

FOR SALE

97.39 Acres

Ranch Land & Recreational Property

Lott, Falls County, TX 76656

\$282,431

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



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

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 – The property is located off Hwy 77 in Lott TX. From the intersection of Hwy 320 and Hwy 77 in Lott travel North Hwy 77 for three and a half miles. The property is located on the right look for the Texas Farm and Ranch Realty sign. Located just 35 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 97.39 acres according to a survey dated 4-01-16.

Improvements- Property is covered in Coastal Bermuda and native grasses. Scattered mature trees add to the landscaping of the property. Hill top locations for a future home site located off the County Road 494. Approximately 990 linear feet of Hwy 77 road frontage and 1,300 linear feet of CR 494 frontage.

Water – Cego-Durango Water services the area there is an existing water meter on the property. There are two stock tanks on the property. There is also a wet weather creek that crosses the southern boundary of the property.

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 – Seller reserves all owned minerals.

Topography – The land is flat with gently rolling areas for a home site.

Current Use – Privately owned and is leased out for cattle grazing and recreational hunting. Tenant will have a 60 day notice to vacate the property after closing. Mobile home is owned by tenant.

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 - \$282,431.00- \$2,900 an acre



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Property Pictures



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Property Aerial View



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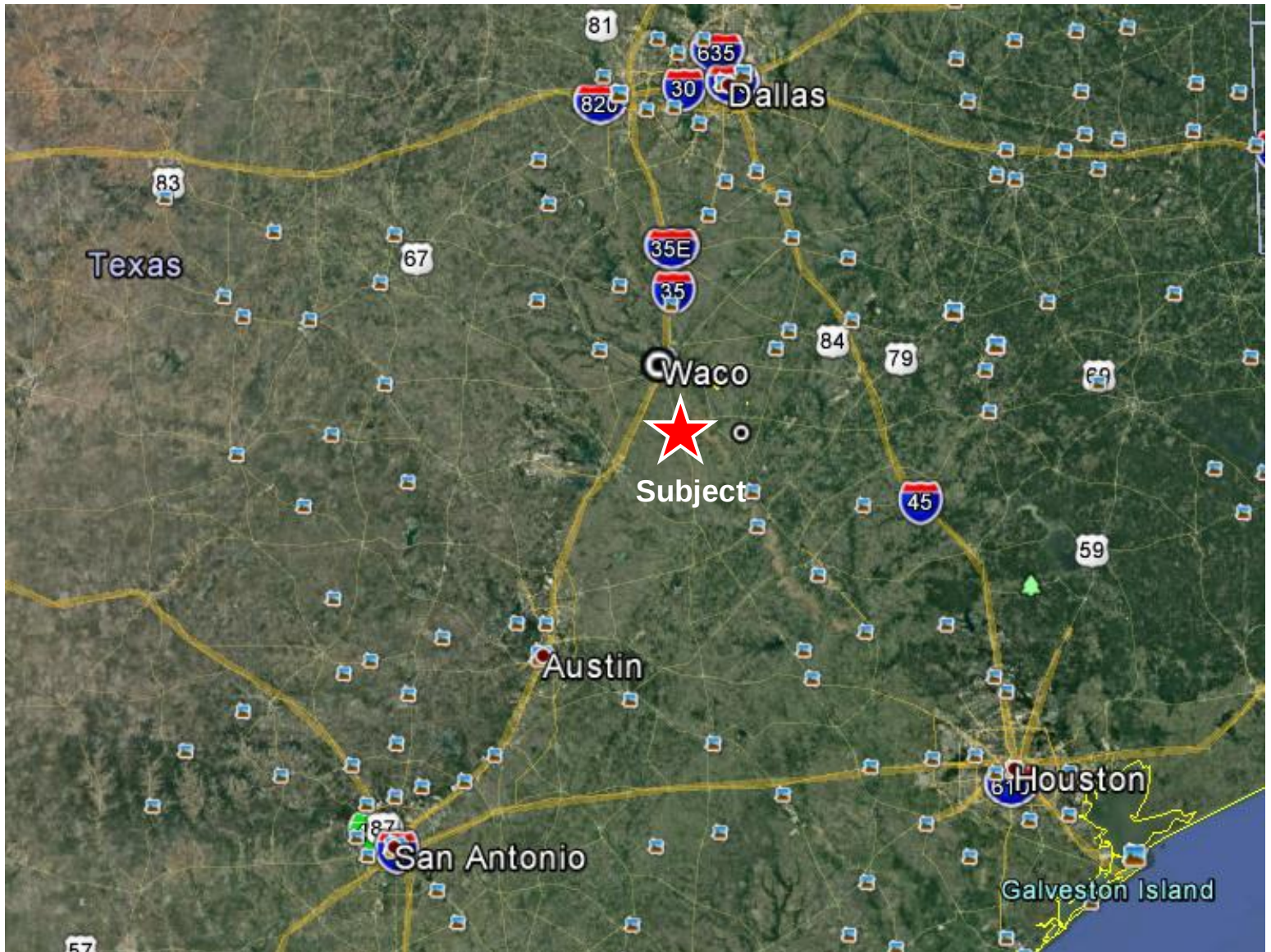
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Property Location Relative to DFW, Austin and Houston



