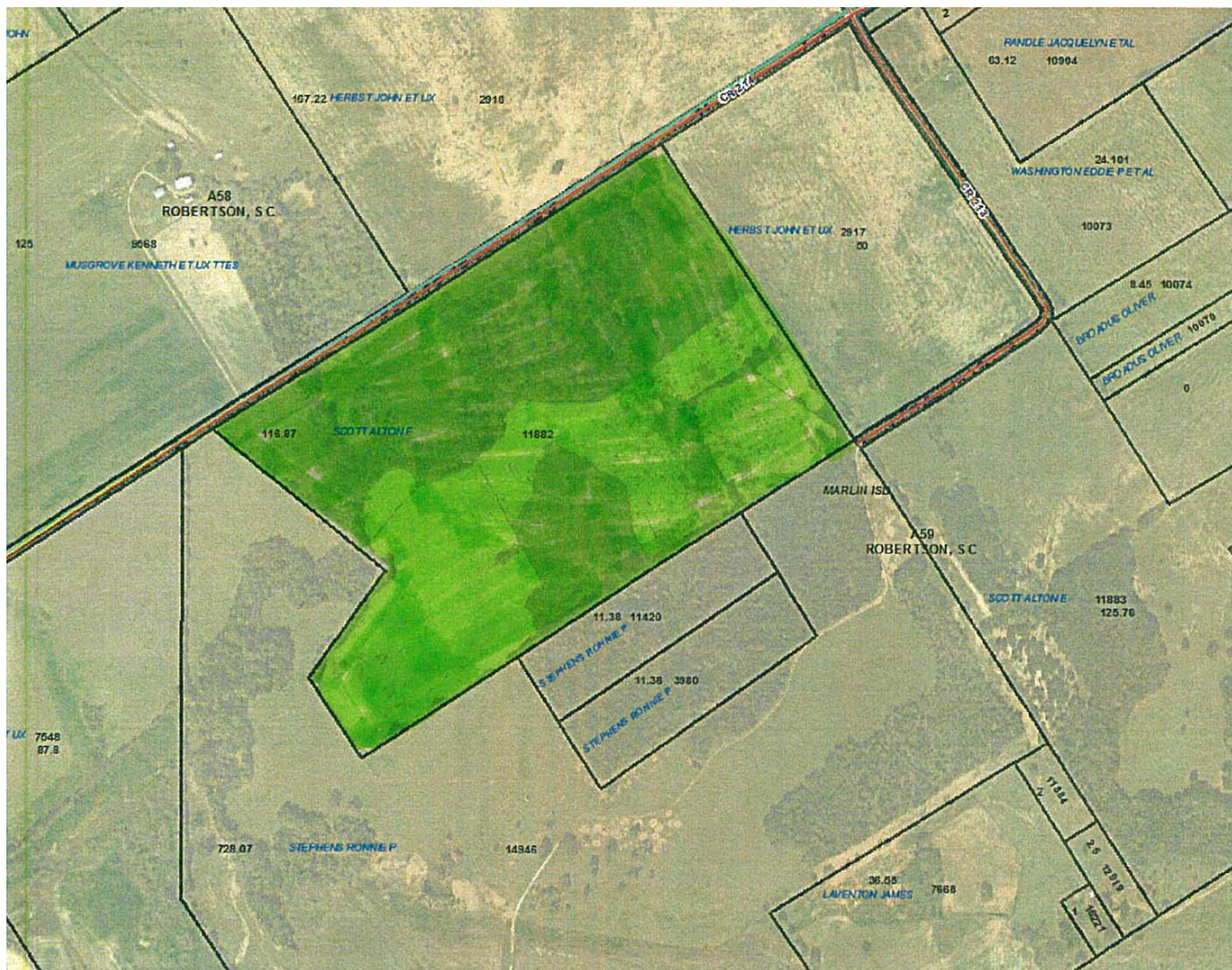
bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

County Property Plat Map



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Aerial of Water Well Nearest the Property



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

FOR
SALE

116.87 Acres

Reagan, Falls Co., TX

Soil Map Aerial



**FOR
SALE**

116.87 Acres

Reagan, Falls Co., TX

Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Axtell fine sandy loam, 0 to 1 percent slopes	2.4	2.1%
8	Axtell fine sandy loam, 1 to 3 percent slopes	54.6	47.1%
15	Bunyan fine sandy loam, frequently flooded	9.1	7.9%
50	Silawa loamy fine sand, 0 to 3 percent slopes	13.8	11.9%
53	Silawa fine sandy loam, 3 to 8 percent slopes, eroded	8.1	7.0%
56	Tabor fine sandy loam, 0 to 1 percent slopes	23.1	19.9%
63	Wilson loam, 0 to 1 percent slopes	2.5	2.1%
65	Wilson silty clay loam, 0 to 1 percent slopes	0.8	0.7%
66	Wilson silty clay loam, 1 to 3 percent slopes	1.6	1.3%
Totals for Area of Interest		115.9	100.0%



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

**FOR
SALE**

116.87 Acres

Reagan, Falls Co., TX

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



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K