

FOR SALE

89.7 Acres

Pasture and Grazing Land

Reagan, Falls County, TX 76680

\$206,300

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



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

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Highlights for 89.7 Acres Reagan, Falls, County, Texas

Location – The property is located ½ mile northwest of Reagan, Falls County, Texas just off Highway 6 on CR 218.

Acres – 89.7 acres MOL acres according to the Falls County Appraisal District.

Improvements – The property is fenced and has one stock tank for cattle and fishing. There is over ½ mile of road frontage on CR 218.

Topography – The land is flat.

Current Use – Privately owned and is currently used to graze cattle. The property is leased for cattle grazing and expires each September 30th and March 31st of each year. The leases convey with the property and can be terminated upon lease expiration.

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 not an existing working water well. Please refer to the well map located in this brochure for nearest installation date and depth. The property has one stock tank.

Electricity – TXU 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 available on the report as well.

Minerals – There are no minerals to convey with the property.

Ground Cover – The ground cover is made up of coastal bermuda, native grasses and mesquite trees.

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 - \$206,300 - \$2,300 an acre



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Property Pictures

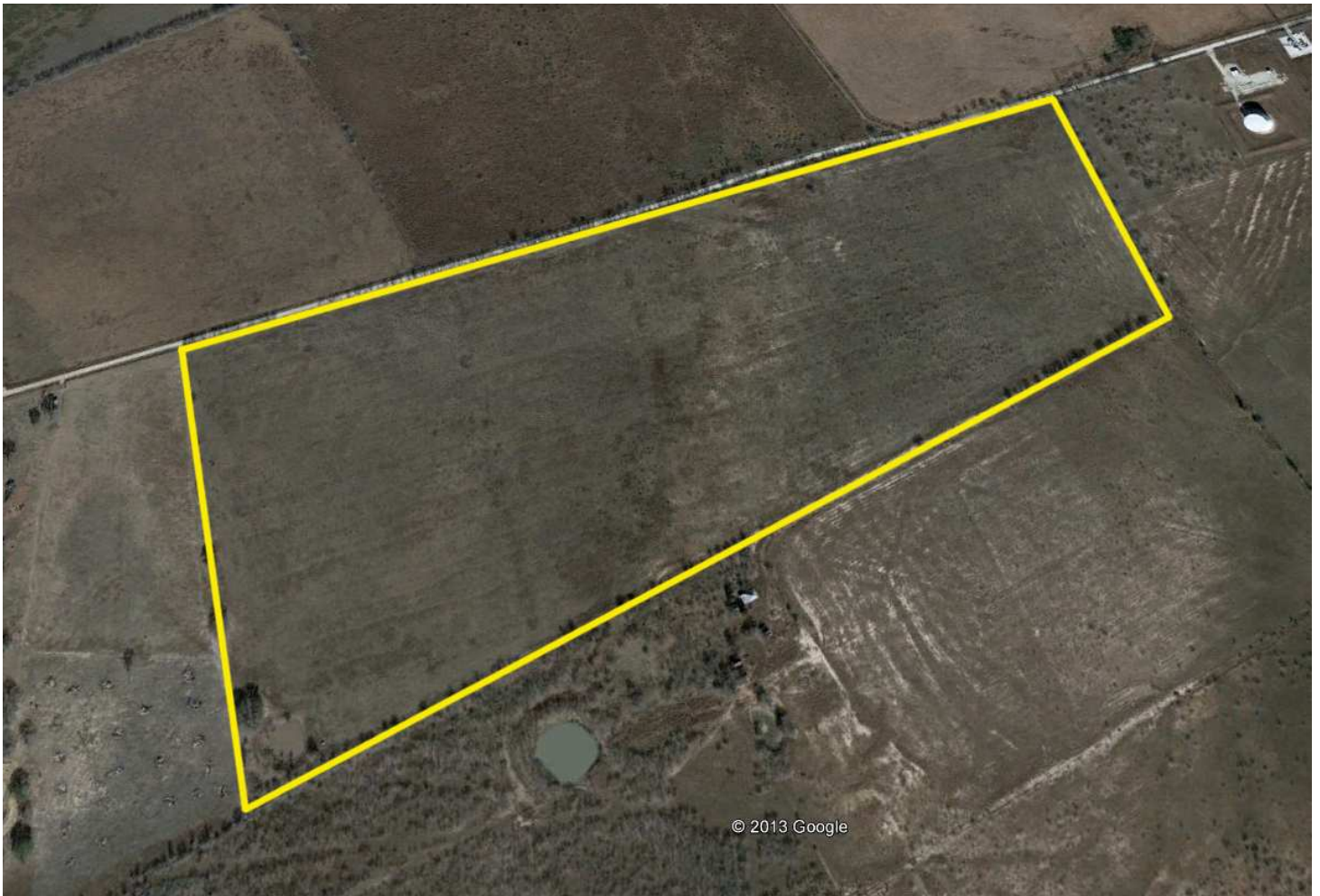


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Property Aerial View



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Aerial of Water Well Nearest Property