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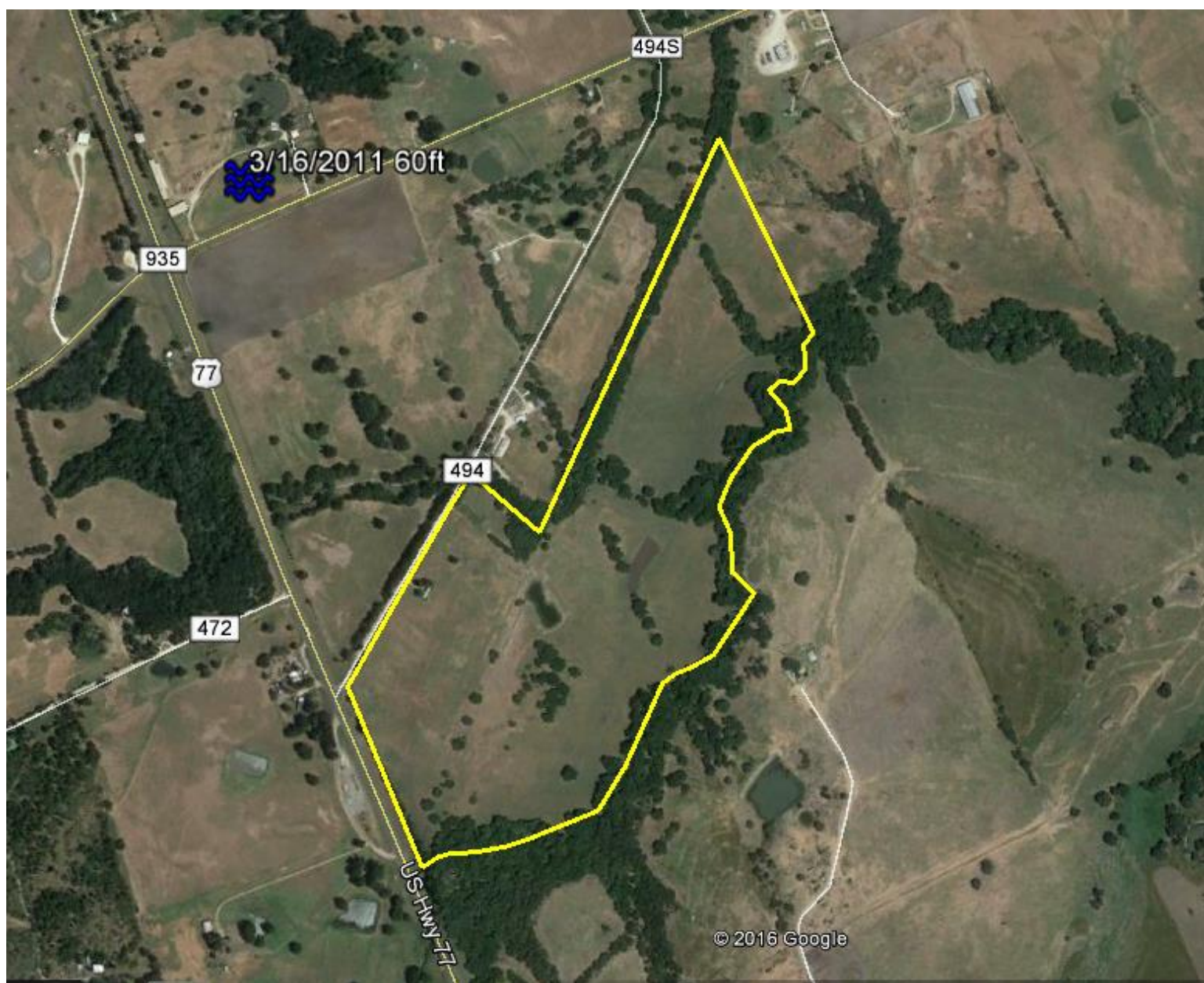
