

FOR SALE

24.47 Acres MOL

Pasture & Recreation Land

With Custom Home

Reagan, Falls County, TX 76680

\$250,000

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



Morgan Tindle (Agent)

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Property Highlights

Location – 4610 FM 413 Reagan, Falls County, TX. From the intersection of Loop 340 and Hwy 6 in Waco travel south Hwy 6 for 31 miles. Take the FM 413 Exit off Hwy 6 and turn left on FM 413 the left onto BUS Hwy6 then left on FM 413. Travel on FM 413 for 4 miles the property is located on the right. Look for the Texas Farm and Ranch Realty sign. Located just 35 minutes from Waco, approximately 1 hour from College Station, 2 hours from Fort Worth, Texas, 1 hour 45 minutes from Austin and 2 hours 15 minutes from Houston.

Improvements – Built in 1980 (FCAD) consisting of 1884 sq ft (FCAD) three bedrooms and two baths, with one bathroom being handicap accessible, custom home has a rustic appeal. A newly remodeled kitchen with custom cabinets and stainless appliances give an open concept appeal through the kitchen and living area. There is a large sun room with a separate laundry area with room for a freezer. A patio and deck accommodate the backyard. The property includes a year old 60 X 30 barn with foam insulated feed/ storage room inside the barn. The barn has water and electricity. A roping arena used for recreation is located off the backside of the barn.

Water – Tri-County services the area and there is one water meter on the property. There is one stock tank on the property.

Electricity – Navasota Valley Electric Coop services the area and there is one electric meter on 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 wishes to convey all owned minerals.

Topography – The land is flat with gently rolling areas.

Current Use – Privately owned and is used for cattle grazing, hunting, fishing and residence.

Ground Cover – Property is lightly wooded with native grasses throughout.

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

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 - \$250,000- \$10,217 an acre



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Property Pictures



~"Stewards of Land"
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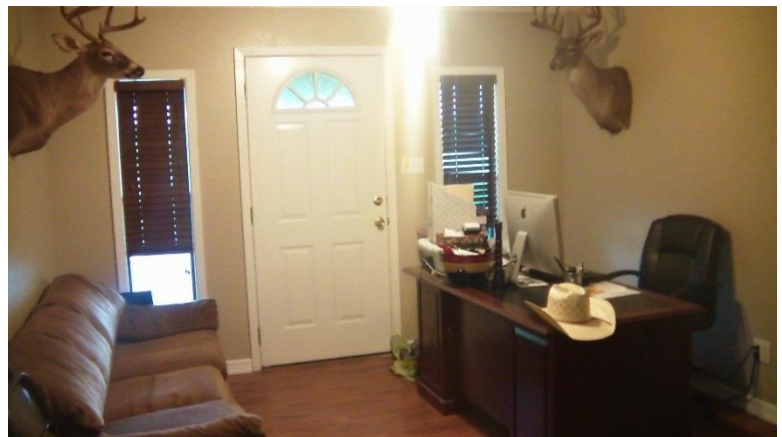
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Property Aerial View



