

# FOR SALE

## 20 Acres MOL

### Custom Home Site, Pasture & Recreation Land

Lott, Falls County, TX 76656

# \$199,500

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



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

Bob Dube (Broker)

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## **Property Highlights**

**Location** – TBD CR 408 Lott, Falls County, TX. Coming from I-35 @ Loop 340 in Waco go 1.5 miles south-east on Loop 340. Take exit to Hwy 77 South. Proceed 16 miles and turn left onto Hwy 7. Go 6.2 miles, then turn right on TX-320S. Go 1.1 miles then turn right onto FM 2027. Go 0.4 miles then turn right onto CR 408. Go 1.6 miles and the property will be on your right. Look for the Texas Farm and Ranch Realty sign. Located just 30 minutes from Waco, approximately 1 hour 45 minutes from Dallas, Texas, 1 hour 20 minutes from Austin and 2 hours 20 minutes from Houston.

**Acres** – 20 Acres MOL. A survey will be needed to determine exact acreage.

### **Introduction**

Discover 20 acres of prime Texas land just 30 minutes south of Waco in beautiful Falls County. This property offers exceptional homesite opportunities, featuring a peaceful pond perfect for creating lasting fishing memories. Ten acres are covered in mature trees, providing a private, picturesque setting for your dream homesite, while the remaining ten acres open up to wide-open views—ideal for enjoying stunning sunsets and the quiet presence of grazing cattle or horses.

With approximately 368 feet of road frontage, the property includes a water line running along the county road and an existing electric pole ready for your meter—making it easy to bring your vision to life.

This one is truly a gem. Don't let it slip away.

**Water** – There is no meter on the property however a water line runs along the county road parallel to the property. West Brazos WSC services the area. There is one pond on the property.

**Electricity** – There is not currently an electric meter on the property however there was one at one time. Heart of Texas Electric Coop and Oncor Electric Delivery service the area.

**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.

**Ag Exemption** – The property is currently under Ag Exemption for tax purposes.

**Minerals** – All owned minerals convey.

**Topography** – The land is flat.

**Current Use** – Privately owned and is used for hay production and recreation.

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

**Presented At** - \$199,500 or \$9,975 per acre

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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### **View of the Land**