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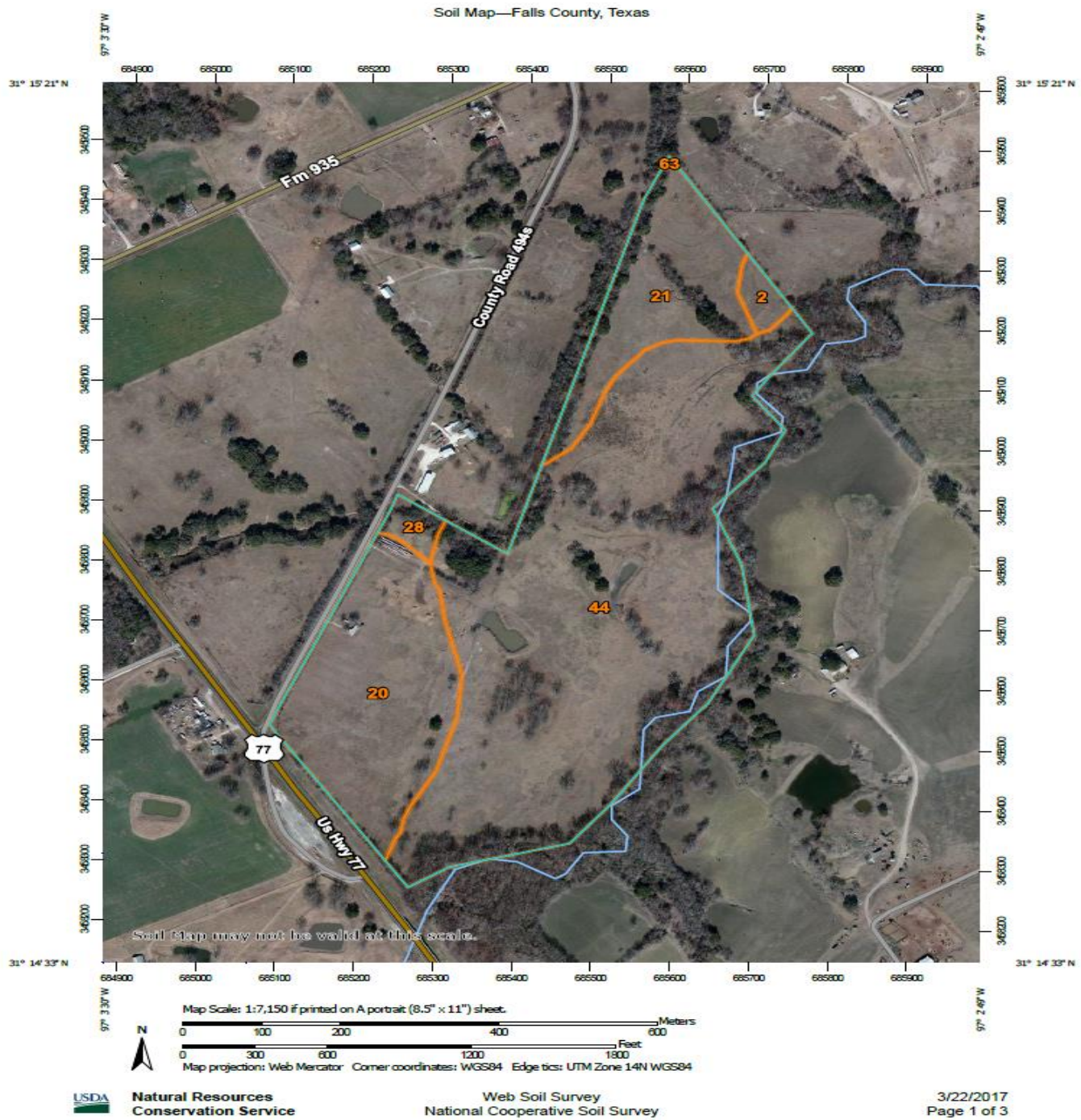
Aerial of Water Well Nearest Property