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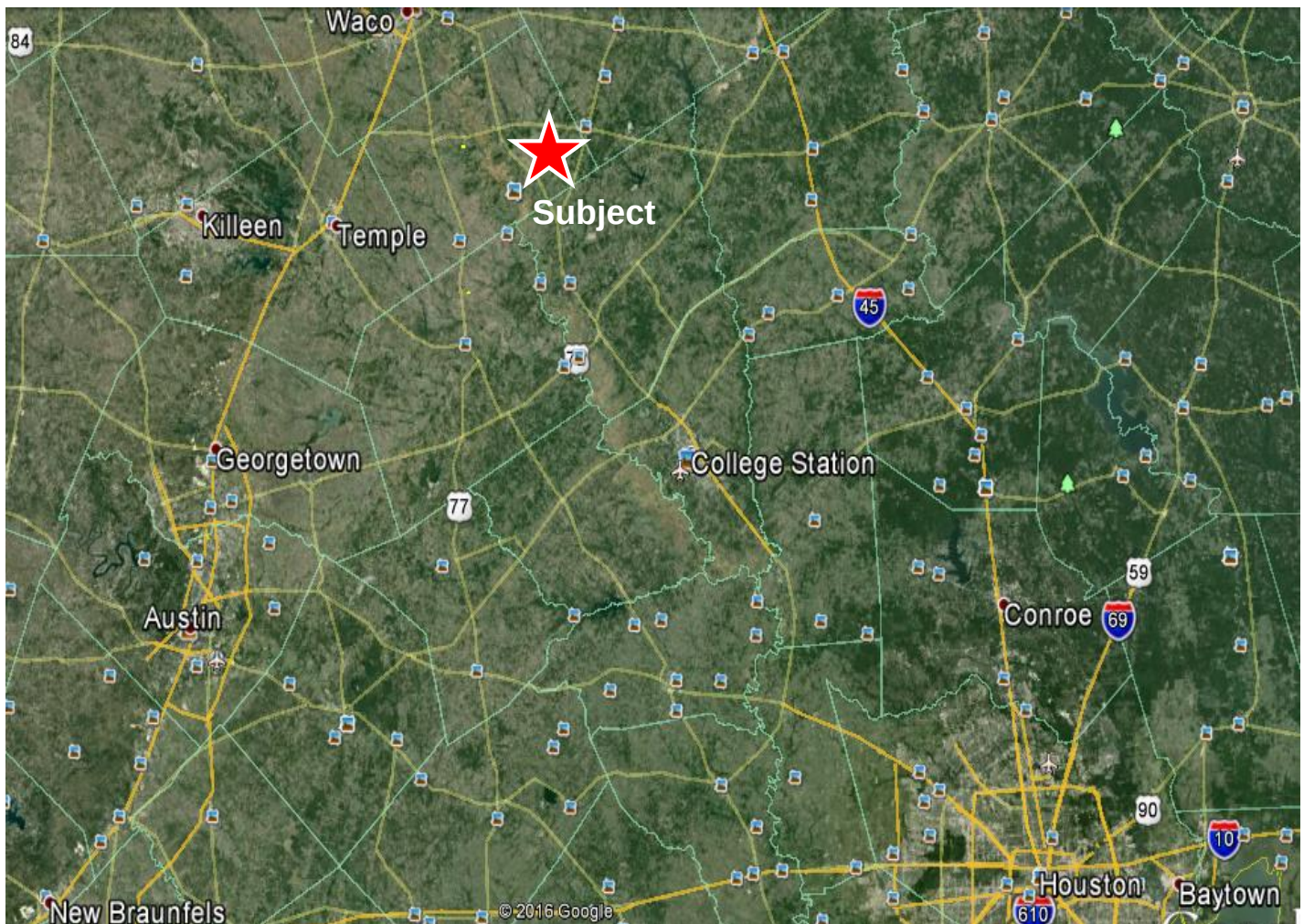
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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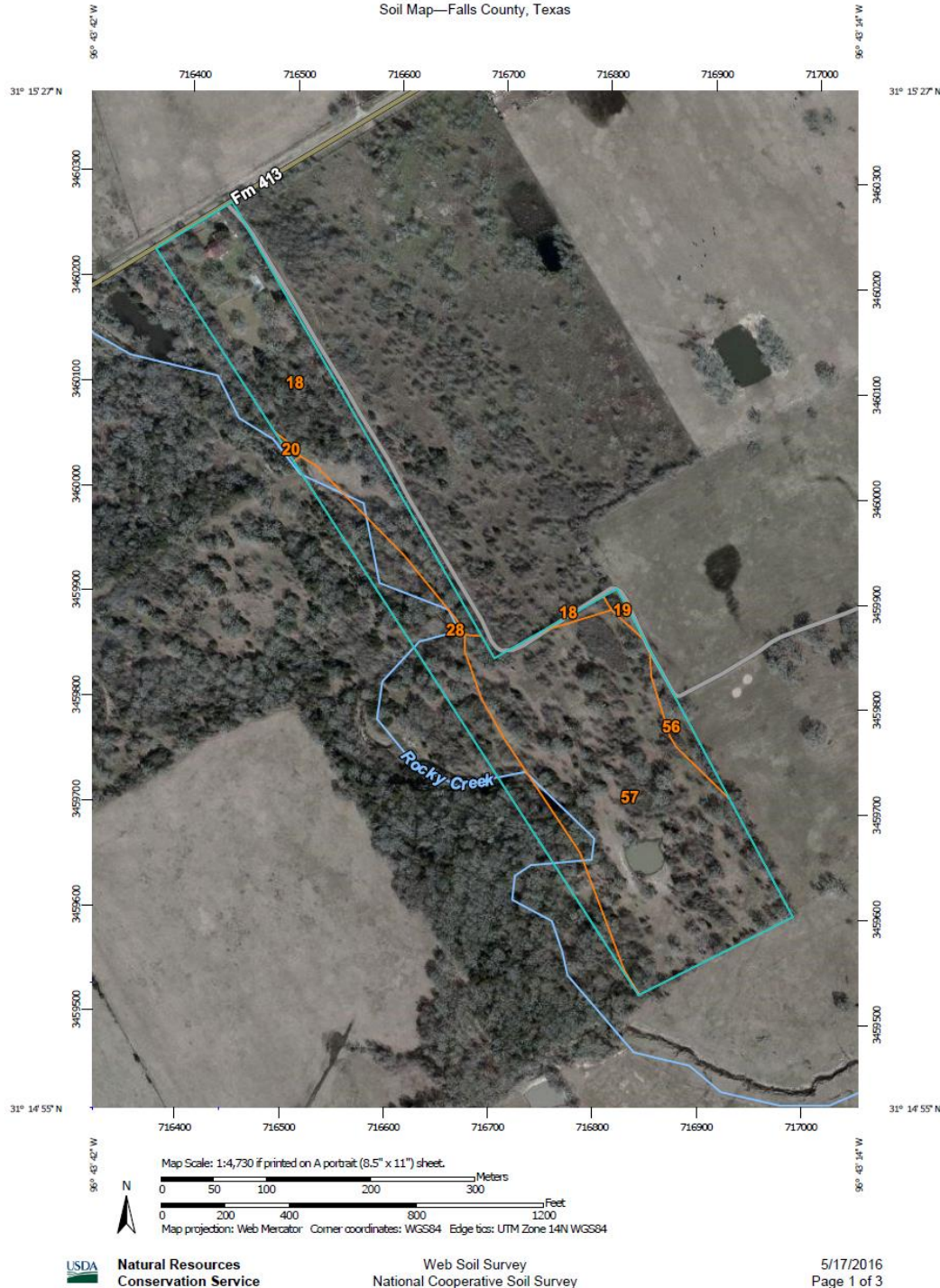
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Soil Map Aerial