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## Property Aerial View

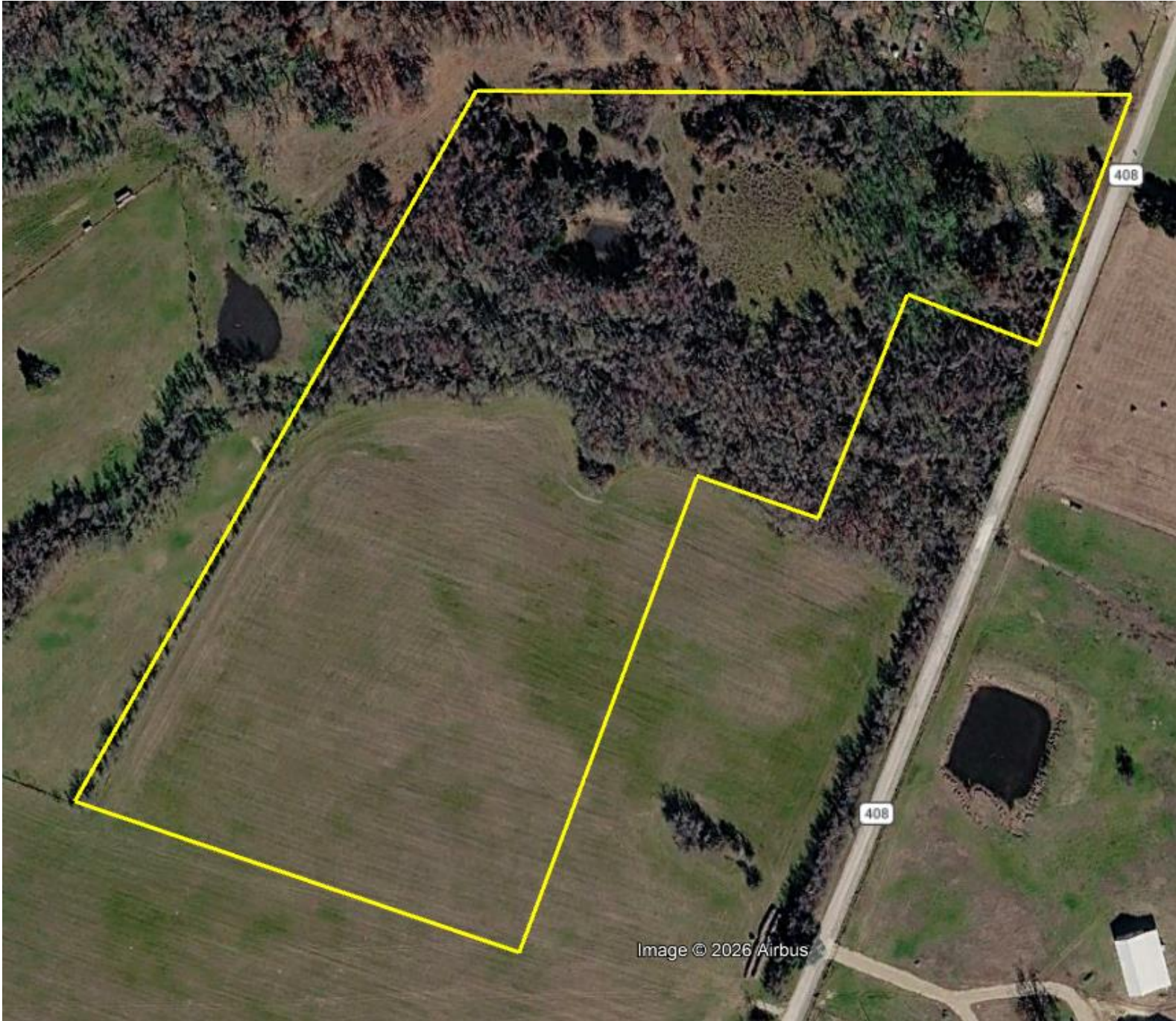


Image © 2026 Airbus



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