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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
2	Altoga silty clay, 1 to 3 percent slopes	1.2	1.3%
20	Crockett fine sandy loam, 1 to 3 percent slopes	18.7	19.7%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	11.9	12.6%
28	Gowen clay loam, frequently flooded	1.2	1.3%
44	Ovan silty clay, frequently flooded	61.9	65.2%
63	Wilson loam, 0 to 1 percent slopes	0.0	0.0%
Totals for Area of Interest		94.9	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 – 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 – 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 – 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 – 44

44—Ovan silty clay, frequently flooded. This deep, moderately well drained, nearly level soil is on flood plains of major streams. It is flooded two or three times each year; flooding lasts for several hours to several days. Areas are long narrow bands paralleling the stream channel. They have plane slopes of 0 to 1 percent. Individual areas range from 50 to 900 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 46 inches thick. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline silty clay.

Permeability is very slow, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

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

This soil has low potential for production of crops, recreation, and urban uses. Its potential is limited by flooding, which can only be overcome by major flood control.

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

This soil has low potential for both openland and rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland 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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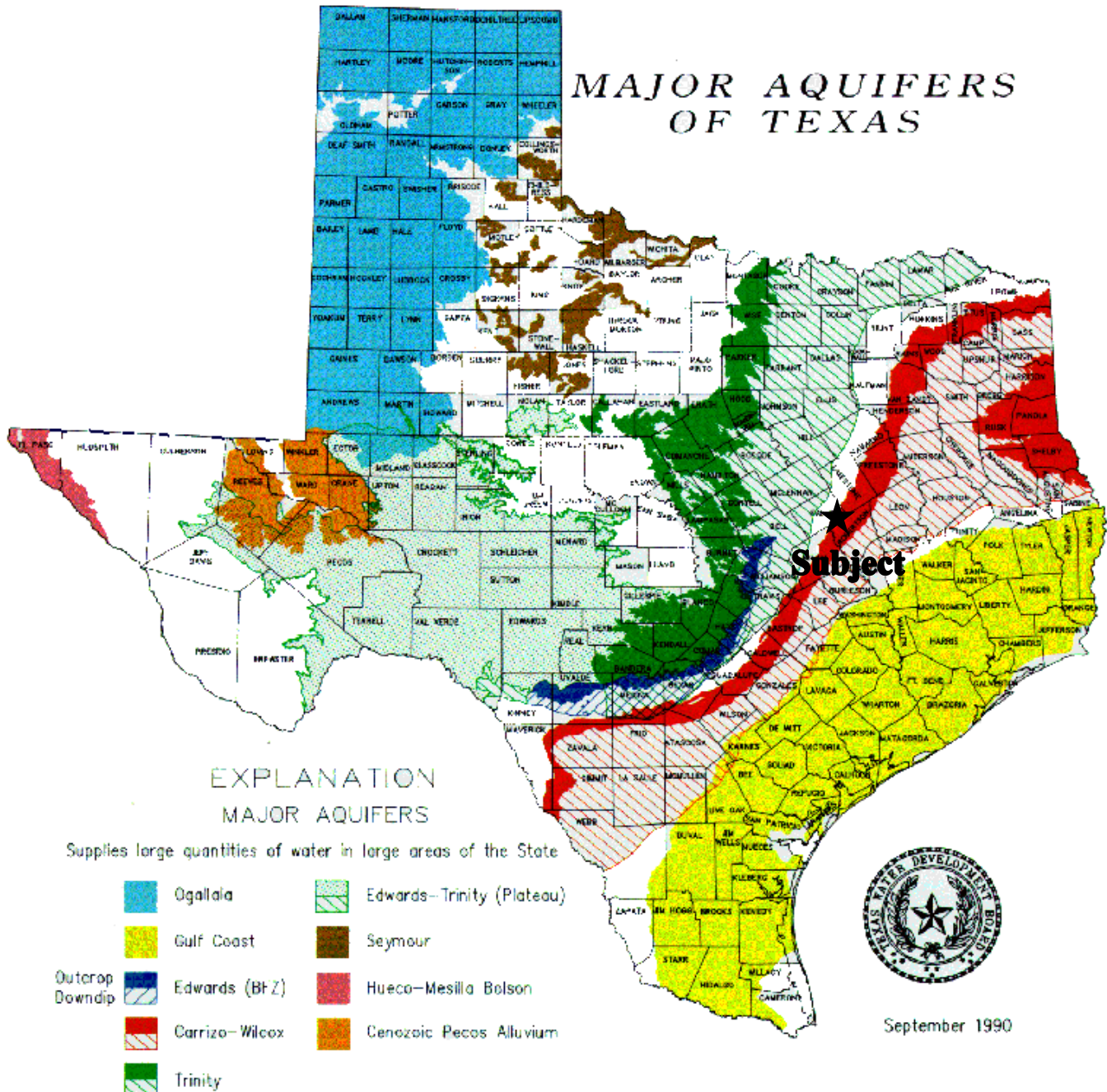
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Property Location to Major Aquifers of Texas



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

TAR 2501

ABS 1-0

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Info about Bro

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