Soil Map—Falls County, Texas



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Chazos loamy fine sand, 1 to 5 percent slopes	6.7	27.1%
19	Crockett fine sandy loam, 0 to 1 percent slopes	0.1	0.5%
20	Crockett fine sandy loam, 1 to 3 percent slopes	0.0	0.2%
28	Gowen clay loam, frequently flooded	4.0	16.2%
56	Tabor fine sandy loam, 0 to 1 percent slopes	0.5	2.1%
57	Tabor fine sandy loam, 1 to 3 percent slopes	13.2	53.9%
Totals for Area of Interest		24.6	100.0%



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Soil Type – 18

18—Chazos loamy fine sand, 1 to 5 percent slopes. This deep, moderately well drained, gently sloping soil is on high stream terraces. Slopes are concave. Areas range from 20 to 150 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 12 inches thick. The upper part, to a depth of 6 inches, is light yellowish brown, and the lower part is very pale brown. Between depths of 12 and 22 inches is red, medium acid clay that has brownish yellow and light brownish gray mottles. Between the depths of 22 and 34 inches is yellowish brown, medium acid clay that has yellowish red, red, and grayish brown mottles; and between depths of 34 and 41 inches is brownish yellow, slightly acid clay that has light brownish gray, yellowish red, and red mottles. Between depths of 41 and 62 inches is brownish yellow, moderately alkaline sandy clay that has brown, yellowish red, and light brownish gray mottles. The underlying layer, to a depth of 72 inches, is pale brown, moderately alkaline sandy clay that has reddish yellow mottles. It is about 10 percent shaly clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is medium. The root zone is deep, but root penetration is slow and difficult in underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are some soils that have a sandy clay layer below the surface layer. Also included are a few intermingled areas of Axtell, Tabor, and Silstid soils. The included soils make up about 10 to 20 percent of this mapping unit.

This soil has medium potential for crops, but it is limited for this use by low natural fertility and medium available water capacity. The major crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion, conserving moisture, improving soil tilth, and increasing fertility. Proper management includes growing a high-residue crop or deep-rooted legumes.

This soil is used mainly for pasture, and it has high potential for this use. It is suited to improved bermudagrass and weeping lovegrass. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is post oak, and blackjack oak savannah and an understory of mid and tall grasses.

This soil has medium potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. Potential for recreation is medium. The sandy surface layer and the slow permeability are the most restrictive limitations for recreation use. Potential is high for both openland and rangeland wildlife habitat. Capability subclass IIe; Loamy Sand range site.