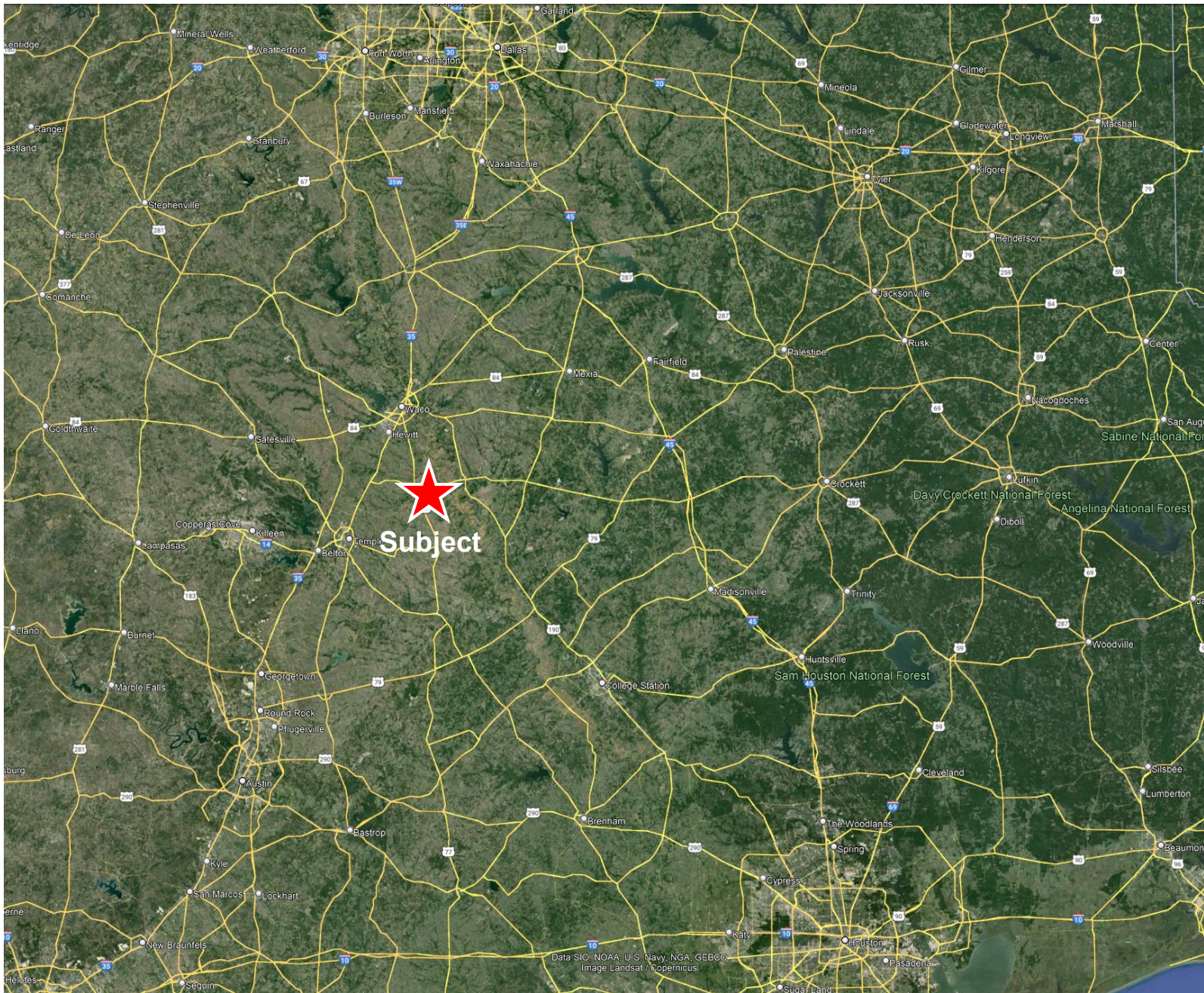
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**Property Location Relative to  
DFW, Austin and Houston**



