FOR SALE

37 Acres MOL

Crop and Investment Land

Reagan, Falls County, TX 76680

$142,450

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube (Broker) 512-423-6670 (mobile) 254-803-5263 (LAND)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

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Property Highlights

Location 37 Acres MOL FM 413 Reagan, TX. Located one half mile from the Brazos River on FM 413 Reagan, Falls County, TX. From the intersection of Hwy 6 and FM 413 in Reagan head West on FM 413 for 5 miles. Property is located on the right and left. Look for the Texas Farm and Ranch Realty sign. Located just 45 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 – 37 Acres MOL according to Falls County Appraisal District.

Improvements- Property is currently leased on a cash lease for row crop. The current planted crop is corn. The lease can be terminated on December 31, 2019.

Water – Please see nearest water well report included in the brochure.

Electricity – Navasota Valley Electric Co-Op

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 crop land is flat which is excellent for cultivation.

Current Use – Privately owned and is leased for crops till December 31, 2019.

Easements – An abstract of title will need to be performed to determine all easements that may exist.

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 - $142,450 or $3,850 per acre

Current Lease Income- $90/acre = $3,330 for 2019 (see attached lease)

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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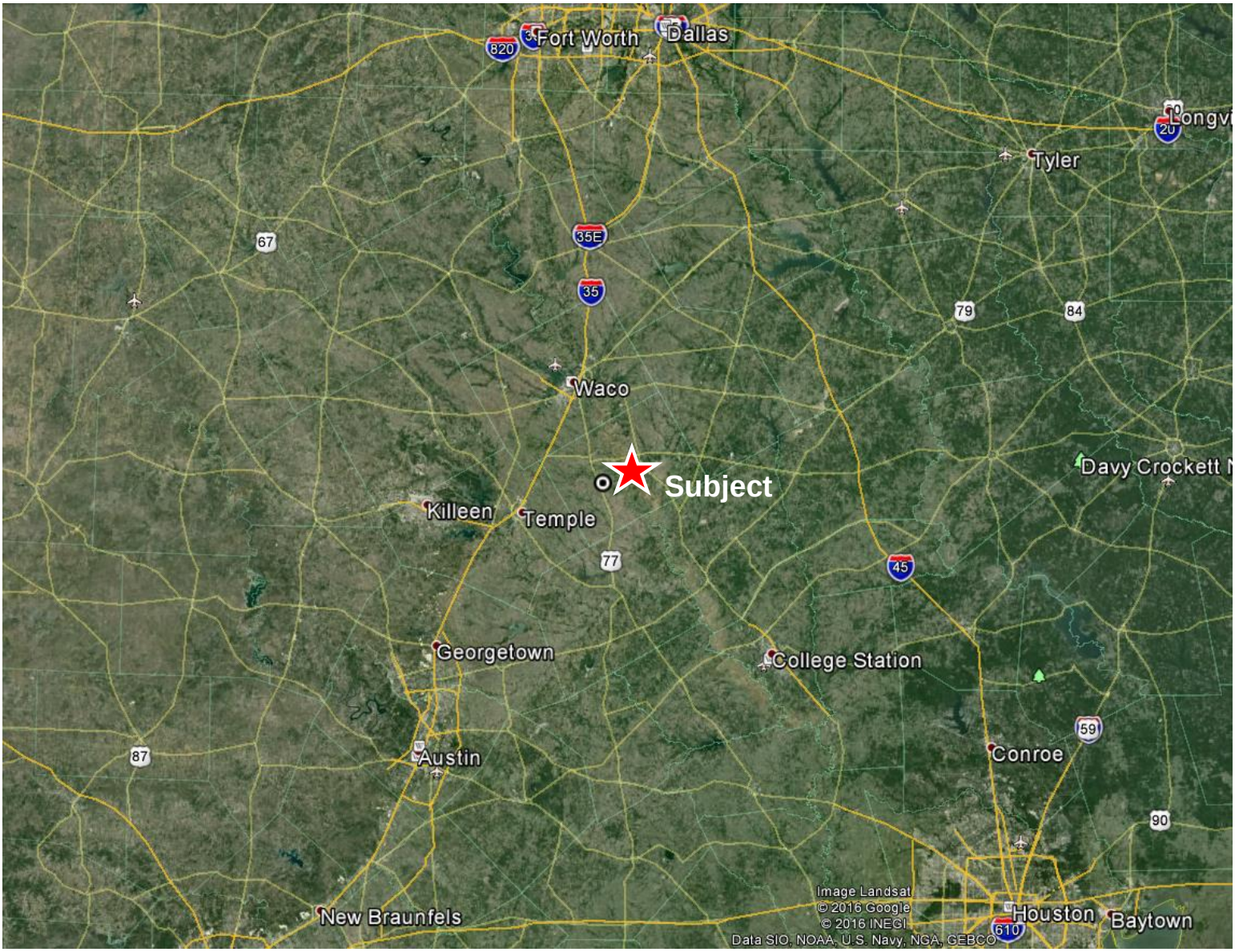
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property