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Soil Type – 19

19—Crockett fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on broad uplands and narrow ridgetops. Slopes are convex, and areas range from 50 to 200 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 10 inches thick. Between depths of 10 and 15 inches is reddish brown, medium acid clay that has reddish yellow and yellowish brown mottles. Between depths of 15 and 26 inches is brownish yellow, medium acid clay that has yellow and yellowish red mottles. Below this layer, to a depth of 37 inches, is light reddish brown, slightly acid clay that has yellowish red and yellow mottles. Very pale brown, neutral clay that has yellow, brownish yellow, and reddish yellow mottles is between depths of 37 and 56 inches. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline clay loam.

This soil is difficult to work; when dry, it forms extremely hard surface crusts. A dense plowpan forms in cultivated areas. 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 slow. The hazard of water erosion is slight.

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

This soil has medium potential for crops. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management of this soil are improving soil tilth, maintaining fertility, and controlling erosion. Proper management includes growing high-residue crops and deep-rooted legumes.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Good pasture 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 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, corrosivity to uncoated steel, low strength, and slow percolation. The potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and rangeland wildlife habitat is medium. Capability subclass IIIs; Claypan Prairie range site.



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Soil Type – 20

20—Crockett fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 35 to 400 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 9 inches thick. Between depths of 9 and 17 inches is mottled brownish yellow and red, medium acid clay that has grayish brown mottles. Below this layer, to a depth of 29 inches, is mottled yellow and grayish brown, medium acid clay, that has reddish yellow mottles. Between depths of 29 and 42 inches is brown, slightly acid clay that has brownish yellow mottles; and between depths of 42 and 53 inches is brownish yellow, neutral clay that has light brownish gray and reddish yellow mottles. Between depths of 53 and 73 inches is yellow, moderately alkaline sandy clay loam that has light brownish gray, white, and yellowish brown mottles. The underlying layer, to a depth of 80 inches, is mottled yellow light gray, and brownish yellow, moderately alkaline sandy clay loam.

Hard surface crusts and dense plowpans that form in cultivated areas make this soil difficult to work. 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 Normangee and Wilson soils and eroded Crockett 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 by low natural fertility and rapid loss of soil moisture during the summer. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management are controlling erosion, maintaining fertility, and improving tilth. Terracing and growing high-residue crops and deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper pasture 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 a few live oak, elm, and hackberry trees along streams and in occasional motts.

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 medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and range-land wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type – 28

28—Gowen clay loam, frequently flooded. This deep, well drained, nearly level soil is on flood plains along 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.



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Soil Type – 56

56—Tabor fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on uplands and high stream terraces. Slopes are plane. Areas range from 10 to about 75 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 12 inches thick. Between depths of 12 and 32 inches is yellowish brown, strongly acid clay that has grayish brown and light gray mottles; and between depths of 32 and 49 inches is brownish yellow, strongly acid clay that has light gray and light yellowish brown mottles. Between depths of 49 and 59 inches is light gray, mildly alkaline clay that has yellow and very pale brown mottles. The underlying layer, to a depth of 70 inches, is white, mildly alkaline clay loam that has yellow mottles.

This soil can be worked throughout a wide range of moisture conditions. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Axtell, Chazos, and Silstid soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited for this use because of low natural fertility and very slow permeability. It was extensively cultivated in the past, but at the time of this survey only a few acres were planted to corn and such specialty crops as tomatoes. The major objectives of management are to improve soil tilth and improve fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes help maintain tilth.

This soil is used mainly for pasture, and it has high potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes weed control, controlled grazing, and application of a complete fertilizer.

This soil has high potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has low potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, 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 high. Capability subclass IIIs; Sandy Loam range site.



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Soil Type – 57

57—Tabor fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands and high stream terraces. Slopes are convex. Areas range from 10 to about 100 acres in size.

This soil has a surface layer of fine sandy loam about 12 inches thick. This layer is brown and slightly acid to a depth of 7 inches and pale brown and strongly acid below. Between depths of 12 and 28 inches is brown, strongly acid clay that has grayish brown, brownish yellow, and reddish yellow mottles. Between depths of 28 and 44 inches is yellowish brown, strongly acid clay that has light brownish gray, brownish yellow, brown, and yellowish red mottles; and between depths of 44 and 54 inches is light gray, mildly alkaline clay that has reddish yellow, brown, yellowish red, and red mottles. The underlying layer, to a depth of 70 inches, is mottled brownish yellow, light brownish gray, and yellowish red, mildly alkaline clay.

This soil can be worked throughout a wide range of moisture conditions. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root penetration is slow and difficult in underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Axtell and Chazos soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for production of crops, but it is limited by low natural fertility and very slow permeability. It was extensively cultivated in the past, but at the time of this survey only a few acres were planted to corn and specialty crops, such as tomatoes. The major objectives of management are controlling erosion and improving tilth and fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes and terracing helps maintain tilth and control erosion.