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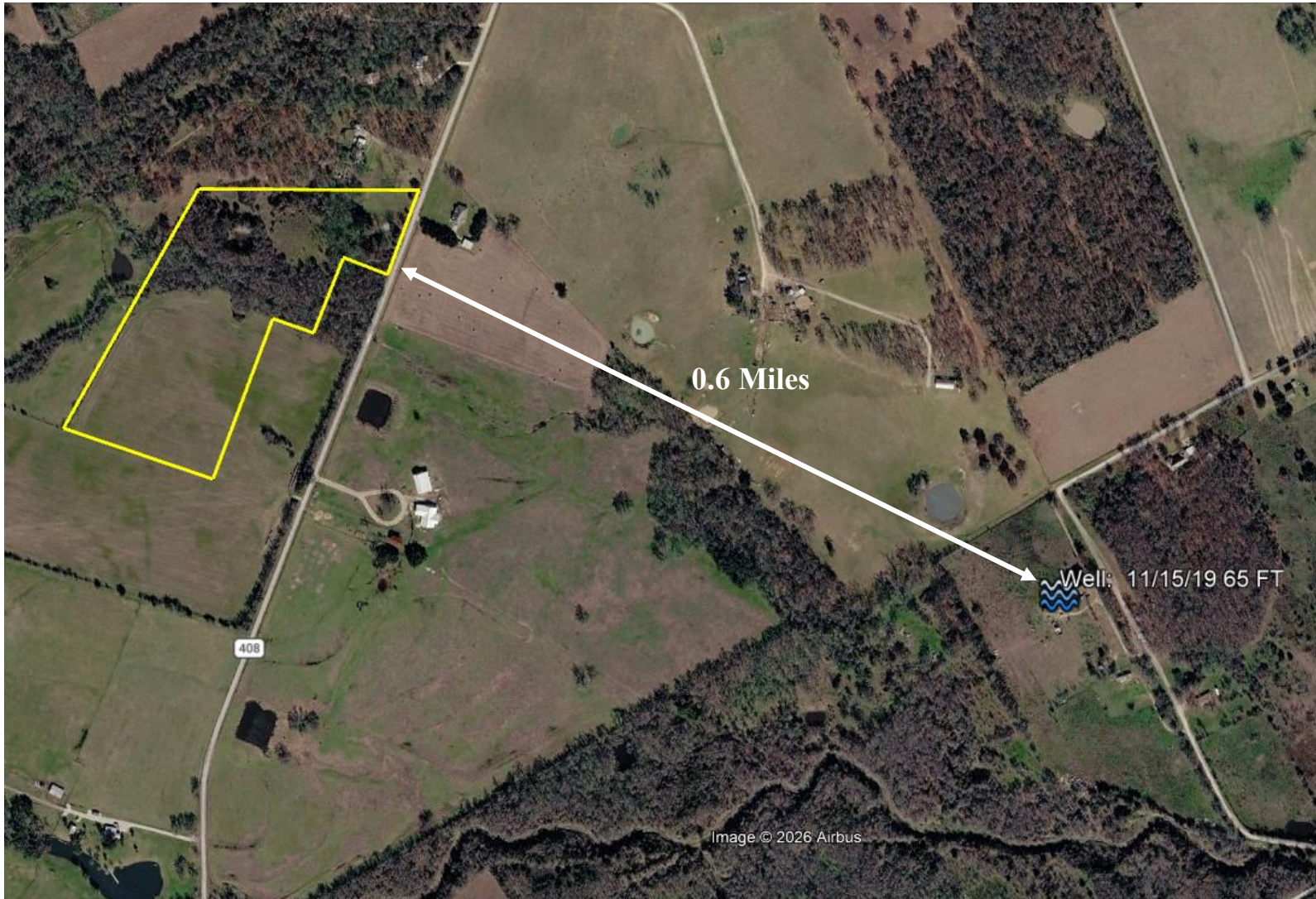
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### **Aerial of Nearest Permitted Water Well**



