

FOR SALE

135.397 Acres

Horse & Cattle Ranch

Custom Home, Horse Barn & Arena

Paige, Bastrop County, TX 78659

\$1,350,000

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



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

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

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**FOR
SALE**

135.397 Acres – Pasture & Grazing Land With Ranch House Paige, Bastrop County, TX 78659

Property Highlights

Location – The property is located at 219 Paint Creek South Rd, Bastrop County, Paige, Texas 78659. From Austin take Hwy 290 East to Paige, TX. Exit right to Texas 21. Turn left onto Texas 21 and go .2 miles. Turn left onto Paint Creek South Rd. and go .7 miles. Property is on right.

Acres – 135.397 acres MOL according to the Bastrop County Appraisal District and has approximately 1,236 linear feet of road frontage.

Improvements – The house built in 2001 is 3,825 square feet, 4 bedroom, 4 bath, hardwood and tile floors, brick exterior, fireplace and metal roof. Separate laundry room, attached 3 car garage and in-ground swimming pool. The house has central heat and air, septic and water from Lee County Cooperative. The remainder property has a horse barn, shed and roping arena. The entire property is fenced and cross fenced with barbed wire and is in good shape.

Water – The water is provided by Lee County Cooperative. The property has two stock tanks. There is not an active well on the property however there is a “nearest well map” found in the body of this brochure giving a gauge of depth and distance for that particular well.

Electricity – Bluebonnet Electric services the area and there is an existing meter to the property.

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

Minerals – Seller will retain 100% of all owned minerals.

Topography – Some flat ground and some gently rolling areas with beautiful hilltop views.

Current Use – Privately owned and is used for hay, cattle, horses and hunting.

Ground Cover – A mixture of Coastal Bermuda and native grasses with trees scattered throughout.

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

Conservation Area – The property is believed to be located in the Lost Pines Habitat Conservation Plan Area – see attached map.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Price - \$1,350,000 - \$9,971 an acre



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Property Pictures



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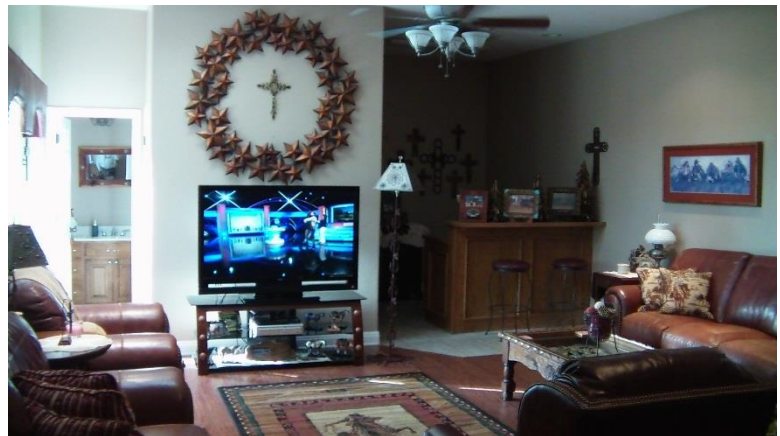
Property Pictures



