

FOR SALE

76.0 Acres MOL

Custom Home Sites, Recreation & Pasture Land

Lott, Falls County, TX 76656

\$285,000

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



Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – The property fronts County Road 473 in Lott, TX. Robinson take Hwy 77 South and travel 15.5 miles. Turn right on FM 935 and travel one mile. Turn left on CR 473 and travel 1.5 miles. The property will be on the left. Located just 25 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 - 76 acres MOL to be surveyed out of 370.878 acre tract of land referred to as the Montgomery Andrew Survey located in Lott, Falls County, Texas.

Improvements- Majority of the acreage is in native grasses and various mature native trees. There are several places for a beautiful home site.

Water –Durango- Cego Water services the area and there is not an existing meter on the property. There is one tank on the property.

Electricity –Heart of Texas Electric Co-op services the area and there is not an existing 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 wishes to retain all owned minerals.

Topography – The land is flat with gently rolling areas and very nice home sites.

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

Ground Cover – Property is covered in native grasses and mature native trees.

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

Restricted- Contact listing Broker for a complete list of restrictive covenants.

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 - \$285,000- \$3,750 an 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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Property Pictures



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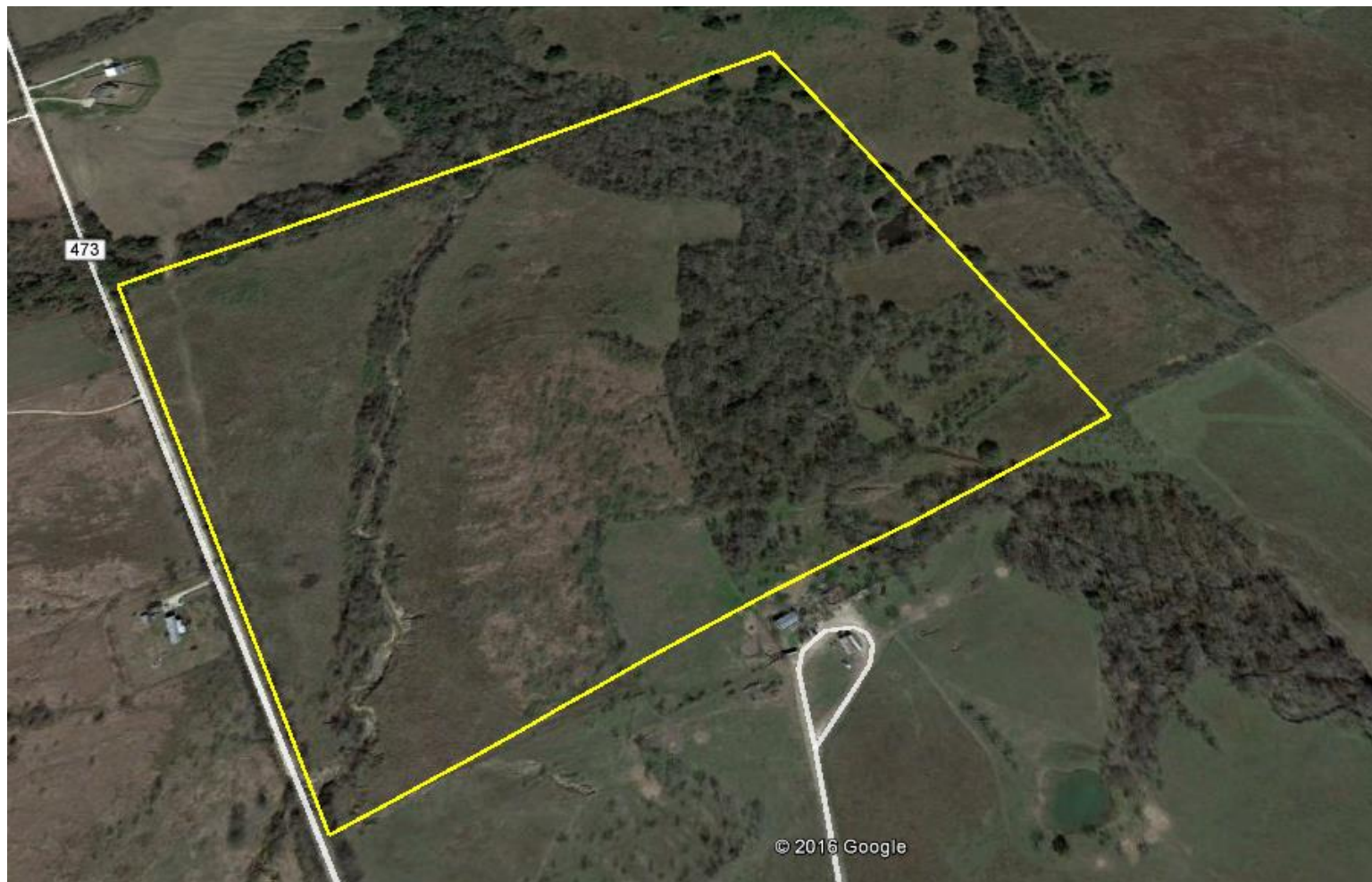
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Property Aerial View



