

FOR SALE

143 Acres MOL

Cattle, Horse & Recreation Land

Lott, Falls County, TX 76656

\$535,483

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



Morgan Tindle (Agent) 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker) 512-423-6670 (mobile)

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Property Highlights

Location – From the intersection of Hwy 77 and Hwy 320 in Lott head N. Hwy 77 for 3.70 miles. Turn left onto FM 935 for 5.65 miles turn right onto CR 464 then take a slight left onto CR 464 A. The road dead ends into property. Located 30 minutes from Waco and Temple, 2 hours from DFW and an hour and a half from Austin.

Acres – Approximately 143 acres carved out of a larger tract. A survey will be required to determine exact acreage. Entire 286 acre tract can be bought as a whole.

Improvements – Majority of the acreage is in Coastal Bermuda. There are several places for a beautiful home site or weekend retreat.

Water – Cego- Durango services the area. There are also 2 lakes located on the property.

Electricity – TXU services the area.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types. Flood information is available on the report as well.

Minerals – Seller reserves owned minerals.

Topography – The land has many panoramic hill tops views great for home sites.

Current Use – Privately owned and used for grazing cattle, hay production, recreation and hunting.

Ground Cover – The grazing area has Coastal Bermuda as well as native grasses and rye. Oak trees surround the area where the creek comes into the property.

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

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.

Presented At: \$535,483 - \$3,745 an acre.



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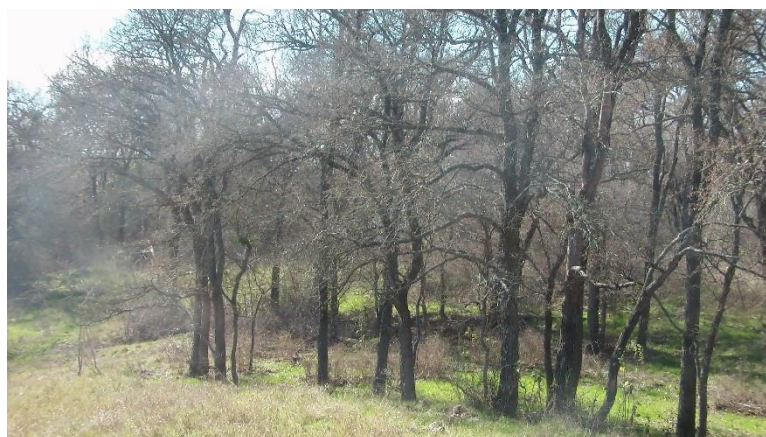
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Property Pictures



