

FOR SALE

2.32 Acres

Riverfront Property W/ Cabin

Reagan, Falls County, TX 76680

\$120,000

For investment offering go to: www.texasfarmandranchrealty.com



Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – 221 PR 621 Reagan, Falls County, TX. From Rosebud head East on 413 for 10.20 miles after crossing the Brazos River turn right onto Private Road 612. It is the third entrance on your right. 221 PR 612 Reagan, TX. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 2.32 acres MOL according to the Falls County Appraisal District

Improvements– Located on the Brazos River in a secluded setting down a private road with only six other land owners around. Surrounded by mature native trees you have a private area right on the river. The river has a falls area making it perfect for kayaking or other recreational activities. Several forms of wildlife have been spotted along the river bank from hogs, deer and many breeds of fish and birds. There is a one bedroom, one bath cabin that is situated on stilts within walking distance to the river. The front of the property is decorated with various fruit trees as well as mature willow trees.

Water – There is a water a water well on the property. Please refer to the nearest well map for more information on nearby wells.

Electricity – Heart of Texas Electric services the area and there is an 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 – All owned minerals convey to Buyer.

Topography – The land is flat with gently rolling downward to the river.

Current Use – Privately owned and used for hay production.

Ground Cover – Property is covered in native grasses and the ground is fertile and can be used for hay production.

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 - \$120,000

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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Property Aerial View