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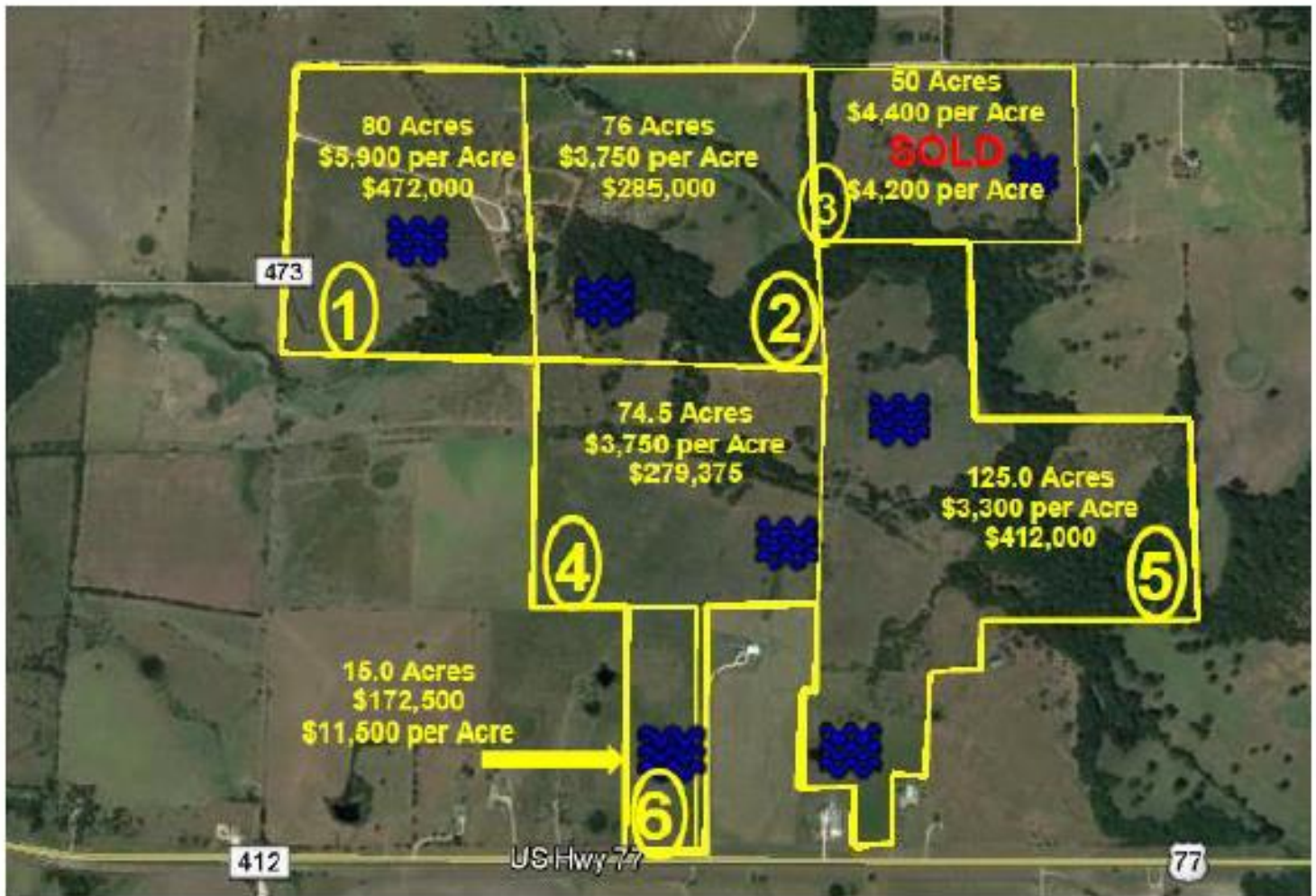
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Whole Property Aerial View



