

FOR SALE

121.15 Acres MOL

Ranch Land & Recreational Property

Kosse, Falls County, TX 76653

\$362,879

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



Morgan Tindle (Agent)

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Property Highlights

Location – The property is located off FM 413 in Kosse TX. From the intersection of Hwy 6 and Loop 340 in Waco travel South Hwy 6 for 31 miles. Then take Exit FM 413/ Reagan and travel East FM 413 for eight and a half miles the property is located on the right. Located just 35 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 – 121.15 acres MOL according to the Falls County Appraisal District

Improvements- Approximately 54 acres of the property is in Tifton 85 Bermuda grass and Coastal Bermuda Jiggs with various mature native trees scattered throughout. There is a set of working pens. The remaining property is heavily wooded and is used as spring grazing. During deer and dove season the back portion of the property is used for recreational hunting.

Water – There is a water well on the property currently used to water livestock. There are two stock tanks on the property. There is also a wet weather creek that crosses the eastern corner of the property.

Electricity –Entergy 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 – Seller reserves all owned minerals.

Topography – The land is flat.

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

Ground Cover – Property is covered in improved grasses as well as some native grasses.

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 - \$362,879.00- \$2,995 an acre



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Property Pictures



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

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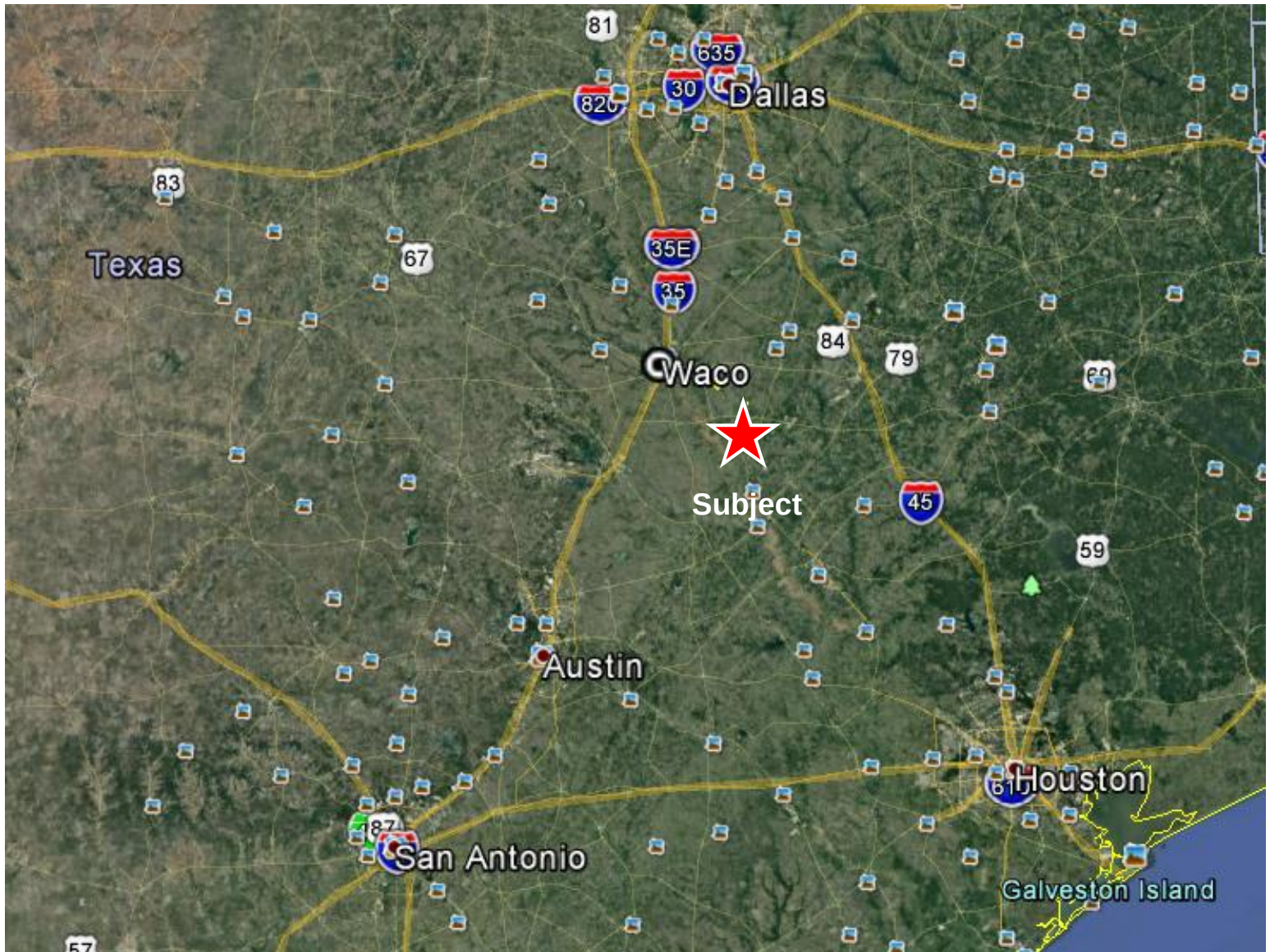
Property Aerial View