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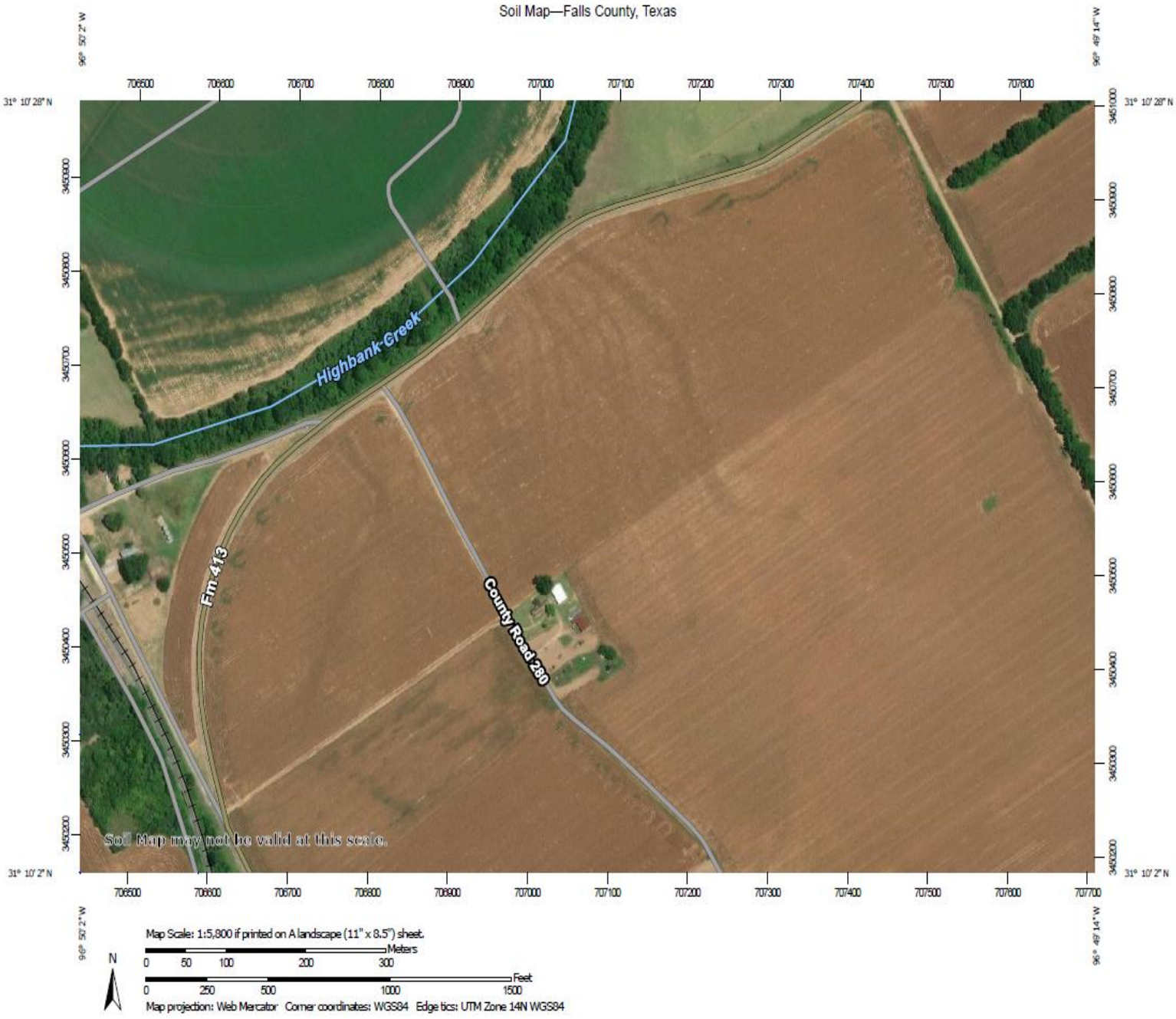
Soil Map Aerial