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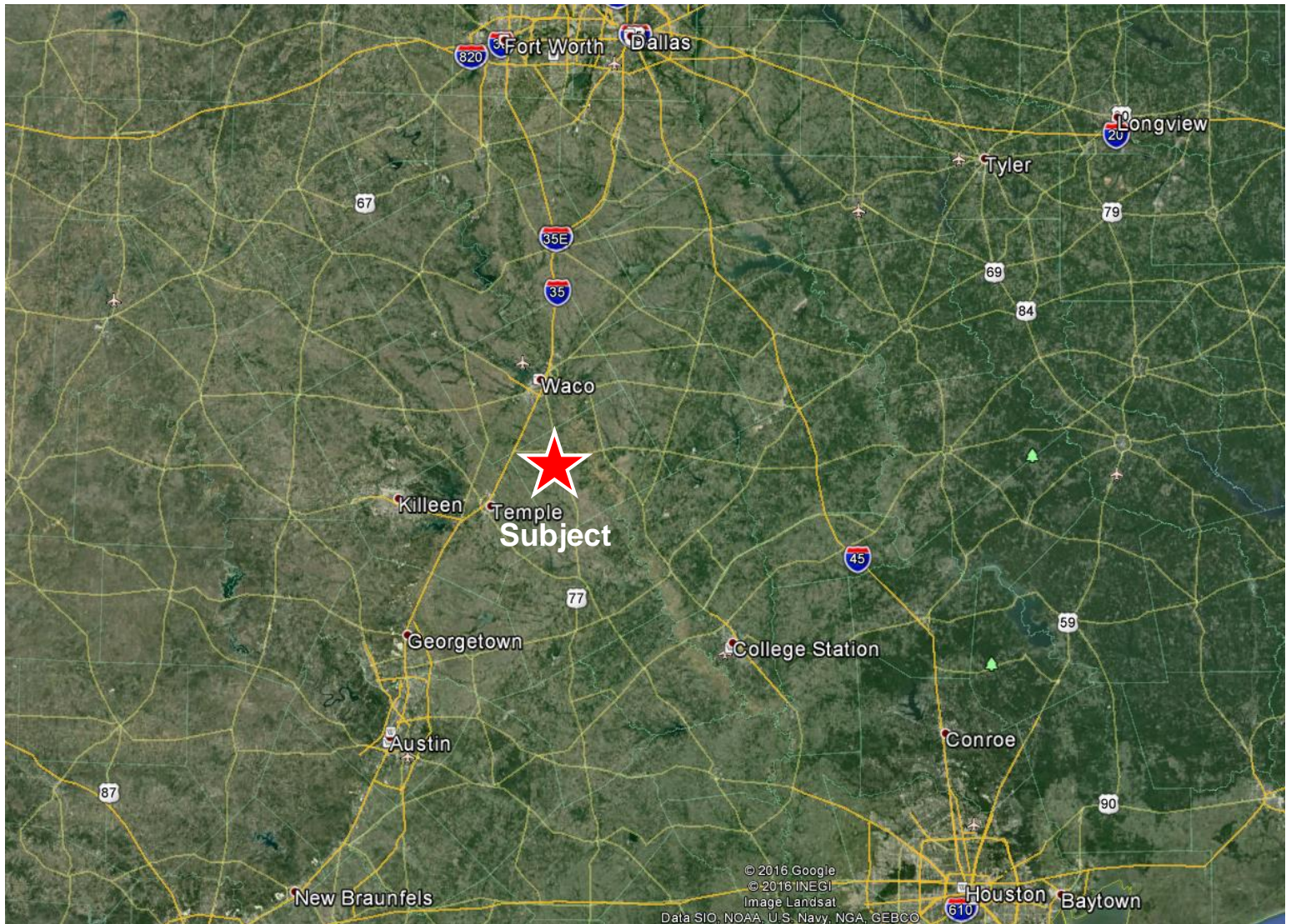
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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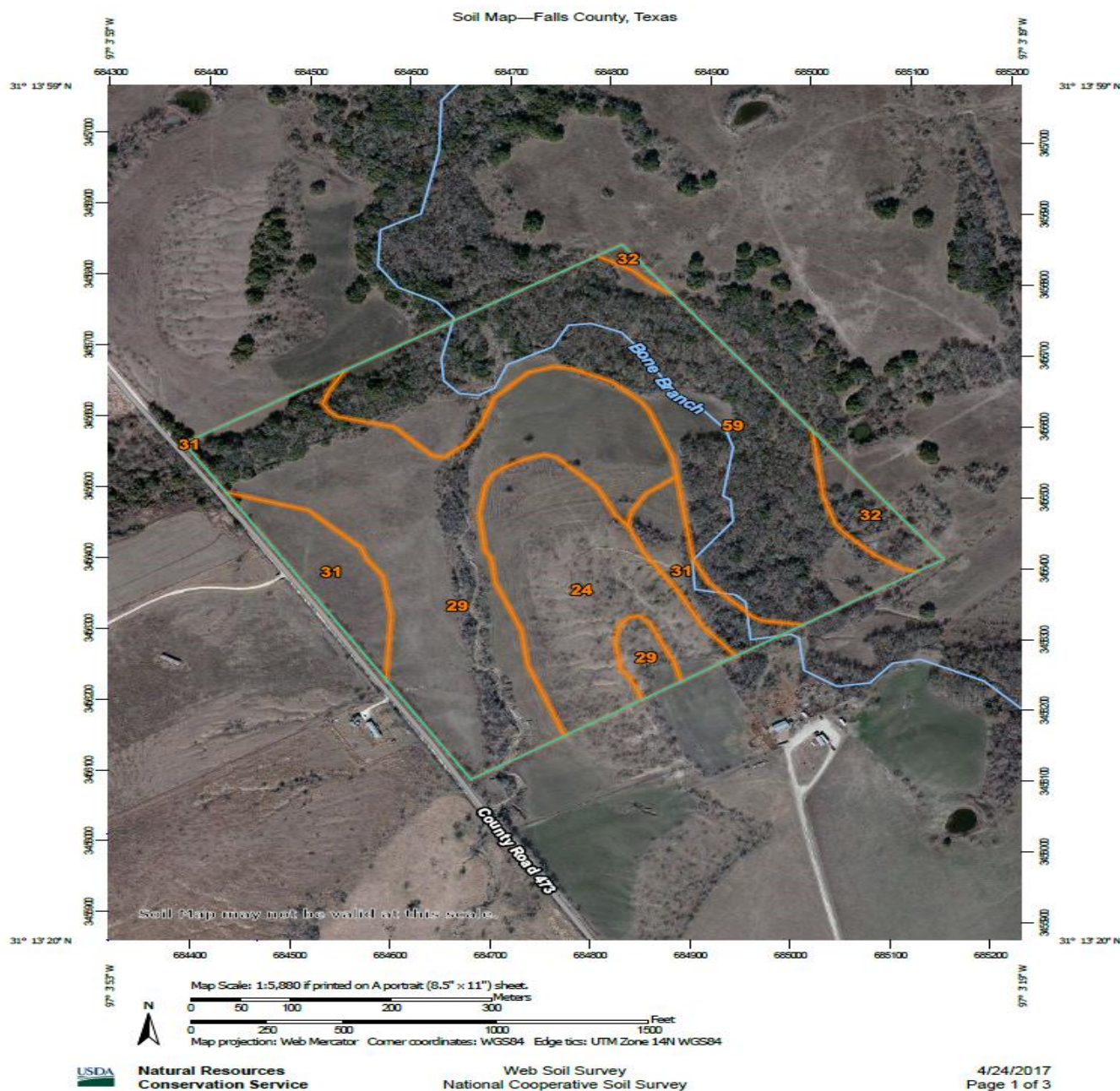
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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded	12.3	16.6%
29	Heiden clay, 1 to 3 percent slopes	27.0	36.5%
31	Heiden clay, 2 to 5 percent slopes, eroded	6.6	9.0%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	2.6	3.5%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	25.6	34.5%
Totals for Area of Interest		74.1	100.0%