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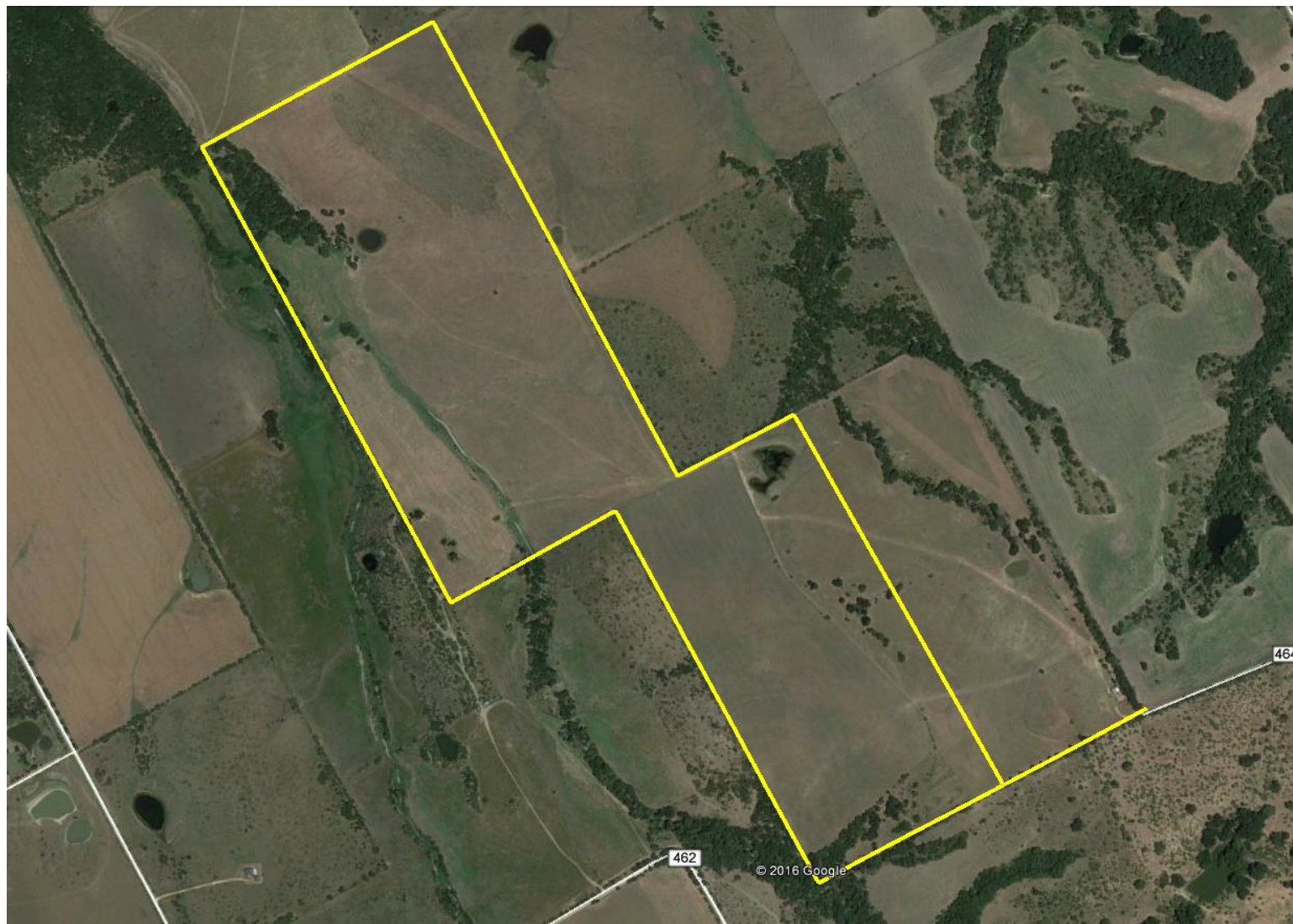
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Property Aerial View



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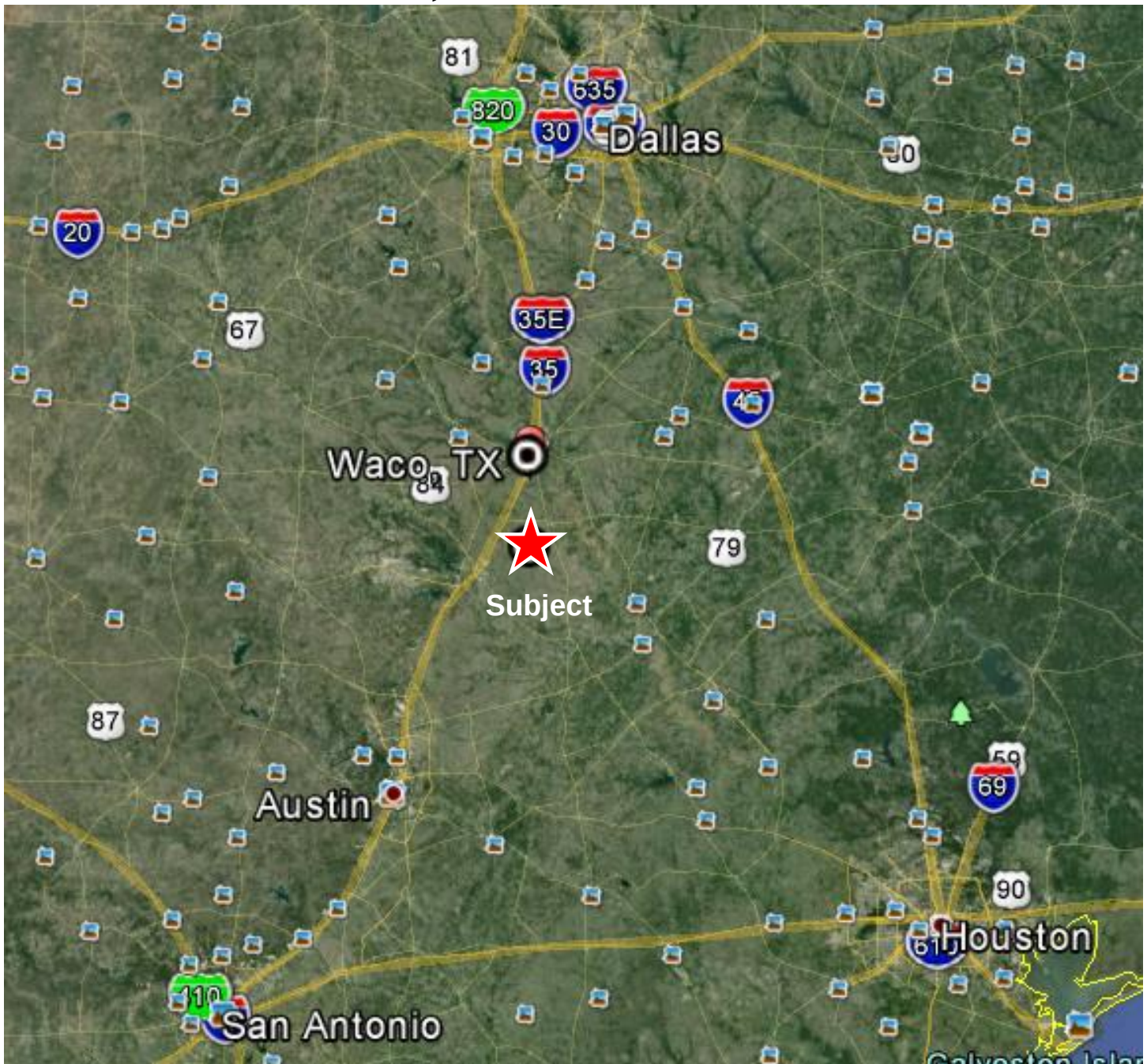
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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Soil Map Aerial



