

FOR SALE

4.33 Acres

Custom Home Sites, Recreational & Pasture Land

Rosebud, Falls County, TX 76570

\$64,950

For investment offering go to: www.texasfarmandranchrealty.com



Morgan Tindle (Agent)

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Bob Dube (Broker)

512-423-6670 (mobile)

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Property Highlights

Location – The property fronts County Road 330 in Rosebud, TX. From the intersection of Hwy 320 and FM 2027 in Lott travel South FM 2027 for 11.14 miles then turn left onto CR 330. Travel one and a quarter miles the property is on the right. Located just 40 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 – 4.33 acres MOL according to the Falls County Appraisal District

Improvements- Majority of the acreage is in native grasses and various mature native trees. There is a hill top view that would make a beautiful home site.

Water – There is no water meter on the property. Please refer to the nearest well map and Texas aquifer report for water information.

Electricity – Heart of Texas Electric services the area and there is no 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 retain all owned minerals.

Topography – The land is flat with gently rolling areas and very nice home sites.

Current Use – Privately owned and is used for cattle grazing.

Ground Cover – Property is covered in native grasses, but the ground is fertile and can be used for gardening or other crop 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 - \$64,950.00- \$15,000 an acre



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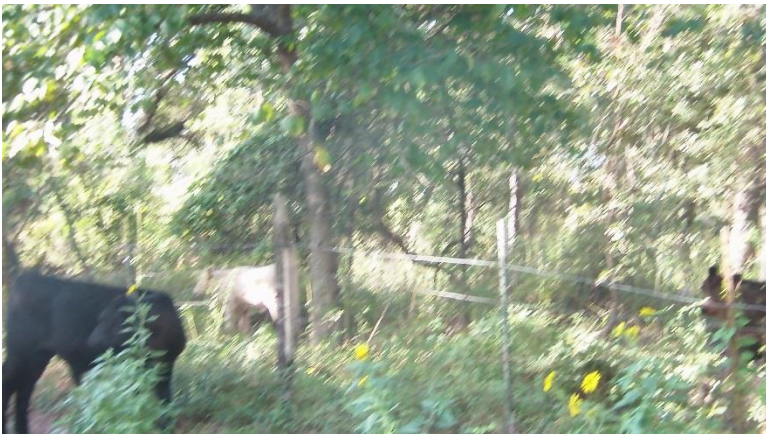
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Property Pictures