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Property Pictures



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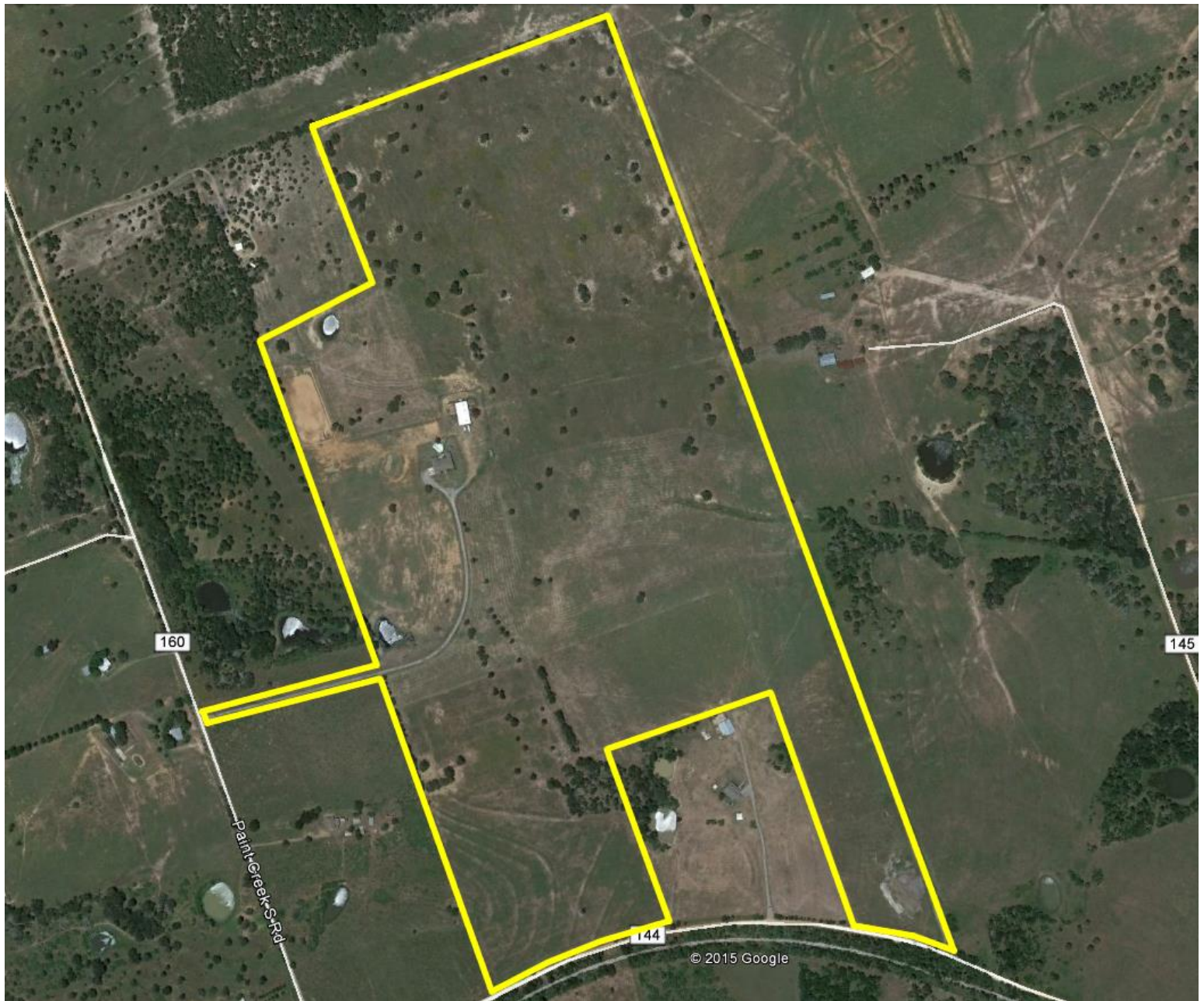
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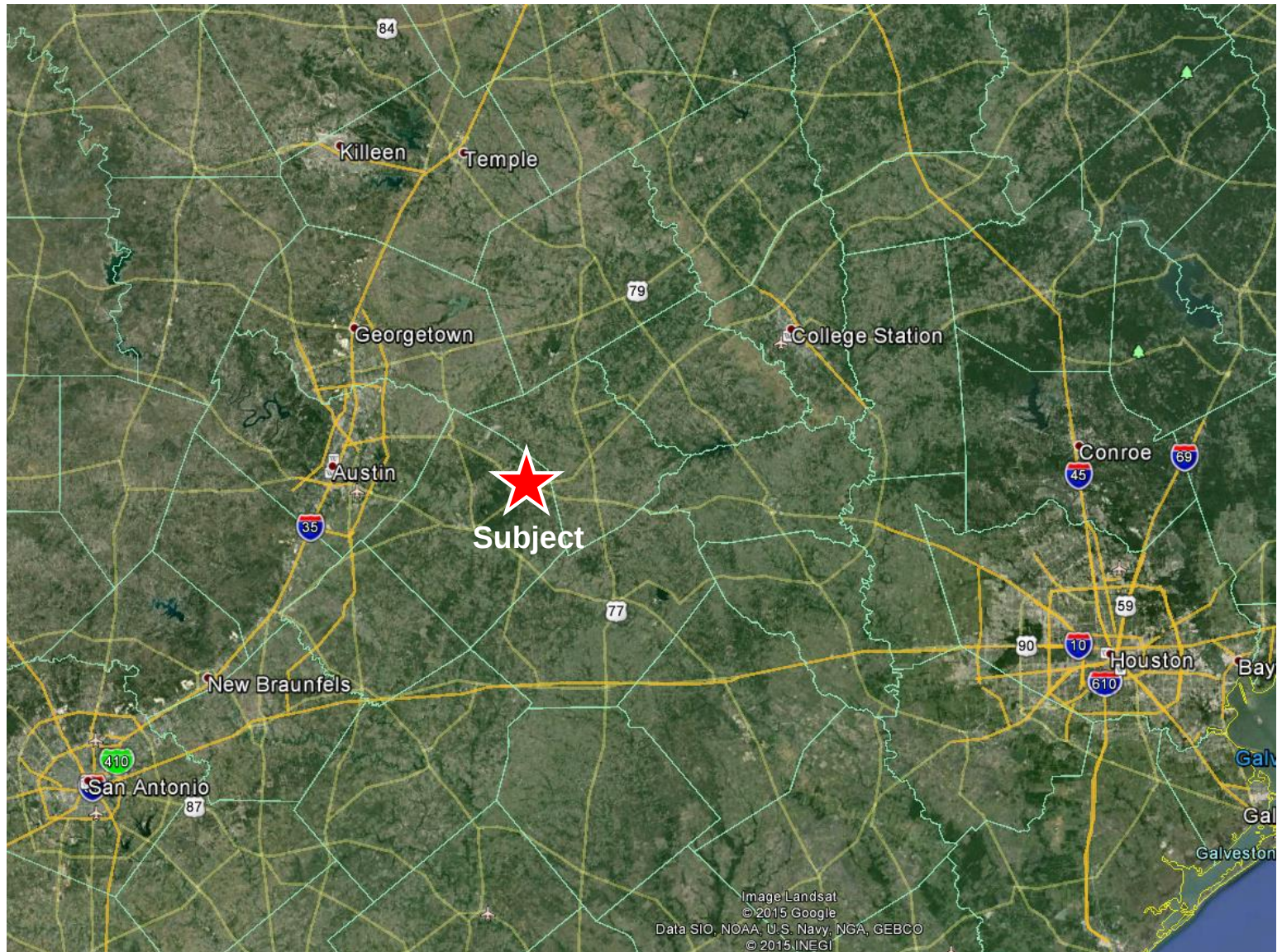
Property Aerial View



