

FOR SALE

10.0 Acres MOL

Pasture & Recreational Land With Mobile Home

Rosebud, Falls County, TX 76570

\$130,000

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



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

Morgan Tindle (Agent)

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Property Highlights

Location – 149 County Road 326A Rosebud, Falls County, TX. From the intersection of Hwy 77 and Main Street in Rosebud head East on Main Street. Take a Right onto FM 413 and travel for 7.5 miles. Turn left onto CR 326A the property is located on the left after a quarter mile. Look for the Texas Farm and Ranch Realty sign. Located just 40 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 30 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 10.0 Acres according to Falls County Appraisal District.

Improvements – Mobile home built in 1994 (per TDHCA) consisting of 1,296 sq ft (per TDHCA). The newly remodeled mobile home consists of 3 bedrooms and 2 full baths. The kitchen is an oversize galley style with an open concept living and dining room. There is a 30X50 barn that is fully enclosed with a lean too on each side. The barn is made of steel and roll up doors with electric utility in the barn.

Water – A private water well services the property. A new pressure tank was added

Electricity – Heart of Texas Electric Co-Op and there is one electric meter on the property.

Soil – There are various soil types that make up the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller retains all owned minerals.

Topography – The land is flat with gently rolling areas.

Current Use – Privately owned and is used for cattle grazing, and recreational hunting of deer, hogs, doves and ducks.

Ground Cover – Property is covered in Coastal Bermuda, native grasses, and rye grass.

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

Showings - By appointment only. 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-brokerage commissions.

Presented At - \$130,000

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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~"Stewards of Land"
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Property Pictures



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Property Pictures



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Property Aerial View



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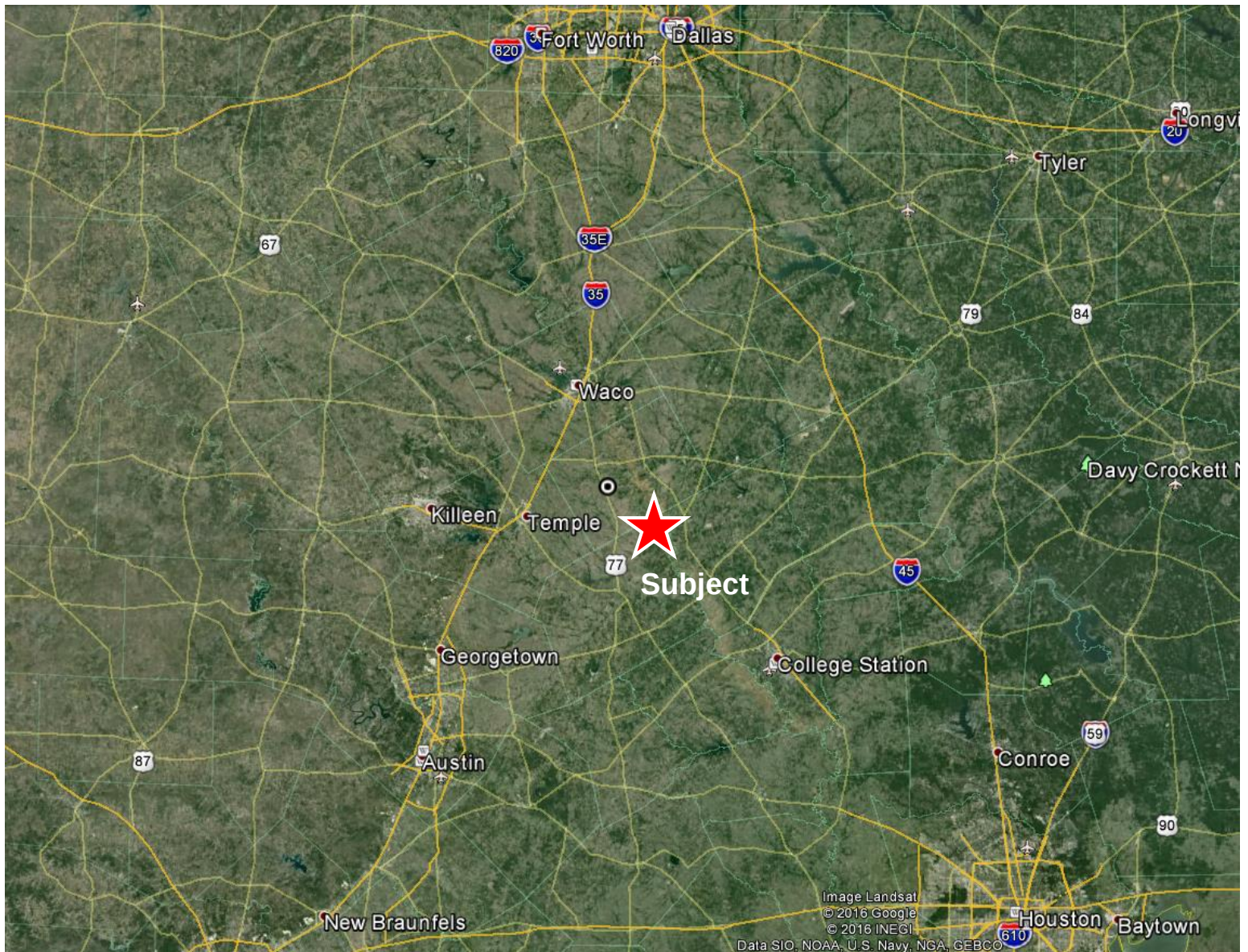
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Chazos loamy fine sand, 1 to 5 percent slopes	2.9	30.0%
54	Silstid loamy fine sand, 0 to 3 percent slopes	6.9	70.0%
Totals for Area of Interest		9.8	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 IIIe; Loamy Sand range site.