Soil Map—Falls County, Texas



Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/19/2019
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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Highbank silty clay loam, rarely flooded	5.2	13.0%
48	Ships clay, rarely flooded	32.2	81.3%
68	Yahola fine sandy loam, occasionally flooded	2.3	5.7%
Totals for Area of Interest		**39.6**	**100.0%**

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Soil Type – 33

33—**Highbank silty clay loam.** This deep, well drained, nearly level soil is on high flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are plane and are 0 to 1 percent. Areas range from 25 to 150 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline silty clay loam about 14 inches thick. Below the surface layer, to a depth of 24 inches, is reddish brown, moderately alkaline silty clay. The underlying layer, to a depth of 62 inches, is reddish brown, moderately alkaline clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in lower layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Ships, Weswood, and Yahola soils. The included soils make up about 10 to 20 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 main objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue and growing deep-rooted legumes help 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, 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, 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 clayey surface layer and flooding are the most restrictive limitations for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIs; Loamy Bottomland range site.

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Soil Type – 48

48—Ships clay. This deep, moderately well drained, nearly level soil is on flood plains of the Brazos River. It is rarely flooded. Areas are long and narrow. They range from 50 to about 200 acres in size. Slopes are plane and are 0 to 1 percent.

This soil has a surface layer of reddish brown, moderately alkaline clay about 34 inches thick. The subsoil, to a depth of 54 inches, is red, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is reddish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky; and when dry, it is extremely hard and clods when plowed. Permeability is very slow, and the available water capacity is high. The root zone is deep, but dense plowpan layers that form in cultivated areas restrict root penetration. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Highbank, Roetex, Yahola, and Weswood soils. The Weswood and Highbank soils are intermingled. The Yahola soils are at a lower elevation on the flood plain, and the Roetex soils are in the less well drained positions. These included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are cotton and grain sorghum, and some corn is also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes assists in maintaining the soil 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, elm, hackberry, cottonwood, and black willow trees along the stream.

This soil has low potential for urban uses. Its most restrictive limitations are flooding, shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIs; Clayey Bottomland range site.

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Soil Type – 68

68—Yahola fine sandy loam, occasionally flooded. This deep, well drained, nearly level soil is on flood plains of the Brazos River. It is flooded only once every 4 to 10 years; flooding lasts for several hours. Slopes are 0 to 1 percent and plane. Areas are long, narrow bands paralleling the river. Some areas are smooth, and others are channeled by shallow drainageways. These areas range from 10 to 110 acres in size.

This soil has a surface layer of reddish brown, moderately alkaline fine sandy loam about 10 inches thick. Below the surface layer, to a depth of 37 inches, is reddish yellow, moderately alkaline fine sandy loam. Between depths of 37 and 58 inches is reddish brown, moderately alkaline loam. The underlying layer, to a depth of 80 inches, is yellowish red, moderately alkaline fine sandy loam and thin strata of loamy fine sand and clay loam.

This soil is easily worked, although crusts form on the surface. Permeability is moderately rapid, and the available water capacity is medium. 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 areas of Weswood and Gaddy soils. The Weswood soils are at higher elevations on the flood plain, and the Gaddy soils are parallel to the stream channel. The included soils make up 10 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 fertility and improving tilth. Growing crops that produce large amounts of residue or growing legumes helps 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 medium 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. It is limited by the danger of flooding. The potential for recreation is medium. Flooding is the most restrictive limitation for this use. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIw; Loamy Bottomland range site.