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Property Location Relative to DFW, Austin and Houston



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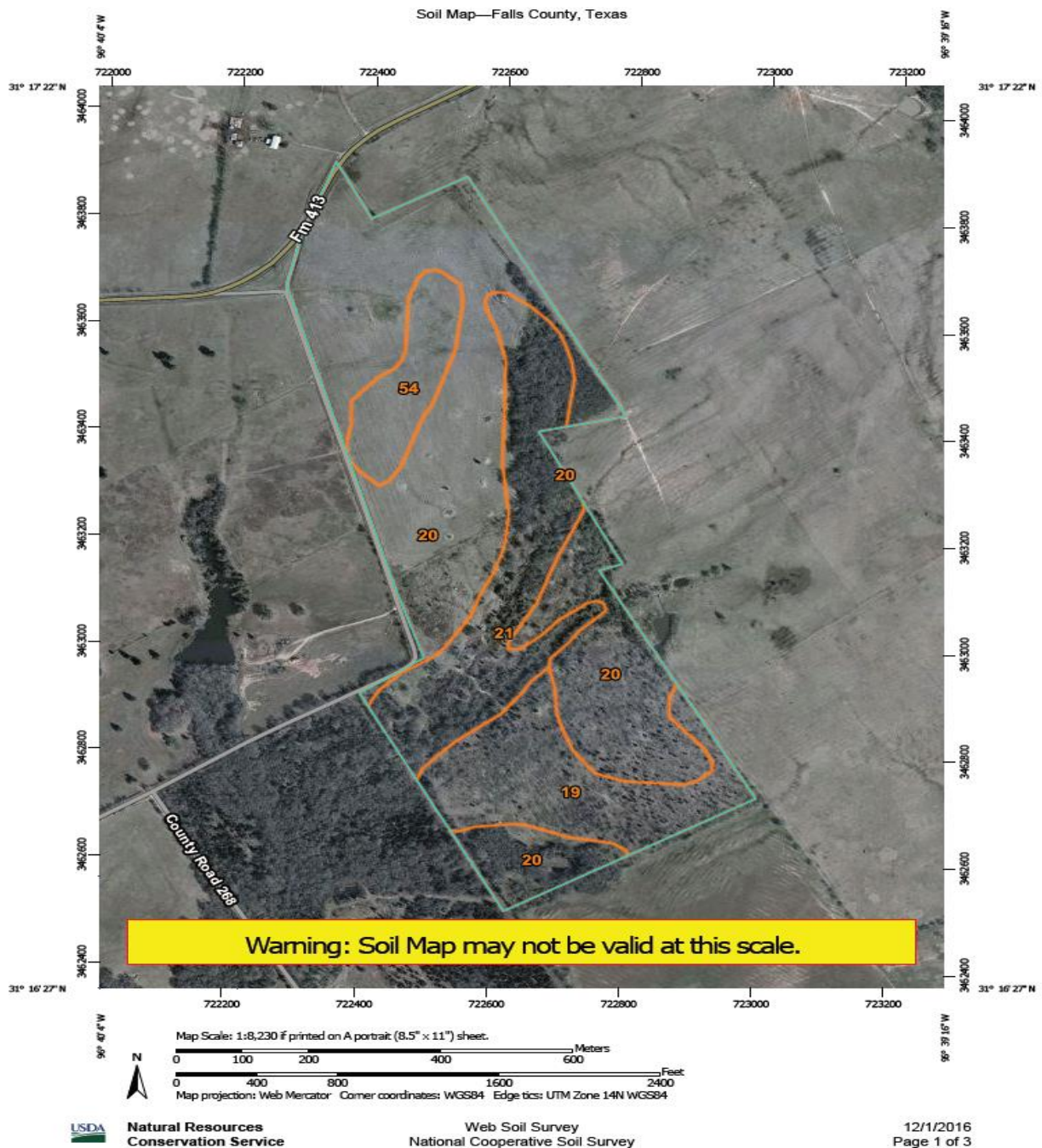
Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Crockett fine sandy loam, 0 to 1 percent slopes	19.3	16.1%
20	Crockett fine sandy loam, 1 to 3 percent slopes	67.3	56.2%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	24.8	20.7%
54	Silstd loamy fine sand, 0 to 3 percent slopes	8.3	6.9%
Totals for Area of Interest		119.8	100.0%



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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



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Soil Type – 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. 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 moderately severe.