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Soil Type – 24

24—Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded. This map unit consists of well drained, sloping to strongly sloping soils on uplands. It is made up of small areas of Ferris and Heiden soils so intricately mixed that separation is not practical at the scale mapped. Most areas are rilled and are dissected by deep gullies that are 10 to 75 feet apart. Slopes are convex. Areas are in long narrow bands that range from 5 to 25 acres in size.

A typical map unit is 65 percent Ferris soils, 22 percent Heiden soils, and 13 percent gray and olive shaly clay in the bottoms of gullies. The Ferris soils occupy the sides of gullies and sloping areas leading to the gullies. The less eroded Heiden soils are between the gullies.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 10 inches thick. Between depths of 10 and 38 inches is light brownish gray, moderately alkaline clay. The soil is underlain by mottled light brownish gray and light gray, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of erosion is severe.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 35 inches is grayish brown, moderately alkaline clay. Between depths of 35 and 56 inches is olive, moderately alkaline clay that has olive yellow mottles. The underlying layer is light yellowish brown, moderately alkaline shaly clay that has yellow mottles.

The Heiden soils are deep. Natural fertility is high. Permeability is very slow, and the available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suitable for crops. They have low potential for pasture and urban use. The restrictive limitations are slope, shrinking and swelling with changes in moisture, gullies, slow percolation, and water erosion. Costly filling, shaping, and smoothing would be required to reclaim areas of these soils.

These soils have high potential for range, even though the climax vegetation has been destroyed by cultivation. They have potential for tall grasses, and live oak, elm, and hackberry trees.

The potential for recreation is low. The clayey surface layer, very slow permeability, and slope are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass VIe; Ferris part in Eroded Blackland range site, Heiden part in Blackland range site.



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Soil Type – 29

29—Heiden clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on narrow ridges and foot slopes of the uplands. Slopes are convex. Areas are long and are narrow to broad. They range from 10 to about 120 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 21 inches thick. Between depths of 21 to 45 inches is grayish brown, moderately alkaline clay that has light yellowish brown mottles. The underlying material, to a depth of 80 inches, is yellow, moderately alkaline shaly clay.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small areas of Houston Black, Branyon, and Trinity soils. The Branyon soils occupy stream terraces and the Trinity soils are on flood plains. Houston Black soils are intermingled irregularly. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for crops is high. Cotton and grain sorghum are the main crops, but corn and small grain are also grown. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Proper pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along drainageways.

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



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Soil Type – 31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. Grain sorghum, cotton, and small grain are the main crops. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has high potential for range, but very few acres are used for this purpose. The climax plant community is tall grasses and an overstory of a few large live oak, elm, and hackberry trees along the drainageways.

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 low. The clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.



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Soil Type – 32

32—Heiden-Ferris complex, 5 to 8 percent slopes, eroded. This map unit consists of well drained, sloping soils on uplands. It is made up of small areas of Heiden and Ferris soils so intermingled that separation is not practical at the scale selected for mapping. Most areas are rilled and have shallow gullies that are 100 to 150 feet apart. They are on convex, complex side slopes. Areas are long and narrow and range from 5 to about 150 acres in size.

A typical area of this map unit is 53 percent Heiden soils and 47 percent Ferris soils. The Ferris soils occupy the gullies and the adjoining slopes. The Heiden soils are eroded and occupy areas between gullies.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 18 inches thick. Between depths of 18 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow, moderately alkaline clay.

The Heiden soils are deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 8 inches thick. Between depths of 8 and 32 inches is olive yellow, moderately alkaline clay. The underlying layer, to a depth of 45 inches, is yellow, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suited to crops. They have low potential for pasture, recreation, and urban uses. The most restrictive limitations are shrinking and swelling with changes in moisture, slope, hazard of erosion, corrosivity to uncoated steel, and very slow permeability.

These soils have high potential for range. The climax plant community is tall grasses and an overstory of live oak, elm, and hackberry trees along the drainageways.

Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IVE; Heiden part is Blackland range site, Ferris part is Eroded Blackland range site.