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Property Location Relative to DFW, Austin and Houston



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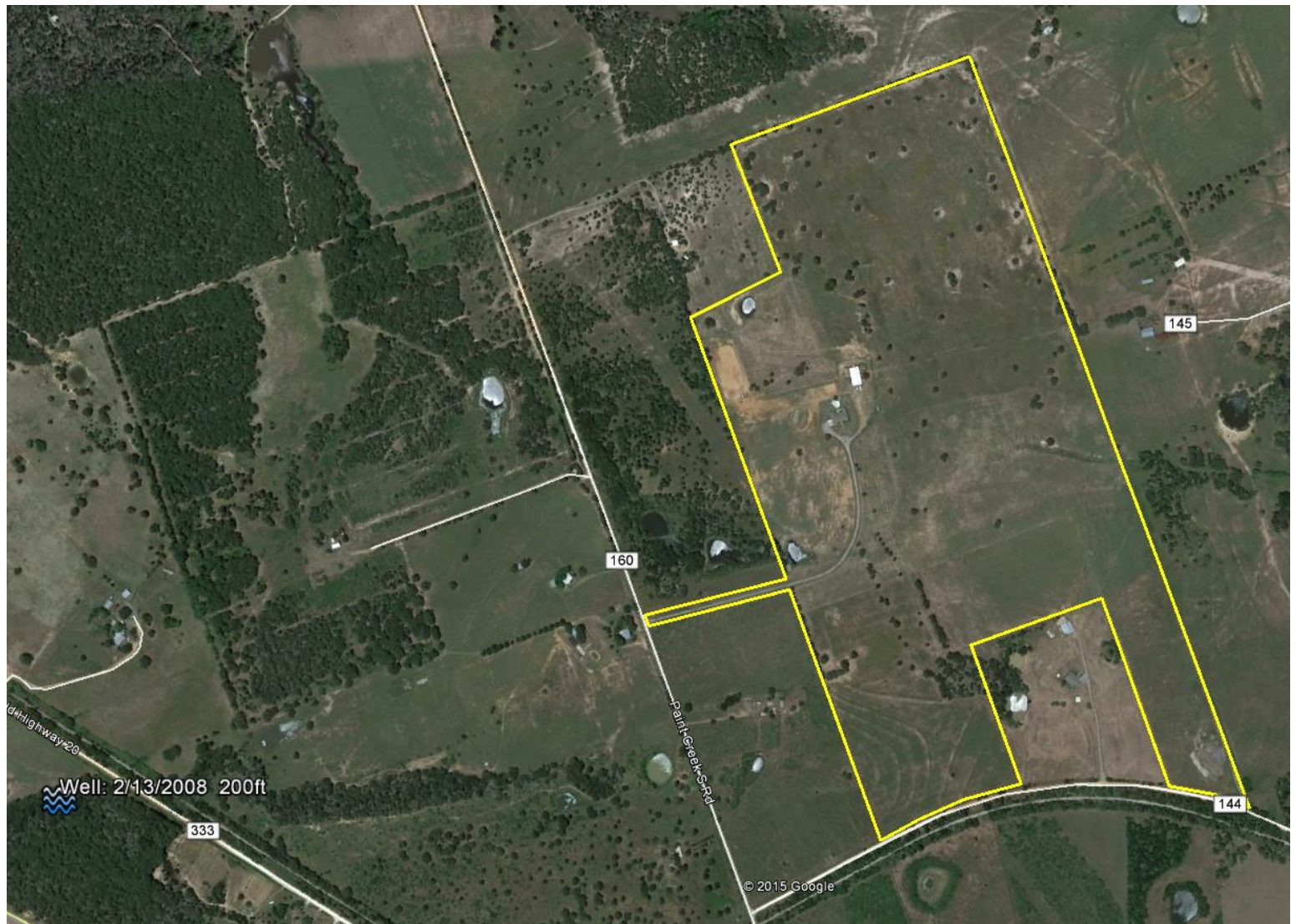
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Aerial of Water Well Nearest Property