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Property Aerial View



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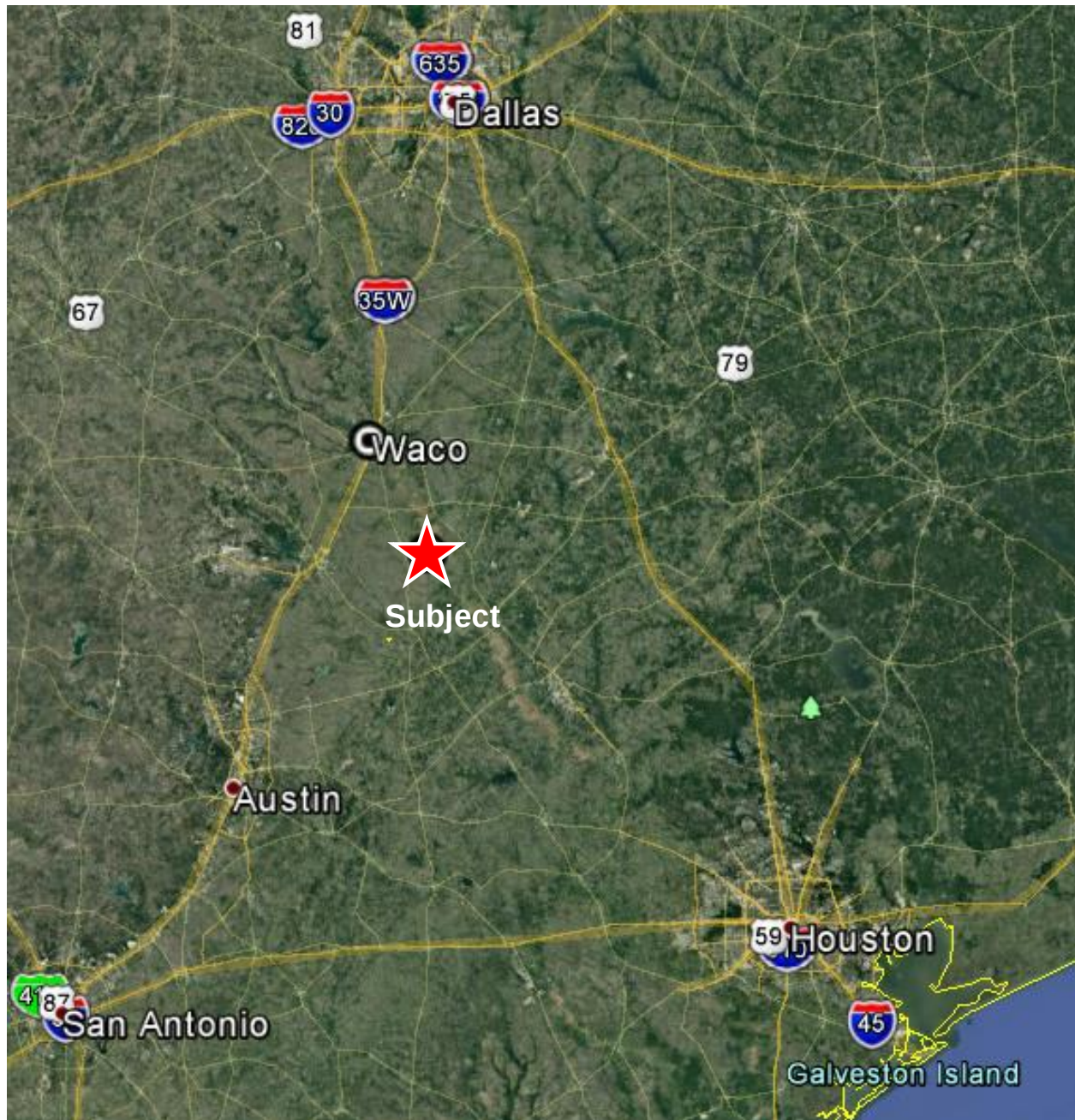
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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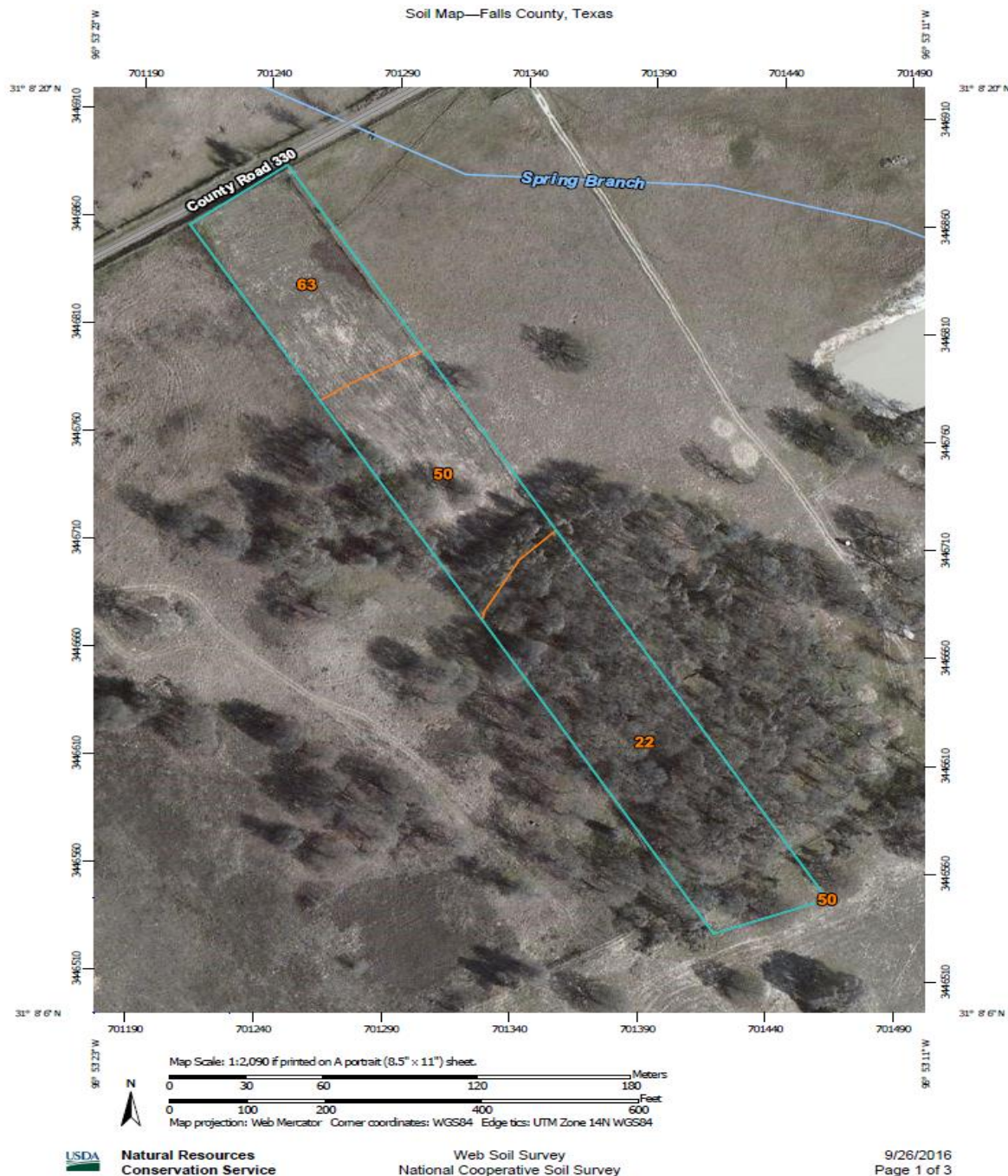
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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Desan loamy fine sand, 0 to 5 percent slopes	2.2	47.7%
50	Silawa loamy fine sand, 0 to 3 percent slopes	1.2	27.2%
63	Wilson loam, 0 to 1 percent slopes	1.1	25.1%
Totals for Area of Interest		4.5	100.0%