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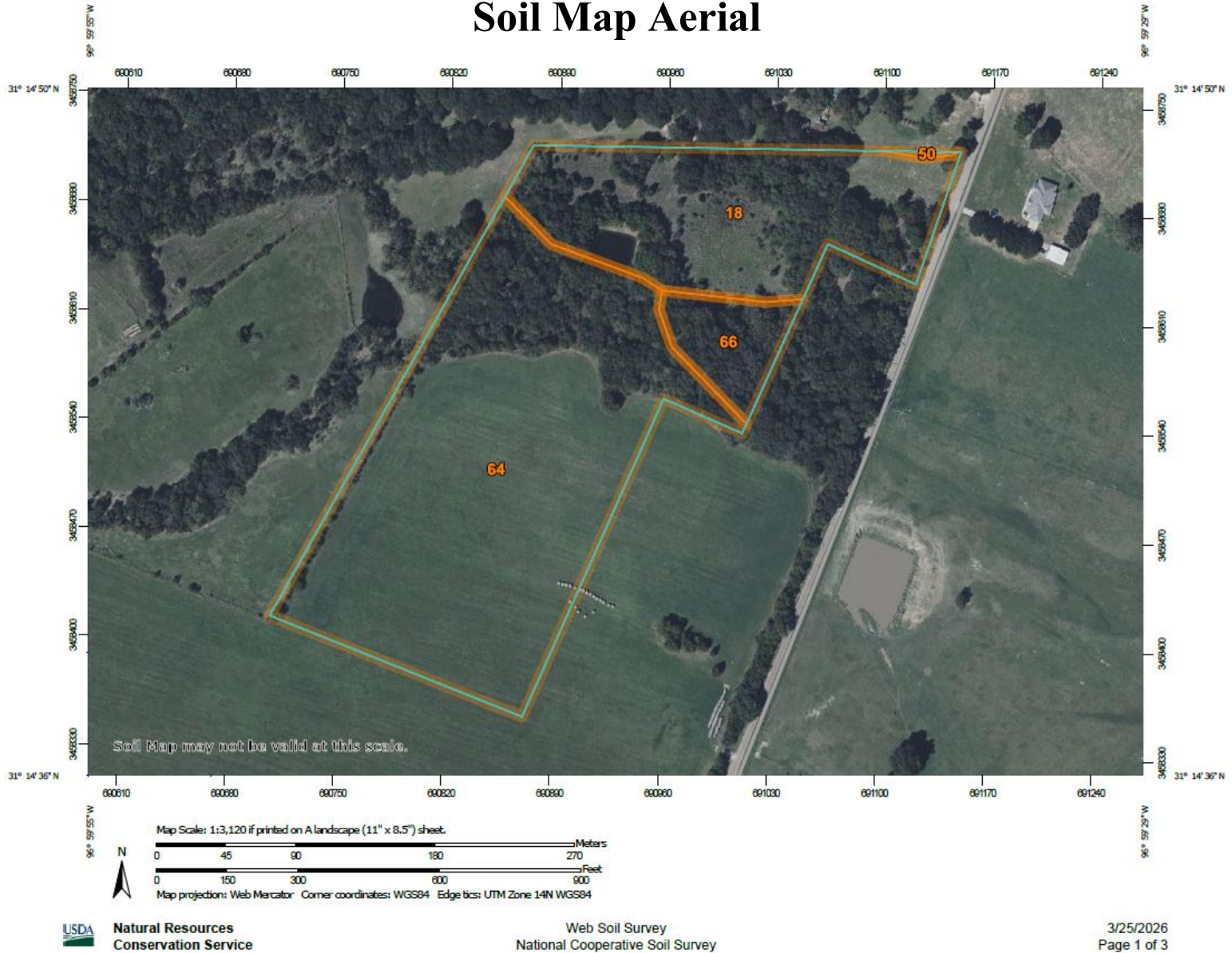
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## Soil Map Aerial



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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 | 5.4          | 29.6%          |
| 50                          | Silawa loamy fine sand, 0 to 3 percent slopes | 0.0          | 0.2%           |
| 64                          | Wilson loam, 1 to 3 percent slopes            | 11.8         | 64.3%          |
| 66                          | Wilson silty clay loam, 1 to 3 percent slopes | 1.1          | 5.9%           |
| Totals for Area of Interest |                                               | 18.3         | 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 –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 –64**

**64—Wilson loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and terraces. Slopes are plane or slightly concave. Areas range from 15 to 200 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 22 inches is dark gray, neutral silty clay. Between depths of 22 and 39 inches is gray, mildly alkaline silty clay. Between depths of 39 and 64 inches is light brownish gray, moderately alkaline silty clay that has yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline silty clay that has yellow and strong brown mottles.

This 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 medium. The hazard of water erosion is moderate.

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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## **Soil Type –66**

