

FOR SALE

42.92 Acres

Horse, Cattle & Hunting Land
With Custom Home

Rosebud, Falls County, TX 76570

\$499,000

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



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

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Property Highlights

Location – The property is located at 285 CR 333 Rosebud, Falls County, Texas 76570. From Rosebud, Texas go East on FM 1048 for 5.2 miles. Turn left on FM 2027 and go ½ mile. Turn right on CR 333 and the entrance to the property will be 1.0 miles on the left. Property is very near to Pleasant Grove.

Acres – 42.92 acres MOL according to the Falls County Appraisal District.

Improvements – The property has a custom home built in 2001 consisting of approximately 2,602 sf (per FCAD). The custom home has a metal roof (installed August 2014), white Austin Stone and wood exterior fascia. There are three bedrooms, one of which is currently being used as a game room, two full baths, fireplace, vaulted ceilings with skylights, stained concrete floors and high end woodwork that makes up part of the ceilings, walls and baseboard. Full kitchen, separate laundry room, Patio/Deck, Bricked BBQ Grill and lawn sprinkler system. The house is all electric, has central heat and air, septic and well water with water softener. The property has a 38X30 carport, shop with living quarters, two storage sheds, stalls, corral, working pens, equipment barn, and lighted Horse Arena. There is also cover and hookup for a large RV. The entry to the property is gated for security and the entire property is fenced and cross fenced with barbed and electric wire in specific places for the horses fencing. All fencing is in good shape and well maintained. Of the 43 acres approximately 30 acres is in Coastal Bermuda that has been well maintained with herbicides and fertilizer for high performance cattle gain and horse quality hay. There is a gravel road from CR to house.

Water – There are two existing water wells with one in service to facilitate the home, shop, lawn and livestock. The second well was drilled for irrigation purposes which Seller has not utilized to date.

Electricity – Heart of Texas Coop services the area and there is an existing meter to the property. The property was built with foam insulation in the walls and attic thus electrical consumption is low due to the energy efficiency construction.

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 does not own the minerals so there will be none conveyed.

Topography – The land is flat with gently rolling areas. Very secluded and heavily wooded in areas which are inhabited by deer and other wildlife.

Current Use – Privately owned and is used for training and working horses, grazing cattle and hunting.

Ground Cover – Property has numerous post oak, hickory and other trees native to the area. The Coastal Bermuda area is free from mesquites. Property has a good stand of Coastal Bermuda, with native grasses in the wooded areas for wildlife cover.

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

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.