— "Stewards of Land" —
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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Altoga silty clay, 1 to 3 percent slopes	9.1	6.4%
3	Altoga soils, 3 to 5 percent slopes, eroded	24.1	16.8%
4	Altoga soils, 5 to 12 percent slopes, eroded	33.9	23.7%
24	Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded	3.8	2.6%
29	Heiden clay, 1 to 3 percent slopes	18.4	12.9%
31	Heiden clay, 2 to 5 percent slopes, eroded	17.6	12.3%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	16.4	11.4%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	20.0	13.9%
66	Wilson silty clay loam, 1 to 3 percent slopes	0.0	0.0%
Totals for Area of Interest		143.3	100.0%



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Soil Type –2

2—Altoga silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on broad ridgetops of the uplands. Slopes are convex. Most areas are 10 to 40 acres in size.

This soil has a surface layer of grayish brown, moderately alkaline silty clay about 7 inches thick. Below the surface layer, to a depth of 24 inches, is light brownish gray, moderately alkaline silty clay. Between depths of 24 and 42 inches is light brownish gray, moderately alkaline silty clay that has brownish yellow mottles. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline silty clay that has brownish yellow mottles.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium. The hazard of water erosion is moderate. The content of lime is high, and as a result iron chlorosis occurs in sensitive plants.

Included with this soil in mapping are a few intermingled areas of Houston Black, Heiden, and Lewisville soils. The included soils make up about 5 to 10 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use by low natural fertility. The main crops are cotton and grain sorghum, but small grain is also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing high-residue crops help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Proper 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 scattered elm, hackberry, and oak trees.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.



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Soil Type – 3

3—Altoga soils, 3 to 5 percent slopes, eroded. This map unit consists of deep, well drained, gently sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. In places water erosion has removed the original surface layer, and many areas are dissected by shallow gullies about 100 feet apart. Slopes are convex. Most areas are about 40 acres in size.

A typical unit is about 53 percent Altoga silty clay loam; 37 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are in less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of light yellowish brown, moderately alkaline silty clay about 6 inches thick. Between depths of 6 and 40 inches is moderately alkaline silty clay that is light yellowish brown above 20 inches and very pale brown below. Soft bodies of calcium carbonate are throughout this layer. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline silty clay that has brownish yellow mottles.

These soils are easy to work throughout a wide range of moisture conditions. When dry, they are hard and will clod when plowed. Permeability is moderate, and available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium, and the hazard of water erosion is moderately severe. The lime content is high, and as a result iron chlorosis occurs in sensitive plants.

These soils have medium potential for crops. Low natural fertility is a limitation to use. The main crops are grain sorghum and small grain. The major objectives of management are controlling erosion and improving fertility and tilth. Growing high-residue crops and terracing help control erosion and maintain soil tilth.

The potential for pasture is high. Such improved grasses as bermudagrass, kleingrass, and weeping lovegrass are well suited to this soil. Fertilization, weed control, and controlled grazing are management practices that are needed to produce good yields.