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Soil Type – 22

22—Desan loamy fine sand, 0 to 5 percent slopes. This deep, somewhat excessively drained, nearly level to gently sloping soil is on uplands and ancient stream terraces. Slopes are convex to concave, and areas range from 25 to 1,000 acres in size.

The soil has a surface layer of reddish yellow, neutral loamy fine sand about 54 inches thick. Below the surface layer, to a depth of 64 inches, is red, medium acid sandy clay loam. Between depths of 64 and 74 inches is reddish yellow, slightly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is red, medium acid sandy clay loam.

This soil can be easily worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is low. The root zone is deep and easily penetrated by plant roots. Runoff is medium. The hazard of soil blowing is moderate, and the hazard of water erosion is slight.

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

This soil has low potential for production of crops, but it is limited by low natural fertility and low available water capacity. The major crops are corn and small grain. Some areas are used for such specialty crops as tomatoes and watermelons. The major objectives in management are controlling soil blowing, conserving moisture, and improving soil fertility. Proper management includes growing crops that produce large amounts of residue, strip-cropping, and fertilizing.

The soil is used mainly for pasture, but it has medium potential for this use. Use of this soil is limited by low natural fertility and low available water capacity. This soil is well suited to weeping lovegrass and improved bermudagrass. It is difficult to develop a firm seedbed. Emerging grass seedlings can be killed by the cutting action of blowing sand unless management practices for soil blowing are used. Weed control, controlled grazing, and fertilization are needed for sustained forage production.

This soil has low potential for range, but it is limited for this use by low available water capacity and low natural fertility. The climax plant community is an open savannah of post oak and blackjack oak and an understory of mid and tall grasses.

This soil has high potential for most urban uses. It is limited for shallow excavations by caving of the sandy surface layer. The potential for recreation is low. The sandy surface layer and the soil blowing hazard are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIIe; Deep Sand range site.



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Soil Type – 50

50—Silawa loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on high stream terraces. Slopes are convex. Areas range from 10 to about 150 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 16 inches thick. The layer is dark yellowish brown to a depth of 10 inches and brown below. Between depths of 16 and 53 inches is yellowish red, medium acid sandy clay loam; and between depths of 53 and 70 inches is reddish yellow, strongly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of soil blowing is moderate, and the hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Silawa fine sandy loam and Desan 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 for this use by low natural fertility and medium available water capacity. The major crops are corn and such specialty crops as tomatoes and watermelons. The major objectives of management are controlling erosion, conserving moisture, improving tilth, and increasing fertility. Proper management includes growing crops that produce large amounts of residue and growing deep-rooted legumes.