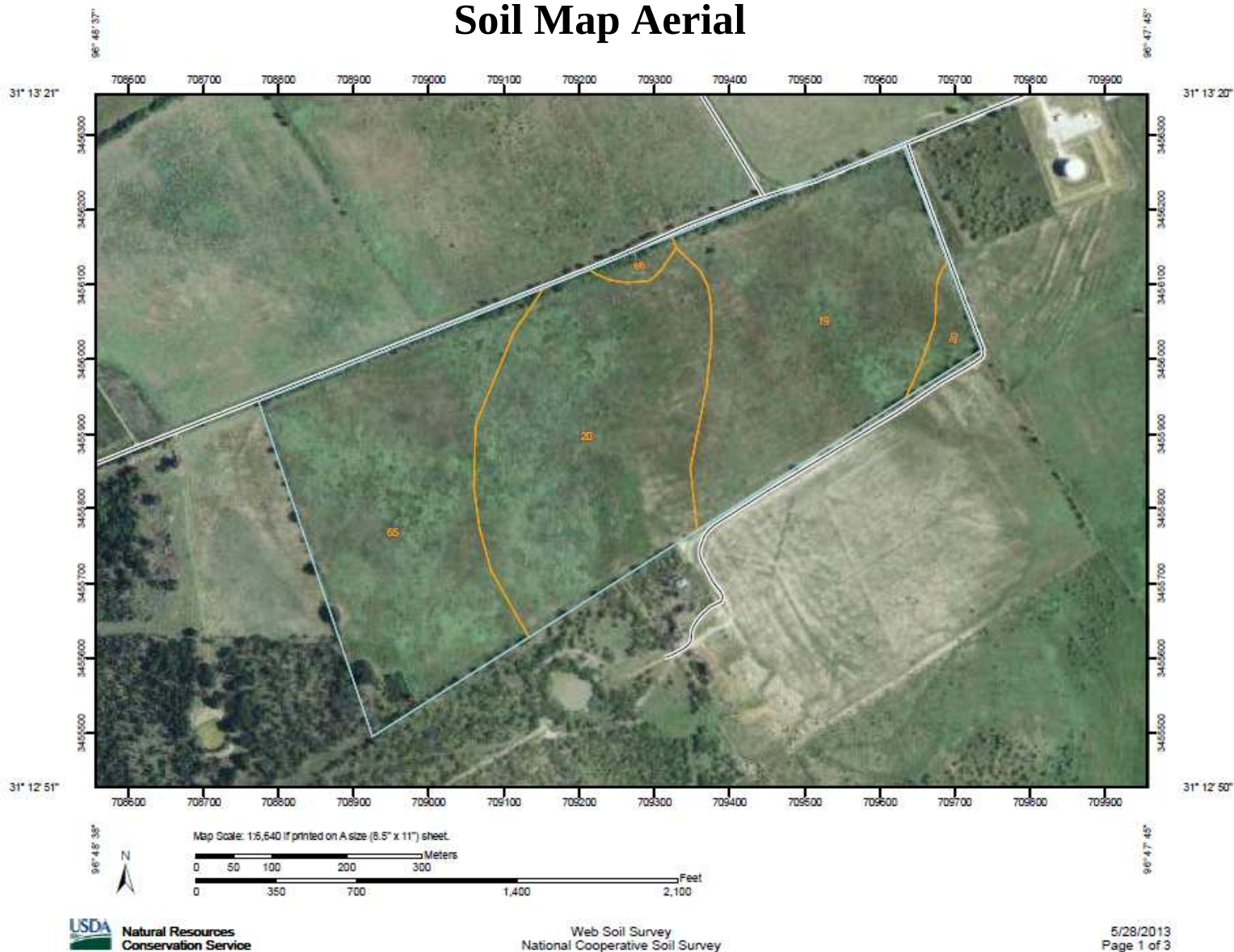


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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Crockett fine sandy loam, 0 to 1 percent slopes	27.7	31.4%
20	Crockett fine sandy loam, 1 to 3 percent slopes	30.3	34.4%
65	Wilson silty clay loam, 0 to 1 percent slopes	29.3	33.2%
66	Wilson silty clay loam, 1 to 3 percent slopes	0.9	1.0%
Totals for Area of Interest		88.2	100.0%

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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>)

(TAR-2501) 10-10-11

TREC No. OP-K

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