This soil is used mainly for pasture, and it has high potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes weed control, controlled grazing, and application of a complete fertilizer.

This soil has high potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has low potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, low strength, slow percolation, and corrosivity to uncoated steel. The potential for recreation is medium. Occasional wetness and very slow permeability are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitat is high. Canability subclass IIIe: Sandy Loam range site.



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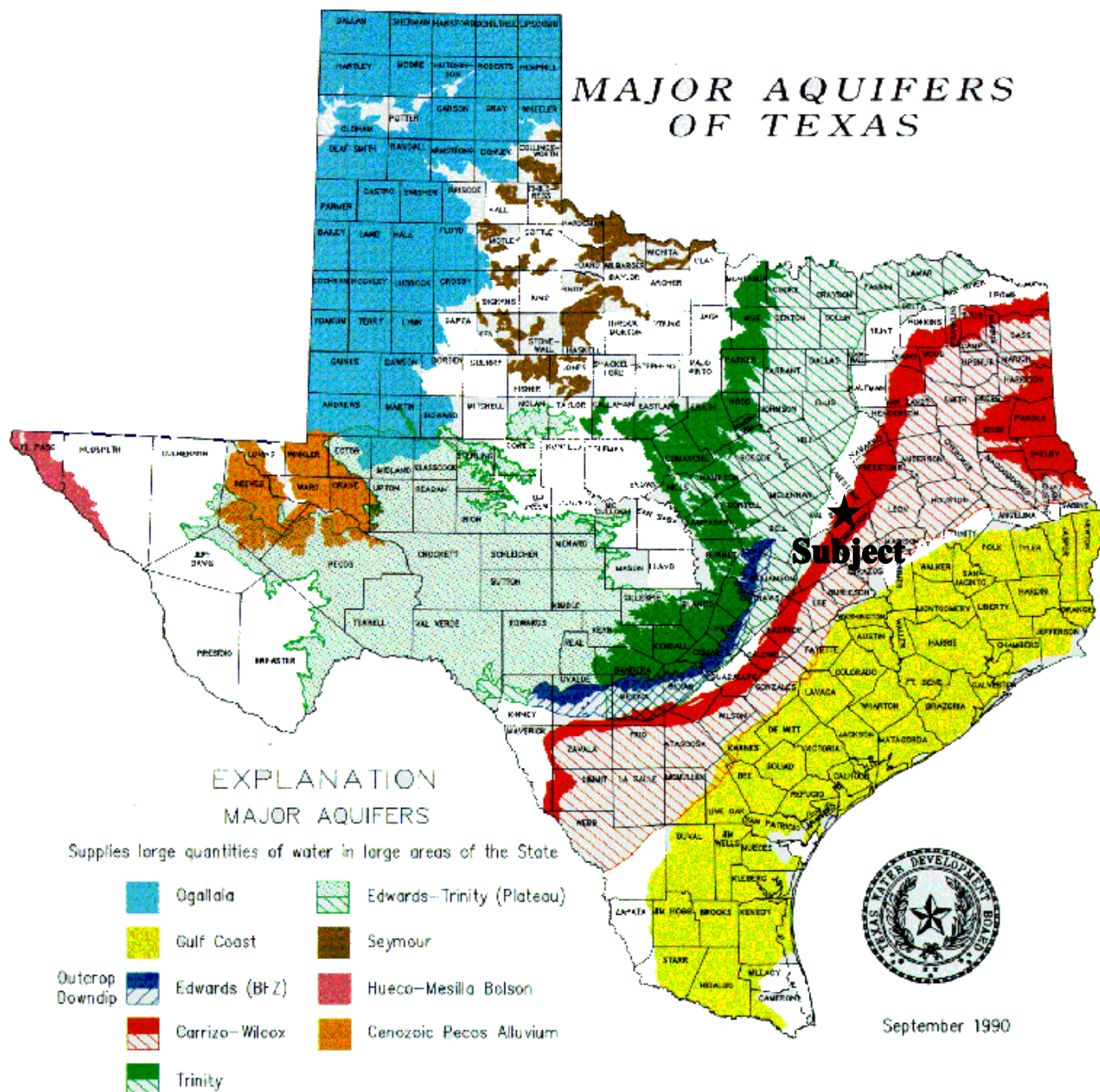
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Property Location to Major Aquifers of Texas



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CONFIDENTIALITY & DISCLAIMER

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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.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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