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Soil Type – 54

54—Siltstid 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 Wilson silty clay loam and 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 surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes helps control erosion and maintain the soil 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. Occasional 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 IIIe; Claypan Prairie range site.



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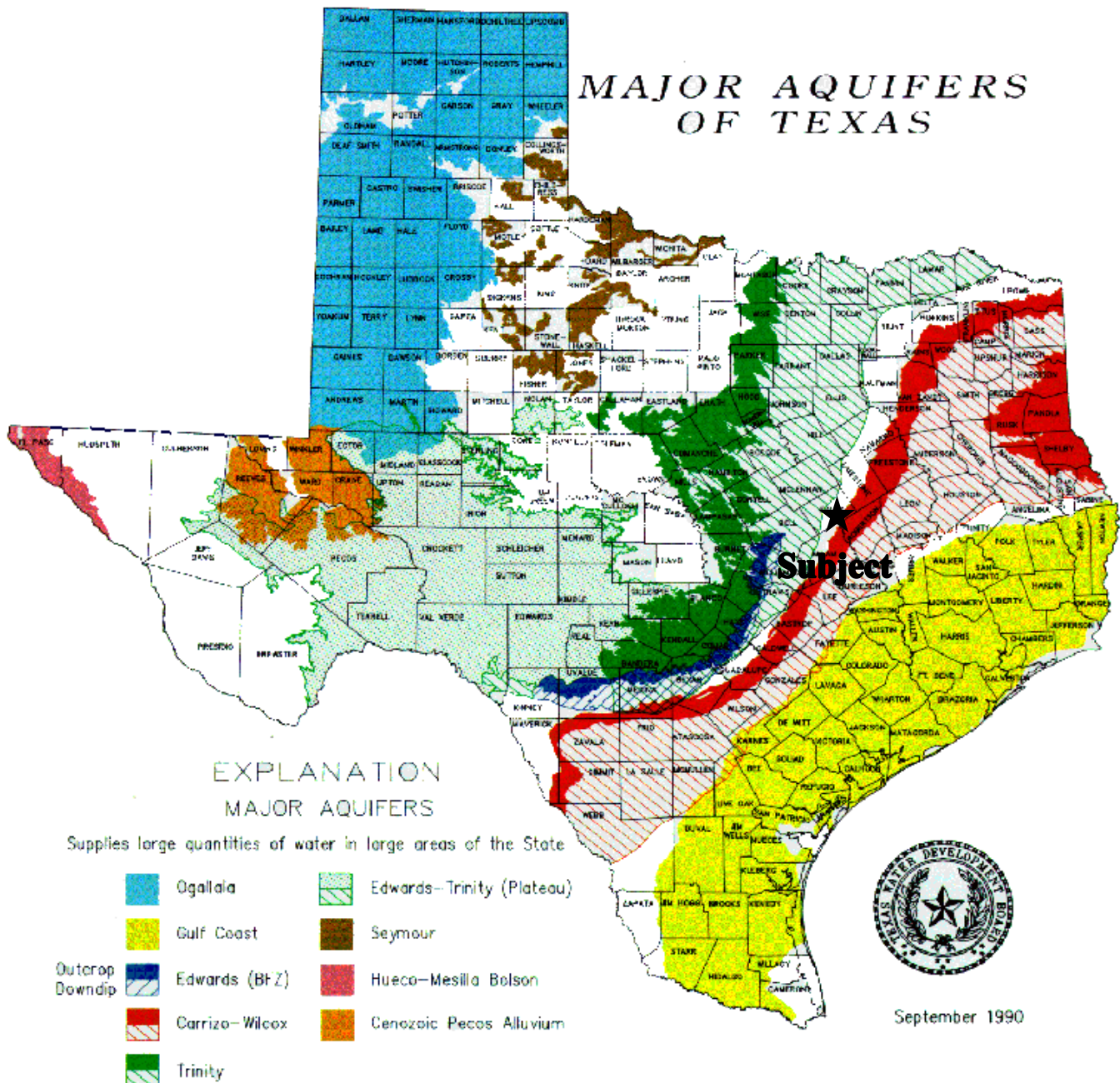
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Property Location to Major Aquifers of Texas



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@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
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.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 y.com</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	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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