Price - \$499,000 - \$11,626 an acre



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Property Pictures



TEXAS
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— "Stewards of Land" —
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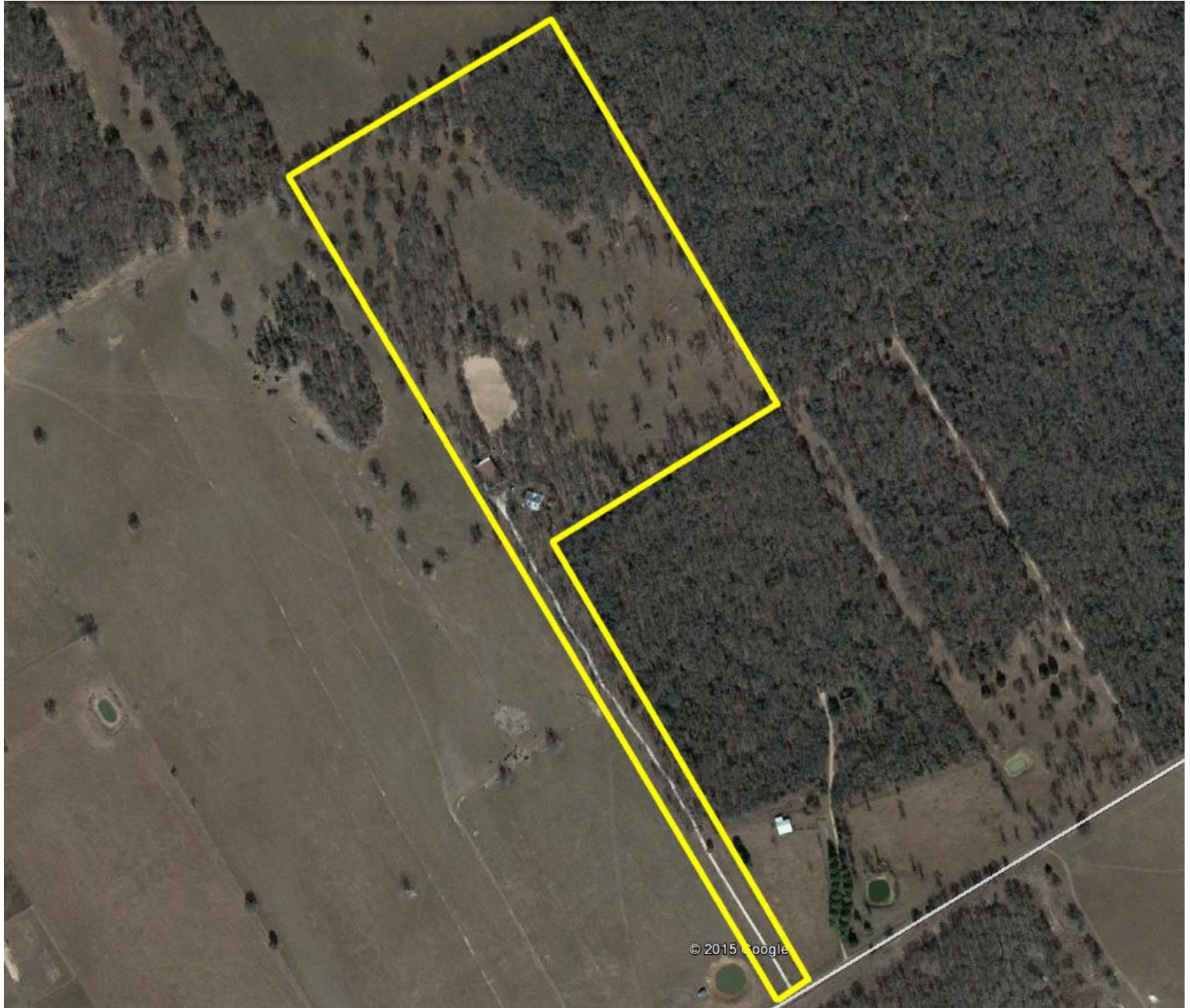
Property Pictures