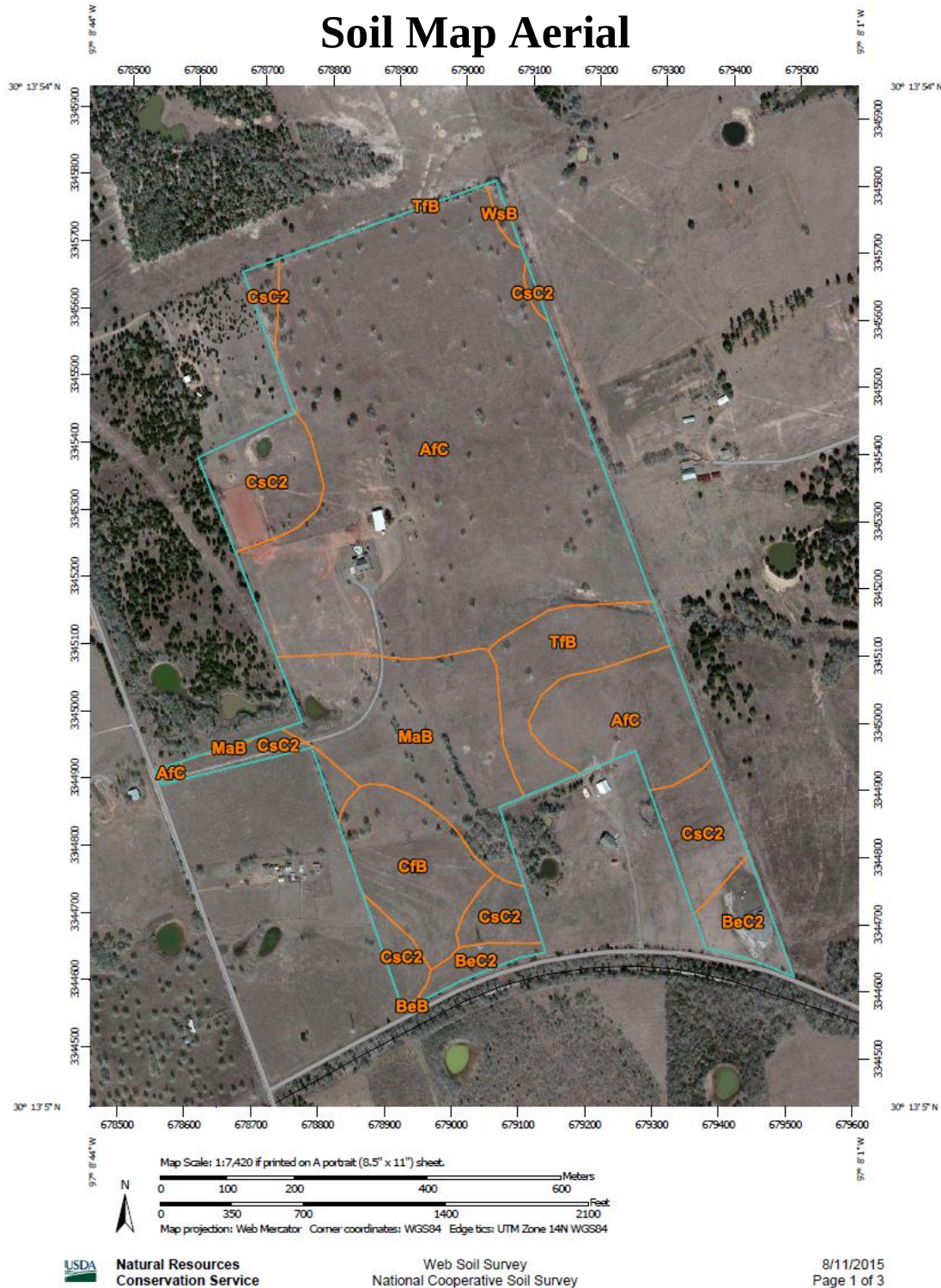
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Soil Type Legend

Bastrop County, Texas (TX021)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AfC	Edge fine sandy loam, 1 to 5 percent slopes	79.2	57.9%
BeB	Behring clay loam, 1 to 3 percent slopes	0.0	0.0%
BeC2	Behring clay loam, 3 to 5 percent slopes, eroded	4.8	3.5%
CfB	Crockett fine sandy loam, 1 to 3 percent slopes	8.9	6.5%
CsC2	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	17.8	13.0%
MaB	Mabank loam, 1 to 3 percent slopes	17.5	12.8%
TfB	Tabor fine sandy loam, 1 to 3 percent slopes	8.1	5.9%
WsB	Wilson clay loam, 1 to 3 percent slopes	0.4	0.3%
Totals for Area of Interest		136.6	100.0%



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Soil Type - AfC

AfC—Axtell fine sandy loam, 1 to 5 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on ridgetops and side slopes. Slopes are mostly 1 to 3 percent. Areas range from long and narrow to irregular in shape. They are mostly 10 to 50 acres in size but range to as much as 200 acres.

Included with this soil in mapping are small areas of Crockett and Tabor soils and areas of eroded Axtell soils. These included soils make up about 20 percent of the mapped areas.

The hazard of erosion is moderate. Some areas have a few gullies.

This soil is used mostly for improved pasture and wooded pasture. It is suited to crops, but the choice of crops is limited. It is also suited to hay and range. Capability unit IVE-3; pasture and hayland group 8A; Claypan Savannah range site.



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Soil Type - BeB

BeB—Behring clay loam, 1 to 3 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on broad, irregularly shaped ridgetops and valley floors. Areas range from about 20 to 150 acres in size but are mostly about 40 acres. Small, dark-brown, angular to rounded siliceous pebbles are on the surface.

Included with this soil in mapping are small areas of Heiden, Crockett, and Wilson soils that make up as much as 15 percent of some mapped areas.

The hazard of erosion is slight.

This soil is used mostly for crops and improved pasture. It is also suited to range. Capability unit IIe-1; pasture and hayland group 7A; Blackland range site.