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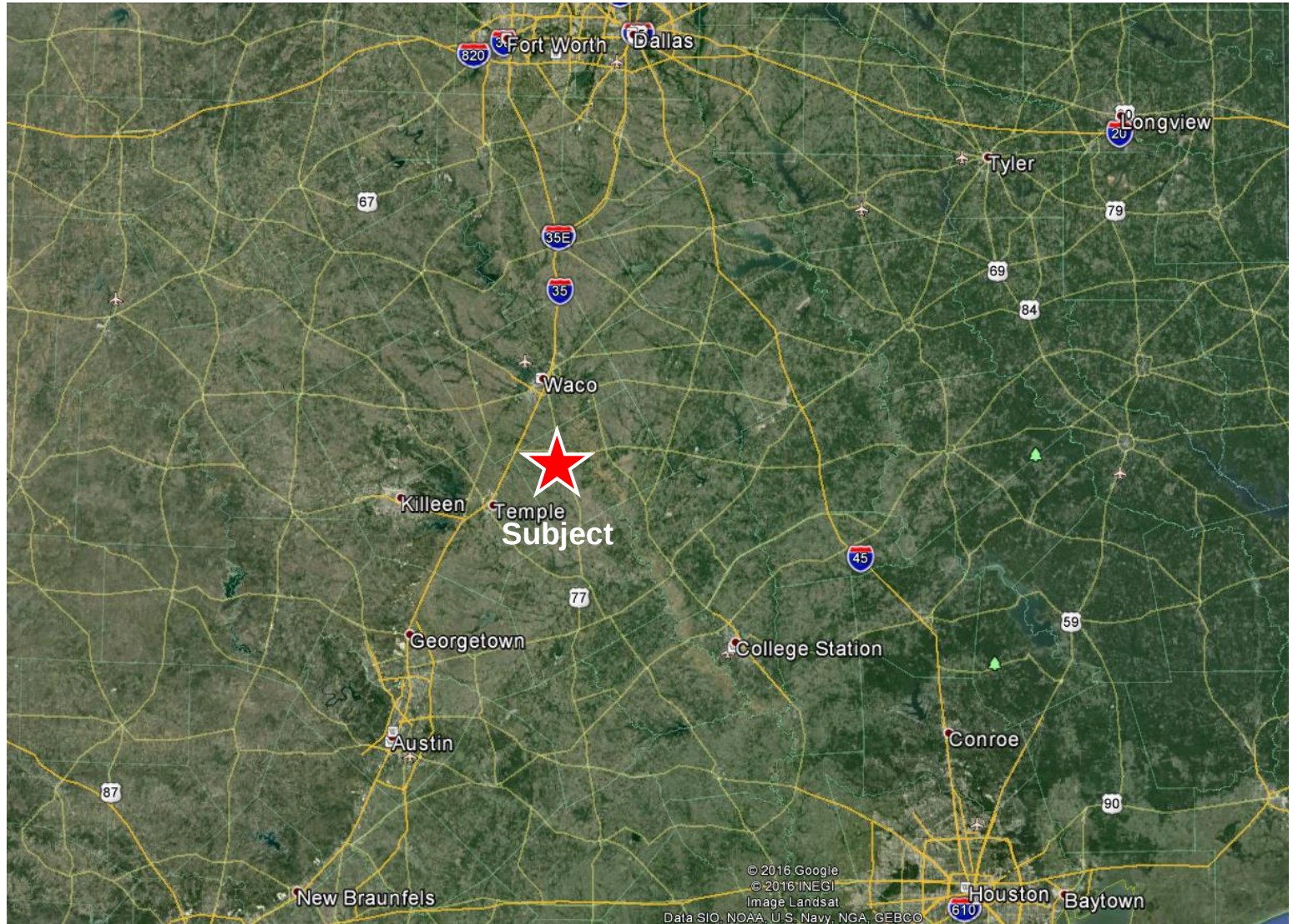
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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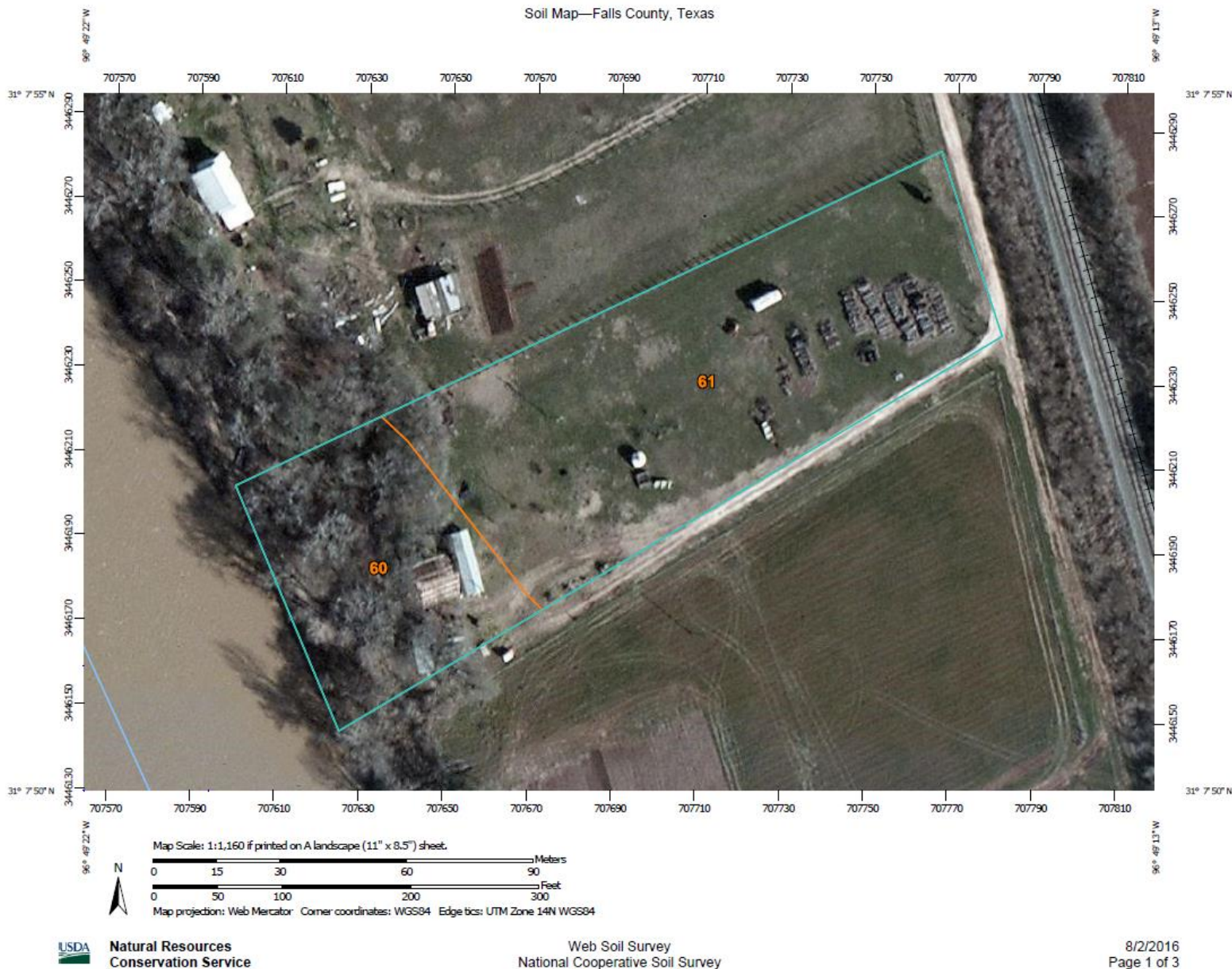
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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60	Weswood silt loam, 0 to 1 percent slopes	0.7	28.9%
61	Weswood silty clay loam, 0 to 1 percent slopes	1.8	71.1%
Totals for Area of Interest		2.5	100.0%