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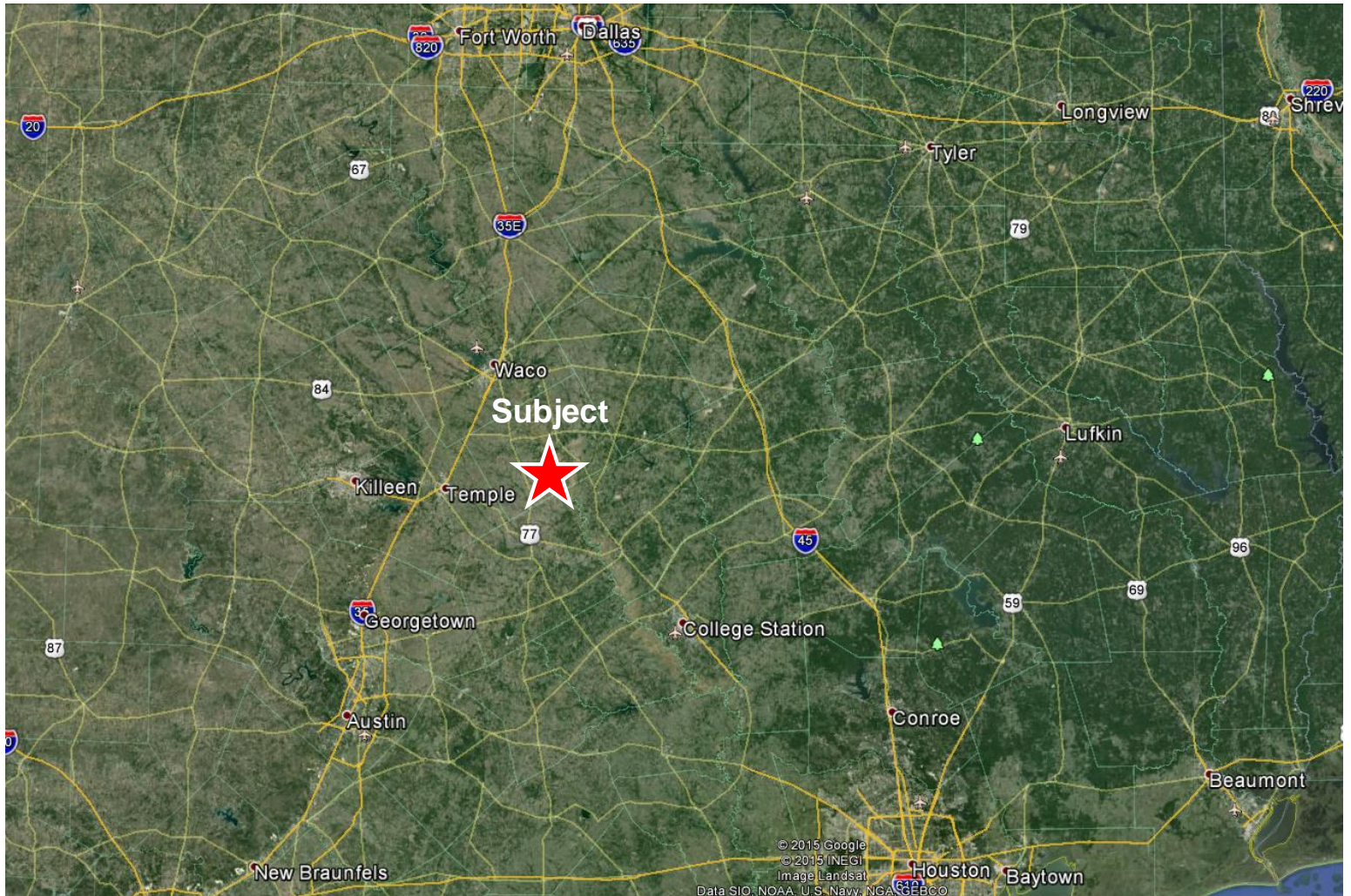
Property Aerial View