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Soil Type – BeC2

BeC2—Behring clay loam, 3 to 5 percent slopes, eroded. This gently sloping soil is on ridgetops and side slopes. Areas are long and narrow and follow the contour of the ridgetops. They range from 10 to 90 acres in size but are mostly about 25 acres.

The surface layer is dark grayish-brown clay loam about 6 inches thick. The next layer, about 9 inches thick, is dark grayish-brown clay. The next lower layer, to a depth of 46 inches, is clay that is grayish brown in the upper part and light yellowish brown in the lower part. The underlying material is mottled, light brownish-gray shaly clay.

Included with this soil in mapping are small areas of Heiden and Crockett soils that make up less than 15 percent of the mapped areas.

The hazard of erosion is moderate. Most areas have a few widely spaced gullies.

This soil is used mostly for crops and pasture. It is also suited to range. Capability unit IIIe-1; pasture and hayland group 7A; Blackland range site.



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Soil Type - CfB

CfB—Crockett fine sandy loam, 1 to 3 percent slopes. This gently sloping soil is on ridgetops in prairies. Areas range from 10 to more than 100 acres in size but are mostly less than 25 acres. Slopes are dominantly less than 2 percent.

The surface layer is brown fine sandy loam about 8 inches thick. The subsoil, to a depth of 36 inches, is reddish-brown, mottled clay. The next lower layer, to a depth of 60 inches, is mottled, calcareous clay.

Included with this soil in mapping are small areas of Wilson and Mabank soils that make up less than 10 percent of most mapped areas. Also included are areas of soils that are similar to this Crockett soil but that have a surface layer of clay loam. These included soils make up as much as 25 percent of some mapped areas.

The hazard of erosion is moderate.

Most of the acreage of this soil is used for crops. Many formerly cultivated areas are now used for unimproved pasture. A few areas are established in introduced species of grasses for pasture and hay. A few small areas remain in native vegetation. Capability unit IIIe-2; pasture and hayland group 8A; Claypan Prairie range site.



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Soil Type – CsC2

CsC2—Crockett soils, 2 to 5 percent slopes, eroded. These gently sloping soils have the profile described as representative of the series. Areas are irregular in shape. They average about 30 acres in size, but some are as large as 250 acres.

The surface layer ranges from loam to fine sandy loam, but it is loam in most places. In plowed areas the clay subsoil has been mixed with the material in the surface layer. Gullies are common and can be crossed with farm machinery.

Included with these soils in mapping are areas of Behring, Heiden, and Axtell soils, which generally make up less than 15 percent of the mapped areas.

The hazard of further erosion is severe.

These soils are suited to crops. They are also suited to improved pasture, hay, and range. Capability unit IVE-2; pasture and hayland group 8A; Claypan Prairie range site.



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Soil Type - MaB

MaB—Mabank loam, 1 to 3 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on broad ridgetops and in drainageways in prairies. Slopes are mostly less than 2 percent. Areas range from about 5 to 50 acres in size.

Included with this soil in mapping are small areas of Wilson and Crockett soils.

The hazard of erosion is moderate.

This soil is used mostly for crops. A few areas are used for pasture and native range. Capability unit IIIe-2; pasture and hayland group 8A; Claypan Prairie range site.



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Soil Type - TfB

TfB—Tabor fine sandy loam, 1 to 3 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on ridgetops and foot slopes and in drainageways. Areas are narrow to broad and irregular in shape. They average about 30 acres in size but range from 10 to 60 acres.

Included with this soil in mapping are areas that are as much as 10 percent Axtell, Crockett, and Demona soils. Also included are a few small areas of Wilson and Tabor soils. Areas of included soils are mostly less than 5 acres in size.

The hazard of erosion is moderate.

This soil is used for pasture and range. A few small areas are used for crops. Capability unit IIIe-4; pasture and hayland group 8A; Sandy Loam range site.



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Soil Type - WsB

WsB—Wilson clay loam, 1 to 3 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on broad ridgetops and in drainageways. Areas are long and narrow to oval in shape and range from 5 to 130 acres in size.

Included with this soil in mapping are small areas of Burleson, Behring, and Mabank soils. These included soils are in areas of less than 5 acres and make up less than 15 percent of any mapped area.