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



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Soil Type – 54

54—Siltid loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on ancient stream terraces. Slopes are convex. Areas are mostly oval and range from 20 to 295 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 26 inches thick. This layer is brown to a depth of 10 inches and pale brown below. Between depths of 26 and 43 inches is brownish yellow, medium acid sandy clay loam that has pale brown and reddish yellow mottles. Between depths of 43 and 56 inches is yellow, medium acid sandy clay loam that has light gray and reddish yellow mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, medium acid sandy clay loam that has reddish yellow mottles.

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

Included with this soil in mapping are a few intermingled areas of Chazos, Padina, and Silawa 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 low natural fertility and the medium available water capacity. The only crops grown on this soil are corn and some specialty crops, such as tomatoes and watermelons. The major objectives of management are to conserve moisture and improve fertility. Growing crops that produce large amounts of residue or growing legumes help to maintain tilth.

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

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

This soil has high potential for urban uses. Caving cutbanks is the most restrictive limitation. The potential for recreation is low. The sandy surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is low, and potential for rangeland wildlife habitat is medium. Capability subclass IIIs; Sandy range site.



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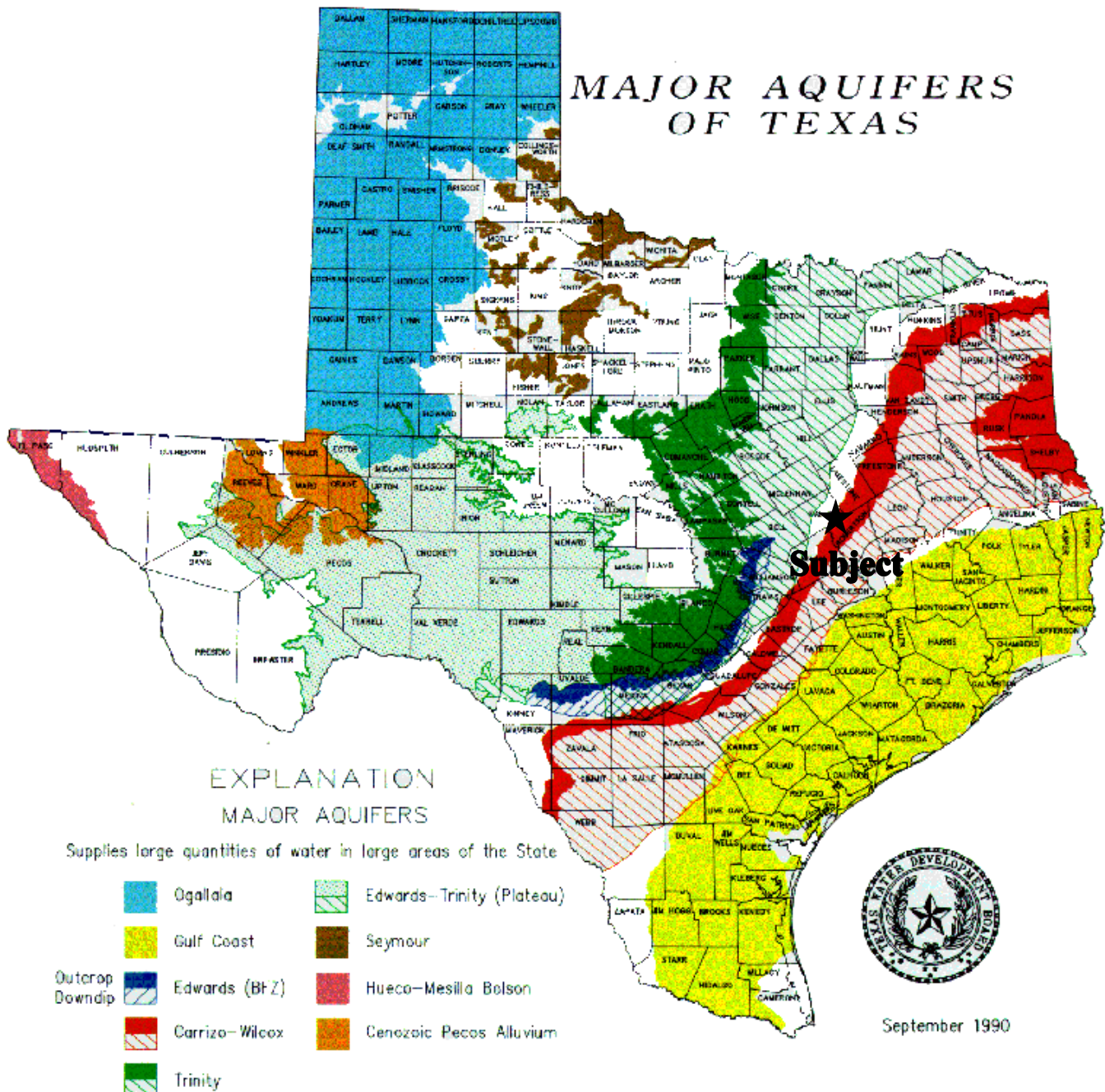
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Property Location to Major Aquifers of Texas



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@dubescmercial.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@dubescmercial.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

TAR 2501

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