These soils have high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

These soils have low potential for most urban uses. The most restricted limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.

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Soil Type – 4

4—Altoga soils, 5 to 12 percent slopes, eroded. This map unit consists of deep, well drained, sloping to strongly sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. Most areas of this map unit have shallow gullies 100 to 200 feet apart. These gullies can be crossed by farm machinery. Slopes are convex. Most areas are about 30 acres in size.

A typical area of this map unit is about 50 percent Altoga silty clay loam; 40 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are on less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of pale brown, moderately alkaline silty clay about 5 inches thick. Below the surface layer, to a depth of 25 inches, is very pale brown, moderately alkaline silty clay. Between depths of 25 and 40 inches is very pale brown, moderately alkaline silty clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline silty clay that has light brownish gray mottles.

The soils can be worked throughout a wide range of moisture conditions, but hard clods result if they are plowed when dry. Permeability is moderate, and available water capacity is high. Tilth is generally good. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of erosion is severe. The high content of lime causes iron chlorosis in sensitive plants.

These soils have low potential for crops and pasture. Their main limitations for these uses are slope and the problem of controlling erosion. Potential for range is high. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

Potential of these soils for urban use is low. These soils are limited for this use by shrinking and swelling with changes in moisture, slope, and corrosivity to uncoated steel. Potential for recreation is medium because of the clayey surface layer and slope. Potential for both open-land rangeland wildlife habitat is medium. Capability subclass VIe; Clay Loam range site.



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Soil Type – 24

24—Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded. This map unit consists of well drained, sloping to strongly sloping soils on uplands. It is made up of small areas of Ferris and Heiden soils so intricately mixed that separation is not practical at the scale mapped. Most areas are rilled and are dissected by deep gullies that are 10 to 75 feet apart. Slopes are convex. Areas are in long narrow bands that range from 5 to 25 acres in size.

A typical map unit is 65 percent Ferris soils, 22 percent Heiden soils, and 13 percent gray and olive shaly clay in the bottoms of gullies. The Ferris soils occupy the sides of gullies and sloping areas leading to the gullies. The less eroded Heiden soils are between the gullies.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 10 inches thick. Between depths of 10 and 38 inches is light brownish gray, moderately alkaline clay. The soil is underlain by mottled light brownish gray and light gray, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of erosion is severe.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 35 inches is grayish brown, moderately alkaline clay. Between depths of 35 and 56 inches is olive, moderately alkaline clay that has olive yellow mottles. The underlying layer is light yellowish brown, moderately alkaline shaly clay that has yellow mottles.

The Heiden soils are deep. Natural fertility is high. Permeability is very slow, and the available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suitable for crops. They have low potential for pasture and urban use. The restrictive limitations are slope, shrinking and swelling with changes in moisture, gullies, slow percolation, and water erosion. Costly filling, shaping, and smoothing would be required to reclaim areas of these soils.

These soils have high potential for range, even though the climax vegetation has been destroyed by cultivation. They have potential for tall grasses, and live oak, elm, and hackberry trees.

The potential for recreation is low. The clayey surface layer, very slow permeability, and slope 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 VIe; Ferris part in Eroded Blackland range site, Heiden part in Blackland range site.



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Soil Type – 29

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

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.



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Soil Type – 31

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 IIIe; Blackland range site.

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Soil Type – 32

32—Heiden-Ferris complex, 5 to 8 percent slopes, eroded. This map unit consists of well drained, sloping soils on uplands. It is made up of small areas of Heiden and Ferris soils so intermingled that separation is not practical at the scale selected for mapping. Most areas are rilled and have shallow gullies that are 100 to 150 feet apart. They are on convex, complex side slopes. Areas are long and narrow and range from 5 to about 150 acres in size.

A typical area of this map unit is 53 percent Heiden soils and 47 percent Ferris soils. The Ferris soils occupy the gullies and the adjoining slopes. The Heiden soils are eroded and occupy areas between gullies.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 18 inches thick. Between depths of 18 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow, moderately alkaline clay.

The Heiden soils are deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 8 inches thick. Between depths of 8 and 32 inches is olive yellow, moderately alkaline clay. The underlying layer, to a depth of 45 inches, is yellow, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suited to crops. They have low potential for pasture, recreation, and urban uses. The most restrictive limitations are shrinking and swelling with changes in moisture, slope, hazard of erosion, corrosivity to uncoated steel, and very slow permeability.