**66—Wilson silty clay loam, 1 to 3 percent slopes.** This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and gummy. 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 Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson 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 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 help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed 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 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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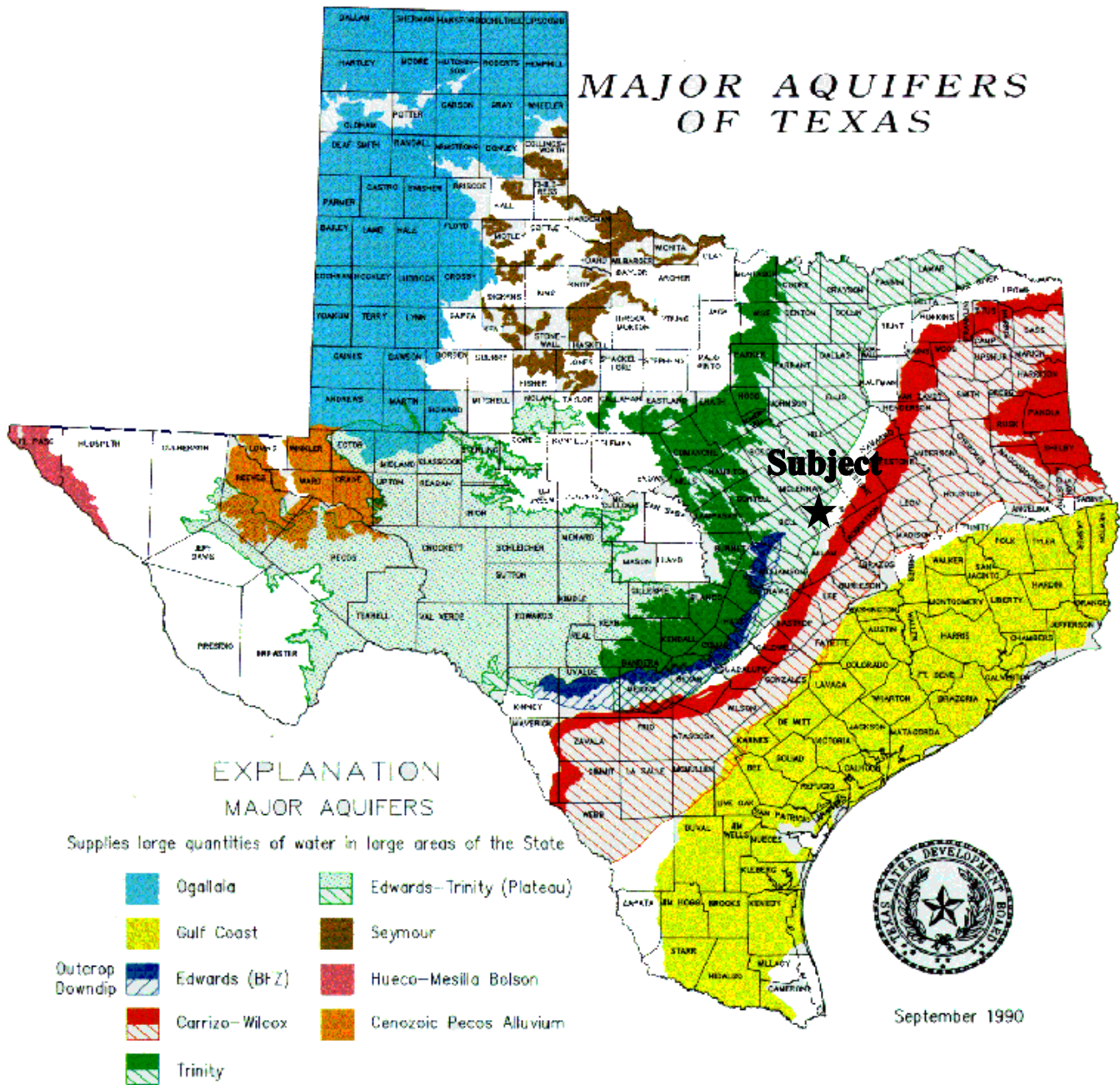
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## Property Location to Major Aquifers of Texas



**TEXAS**  
FARM & RANCH REALTY

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## **Topo Map**



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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
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**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,  
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**TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
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11/2/2015



### 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

|                                                  |               |                                        |                      |
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| Licensed Broker /Broker Firm Name or             | License No.   | Email                                  | Phone                |
| Primary Assumed Business Name                    |               |                                        |                      |
| <b>Dube's Commercial, Inc.</b>                   | <b>484723</b> | <b>bob@dubesccommercial.com</b>        | <b>(254)803-5263</b> |
| Designated Broker of Firm                        | License No.   | Email                                  | Phone                |
| <b>Robert T. Dube</b>                            | <b>365515</b> | <b>bob@texasfarmandranchrealty.com</b> | <b>(254)803-5263</b> |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.   | Email                                  | Phone                |
|                                                  |               |                                        |                      |
| 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](http://www.trec.texas.gov)  
IABS 1-0 Date



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