The hazard of erosion is slight.

This soil is used mostly for crops. Some areas are used for pasture, and other areas are used for range. Capability unit IIIe-2; pasture and hayland group 7H; Claypan Prairie range site.



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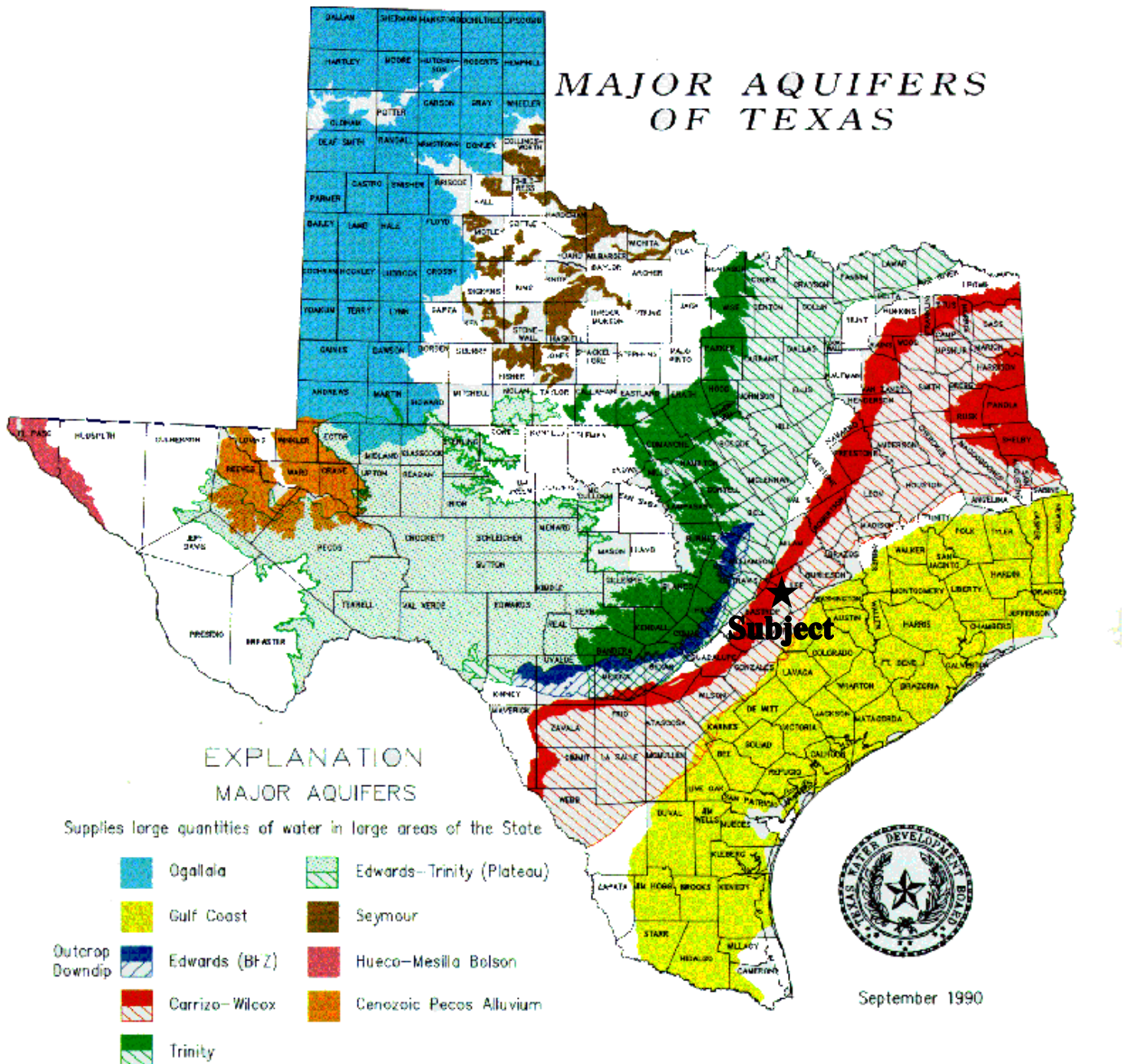
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Property Location to Major Aquifers of Texas