These soils have high potential for range. The climax plant community is tall grasses and an overstory of live oak, elm, and hackberry trees along the drainageways.

Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IVE; Heiden part is Blackland range site, Ferris part is Eroded Blackland range site.



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Soil Type – 59

59—Trinity clay, frequently flooded. This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

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

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

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

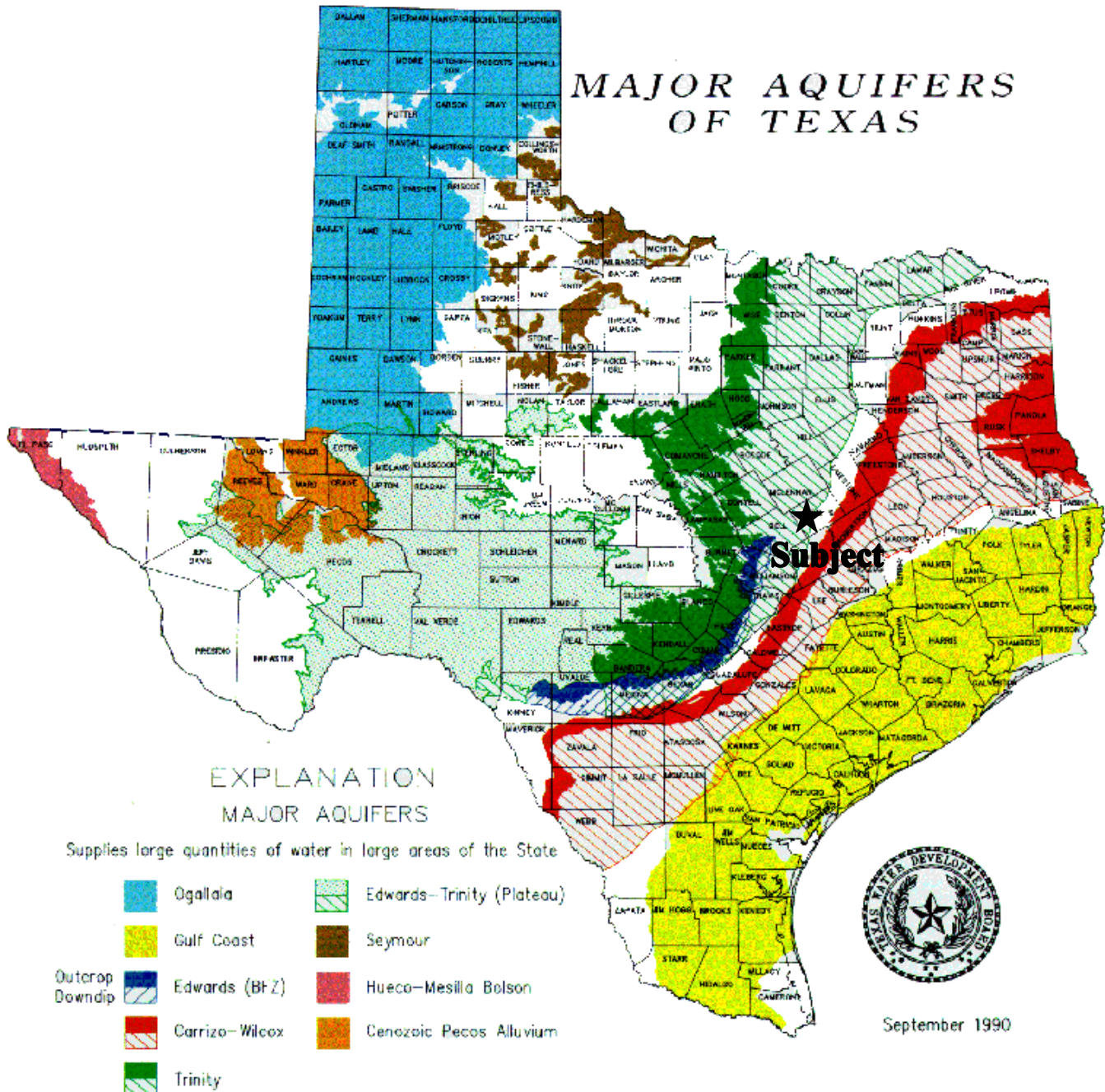
an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

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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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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

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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.

- 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.

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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert Dube	365515	bob@texasfarmandranchrealty.c	(284) 803-5263
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

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Designated Broker of Firm

License No.

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Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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