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

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2.32 Acres – Brazos River Frontage W/ Cabin Reagan, Falls County, TX 76680

Soil Type – 60

60—Weswood silt loam, 0 to 1 percent slopes. This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is rarely flooded. Areas are long and narrow. They range from 10 to 500 acres in size. Slopes are plane.

This soil has a surface layer of reddish brown, moderately alkaline silt loam about 12 inches thick. Between depths of 12 and 36 inches is reddish brown, moderately alkaline silt loam stratified with light reddish brown fine sandy loam. The underlying layer, to a depth of 60 inches, is light reddish brown, moderately alkaline silt loam and strata of light reddish brown fine sandy loam and fine sand.

This soil is easily worked. Permeability is moderate, and 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 small intermingled areas of Yahola and Highbank soils. The included soils make up 15 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management of this soil are maintaining fertility and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help to maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. 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 oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses because of the danger of flooding. The potential for recreation is high. Flooding is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability class I; Loamy Bottomland range site.



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Soil Type – 61

61—Weswood silty clay loam, 0 to 1 percent slopes. This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is subject to flooding only once in about 4 to 10 years and then only for a short duration. Slopes are plane. Areas are long and narrow, and they range from 15 to 200 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 6 inches thick. The subsoil, to a depth of 18 inches, is reddish brown, moderately alkaline silty clay loam. Between depths of 18 and 38 inches is stratified reddish brown silty clay loam and yellowish red clay loam. The underlying layer, to a depth of 60 inches, is reddish brown, moderately alkaline silty clay loam and thin layers of very fine sandy loam and silt loam.

This soil is easily worked, although crusts form on the surface. 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 small intermingled areas of Weswood silt loam and Yahola soils. The included soils make up about 14 percent of this map unit.

This soil is used mainly for crops, and it has high potential for this use. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue or growing legumes helps maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. 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 oak, pecan, hackberry, elm, cottonwood, and black willow trees.

This soil has low potential for urban uses, because of the danger of flooding. The potential for recreation is medium. The silty clay loam surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability class I; Loamy Bottomland range site.