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Soil Type – 59

59—Trinity clay, frequently flooded. This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

This soil has high potential for pasture. It is well suited to improved bermudagrass, common bermudagrass, johnsongrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

This soil has medium potential for both openland and rangeland wildlife habitat. Capability subclass Vw; Clayey Bottomland range site.



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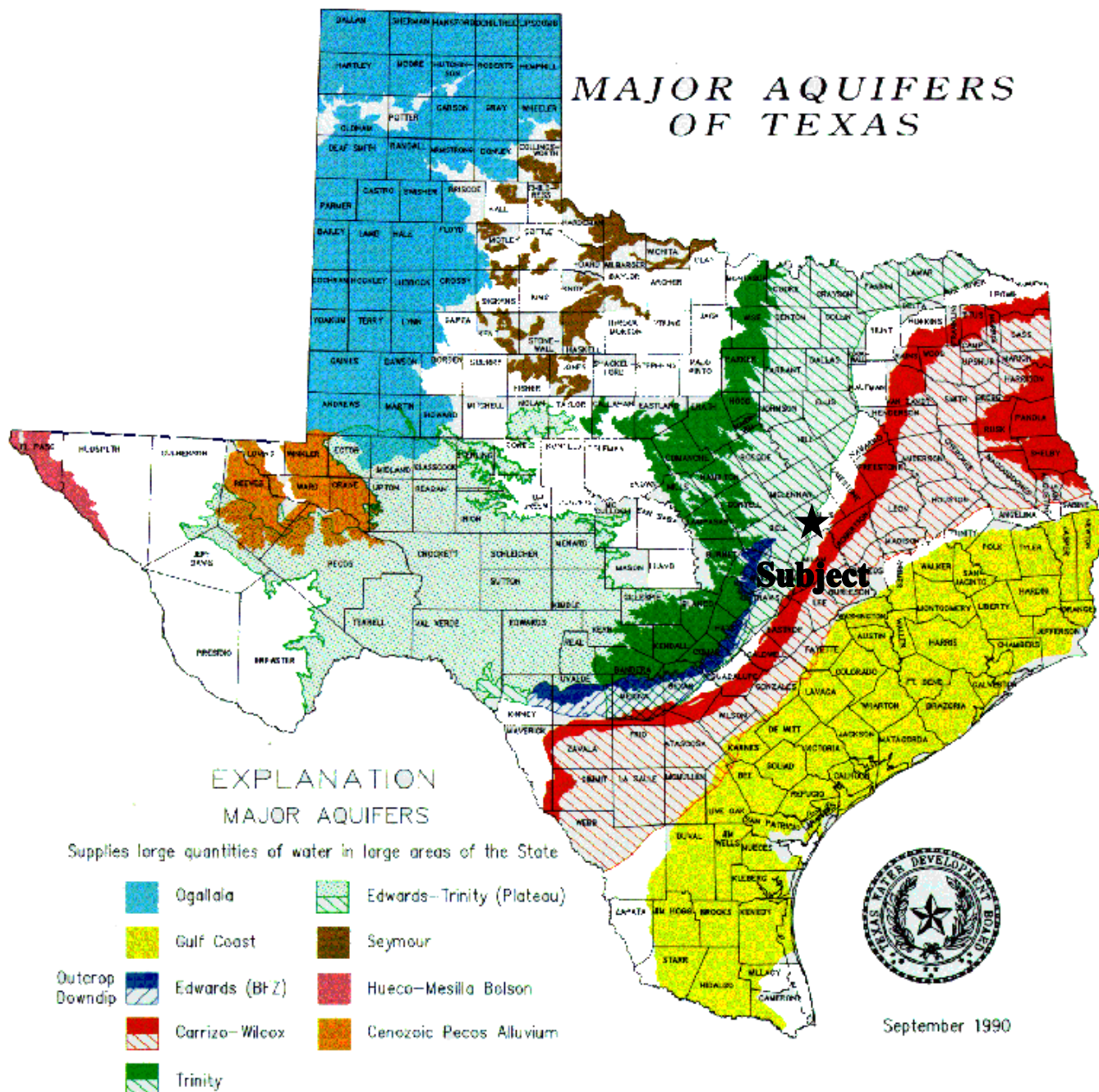
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Property Location to Major Aquifers of Texas



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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
<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</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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