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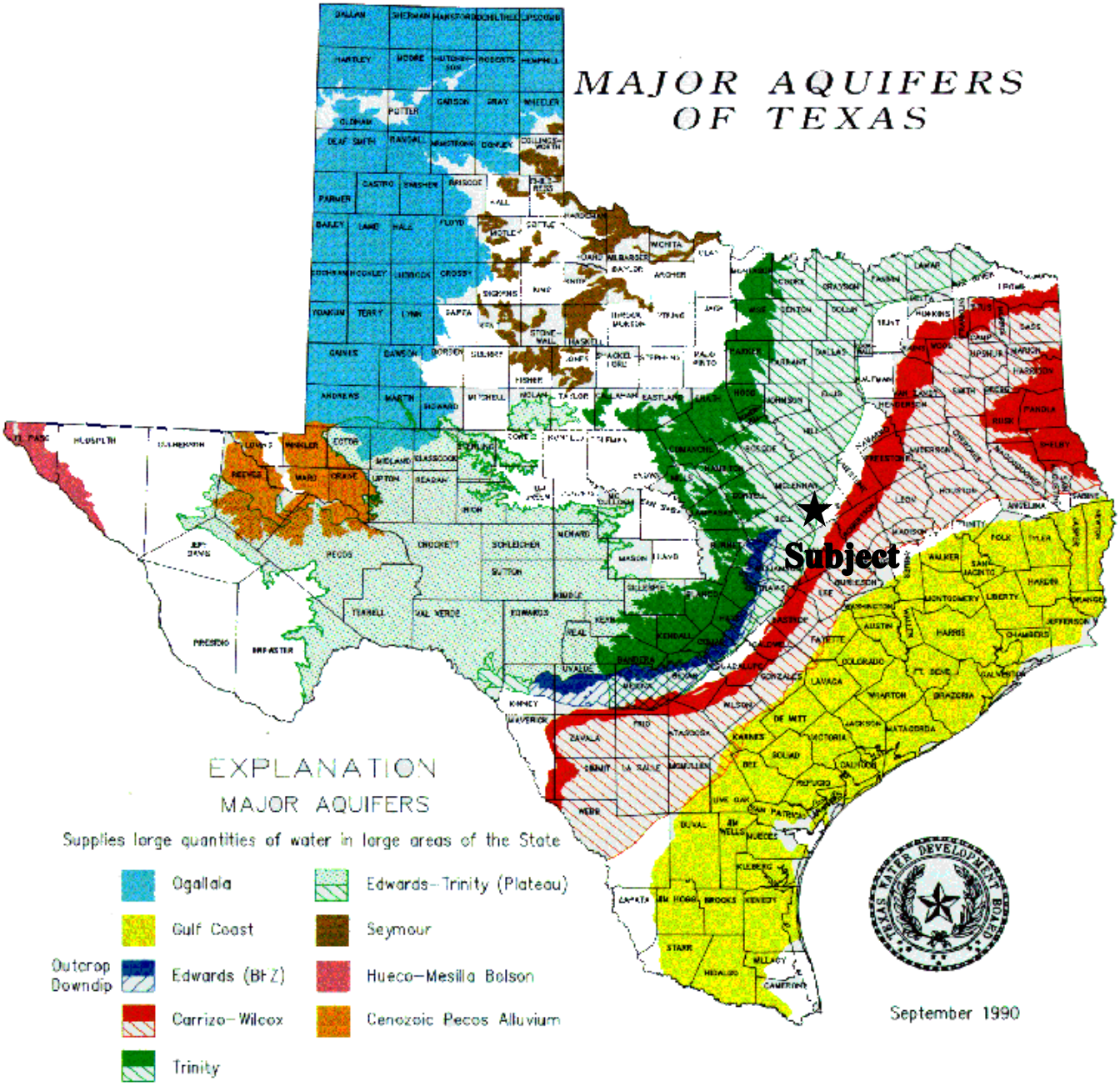
Property Location to Major Aquifers of Texas



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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

TREC
TEXAS REAL ESTATE COMMISSION

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

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

' **FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written 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.

Dube's Commercial Inc.	484723	bob@dubescommercial.com	(512)671-8008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert T. Dube	365515	bob@dubescommercial.com	(254)803-5263
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tristen Bland	720806	tristen@texasfarmandranch.com	(254)421-2941
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date