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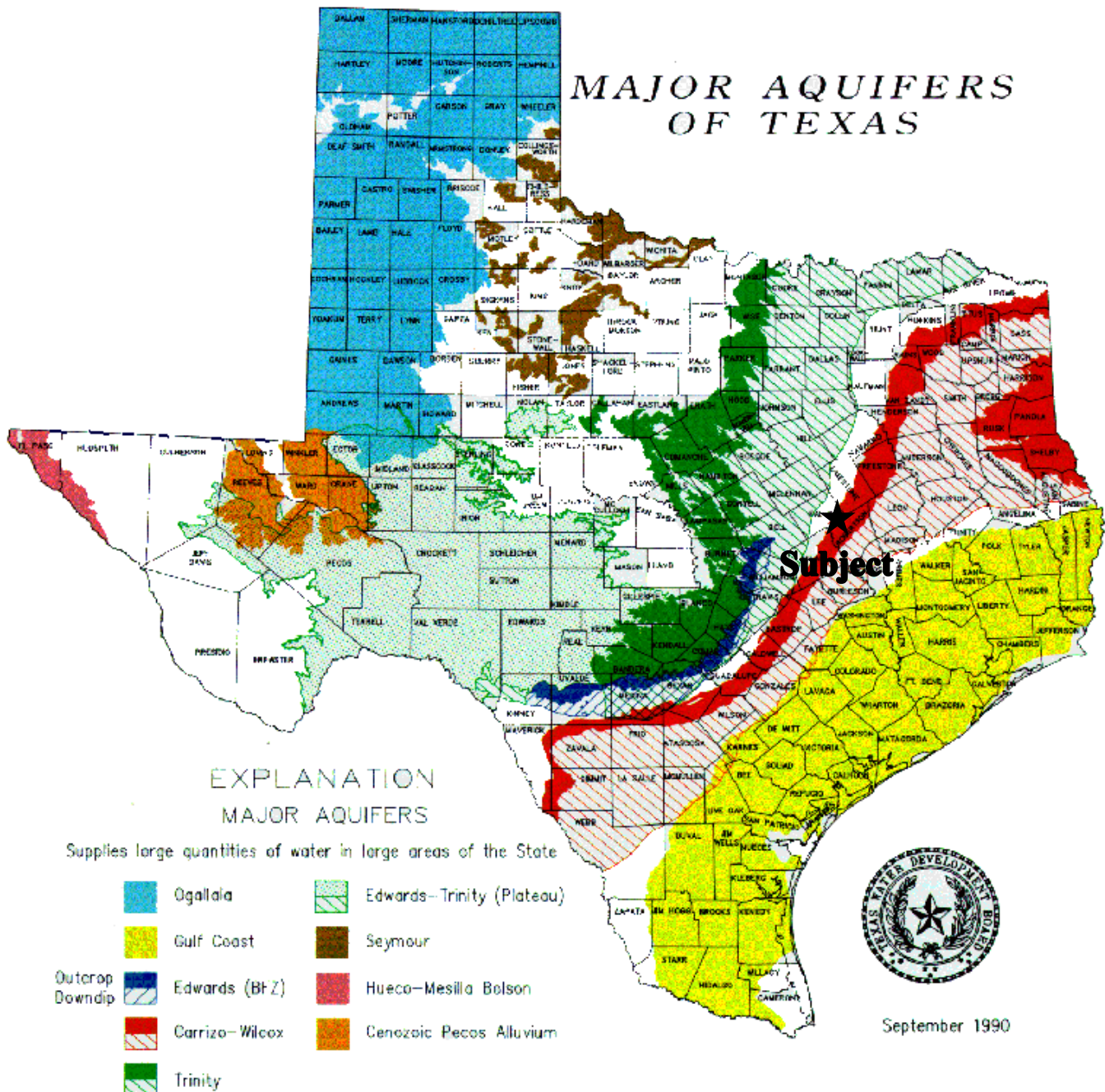
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Property Location to Major Aquifers of Texas



TEXAS
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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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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 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.

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.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<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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Info about Bro

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