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

This soil has high potential for range, but it is limited for this use by low natural fertility and medium available water capacity. The climax plant community is an open savannah of post oak and blackjack oak and an understory of tall and mid grasses.

This soil has high potential for urban uses. Its most restrictive limitation is low strength. The potential for recreation is medium. The sandy surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIIe; Loamy Sand range site.



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Soil Type – 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the 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 Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper 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. 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 IIIw; Claypan Prairie range site.



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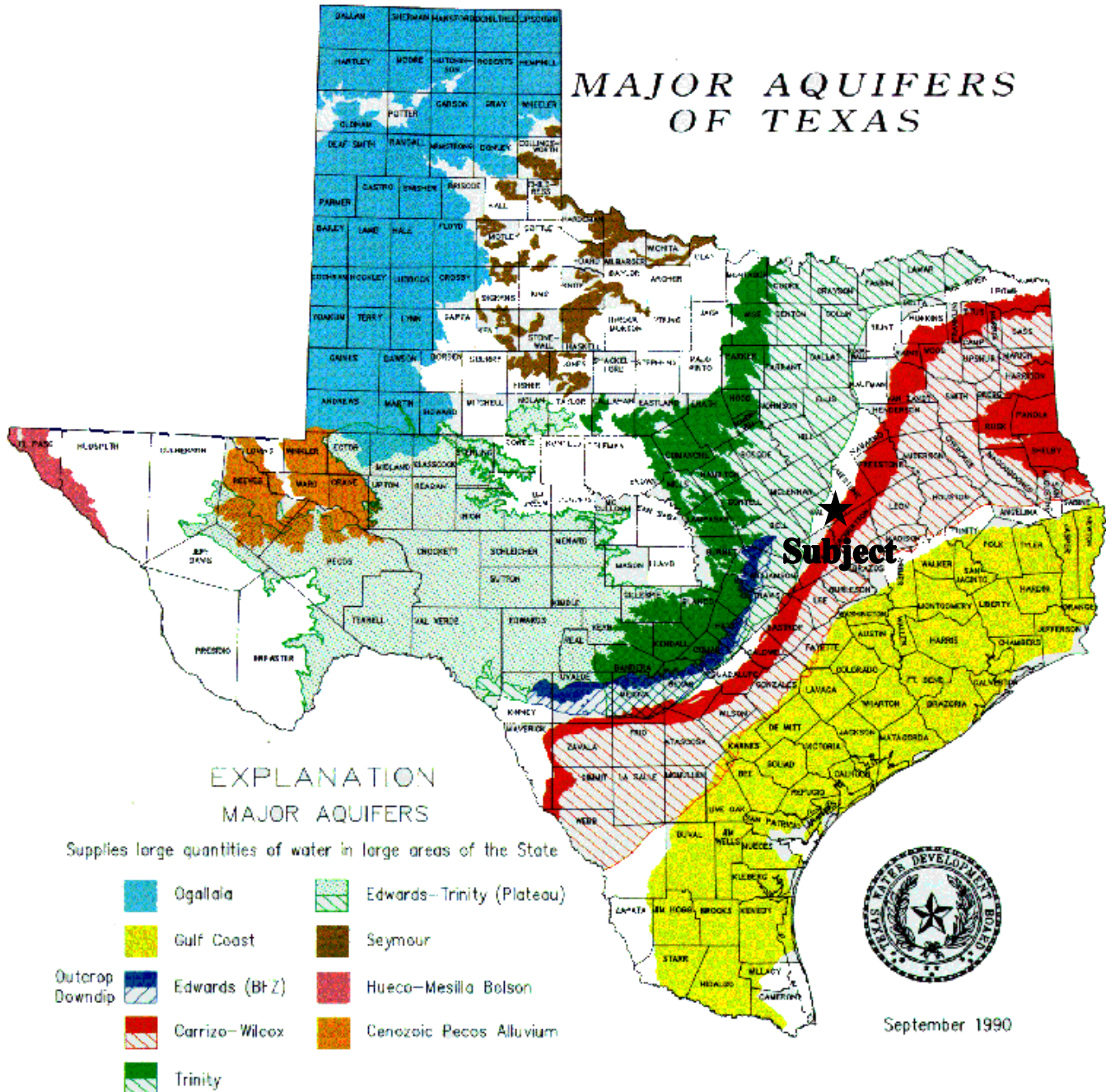
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Property Location to Major Aquifers of Texas



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 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
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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

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ABS 1-0

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Info about Bro

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