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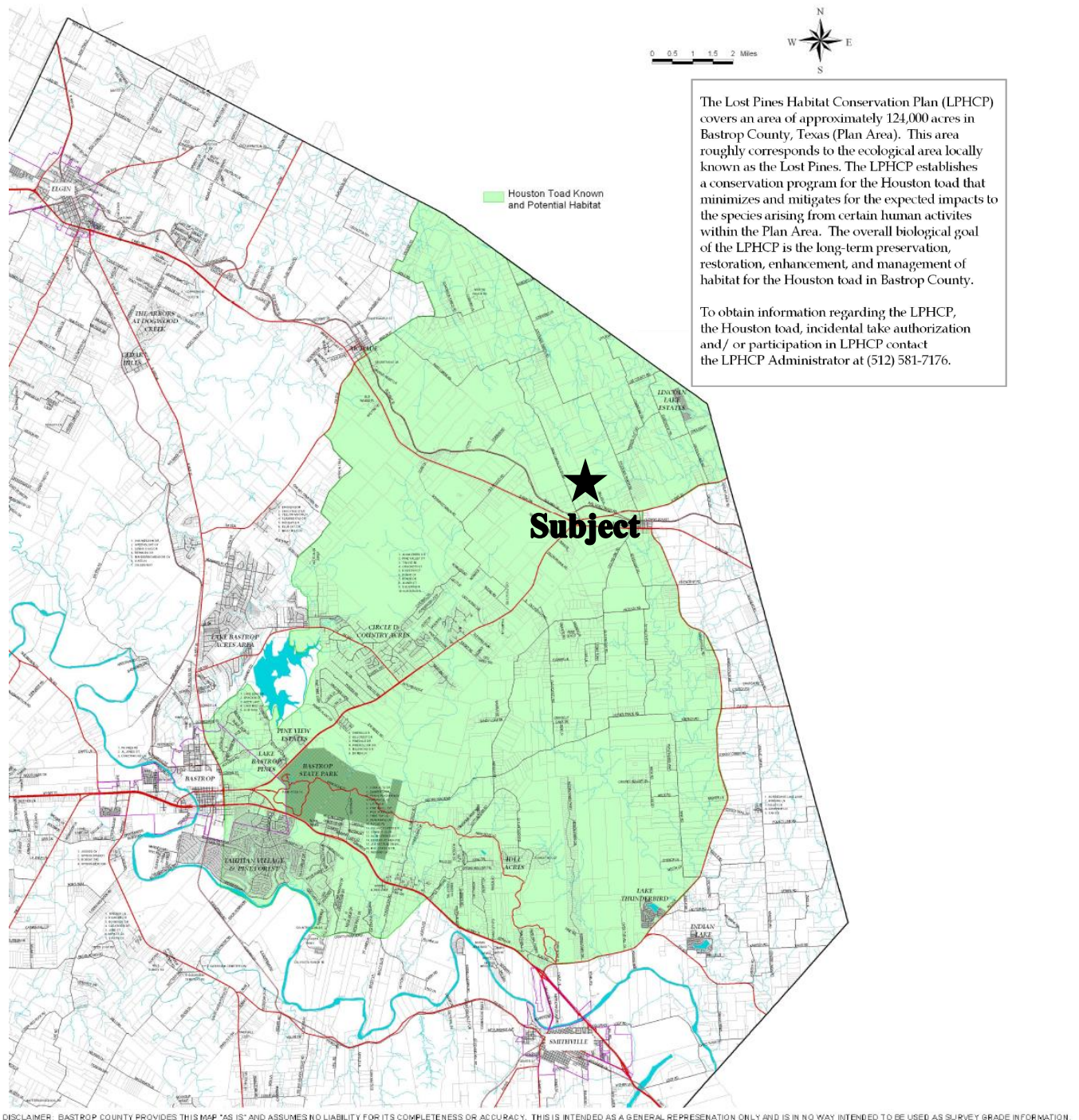
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**LOST PINES HABITAT CONSERVATION PLAN AREA
BASTROP COUNTY, TEXAS**



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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 *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or it, 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	om Email	Phone
<u>Rober T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Designated Broker of Firm	License No.	om Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	om Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 721-9615</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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Info about Bro

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