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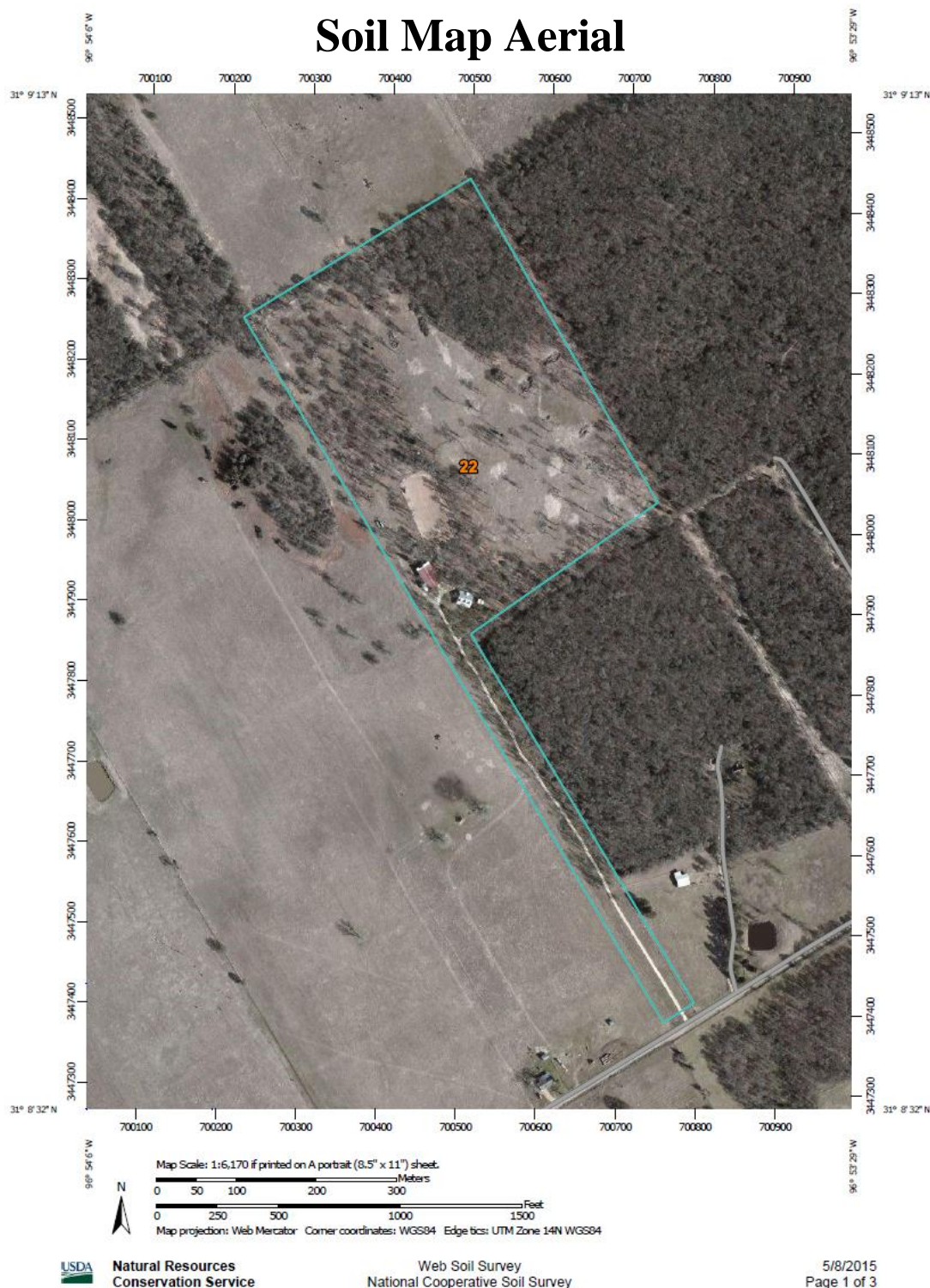
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Property Location Relative to DFW, Austin and Houston



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Desan loamy fine sand, 0 to 5 percent slopes	44.7	100.0%
Totals for Area of Interest		44.7	100.0%



~"Stewards of Land"
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Soil Type - 22

22—Desan loamy fine sand, 0 to 5 percent slopes. This deep, somewhat excessively drained, nearly level to gently sloping soil is on uplands and ancient stream terraces. Slopes are convex to concave, and areas range from 25 to 1,000 acres in size.

The soil has a surface layer of reddish yellow, neutral loamy fine sand about 54 inches thick. Below the surface layer, to a depth of 64 inches, is red, medium acid sandy clay loam. Between depths of 64 and 74 inches is reddish yellow, slightly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is red, medium acid sandy clay loam.

This soil can be easily worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is low. The root zone is deep and easily penetrated by plant roots. Runoff is medium. 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 Padina, Silawa, and Silstid soils. The included soils make up 10 to 20 percent of the map unit.

This soil has low potential for production of crops, but it is limited by low natural fertility and low available water capacity. The major crops are corn and small grain. Some areas are used for such specialty crops as tomatoes and watermelons. The major objectives in management are controlling soil blowing, conserving moisture, and improving soil fertility. Proper management includes growing crops that produce large amounts of residue, strip-cropping, and fertilizing.

The soil is used mainly for pasture, but it has medium potential for this use. Use of this soil is limited by low natural fertility and low available water capacity. This soil is well suited to weeping lovegrass and improved bermudagrass. It is difficult to develop a firm seedbed. Emerging grass seedlings can be killed by the cutting ac-

tion of blowing sand unless management practices for soil blowing are used. Weed control, controlled grazing, and fertilization are needed for sustained forage production.

This soil has low potential for range, but it is limited for this use by low available water capacity and low natural fertility. The climax plant community is an open savannah of post oak and blackjack oak and an understory of mid and tall grasses.

This soil has high potential for most urban uses. It is limited for shallow excavations by caving of the sandy surface layer. The potential for recreation is low. The sandy surface layer and the soil blowing hazard are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIIe; Deep Sand range site.



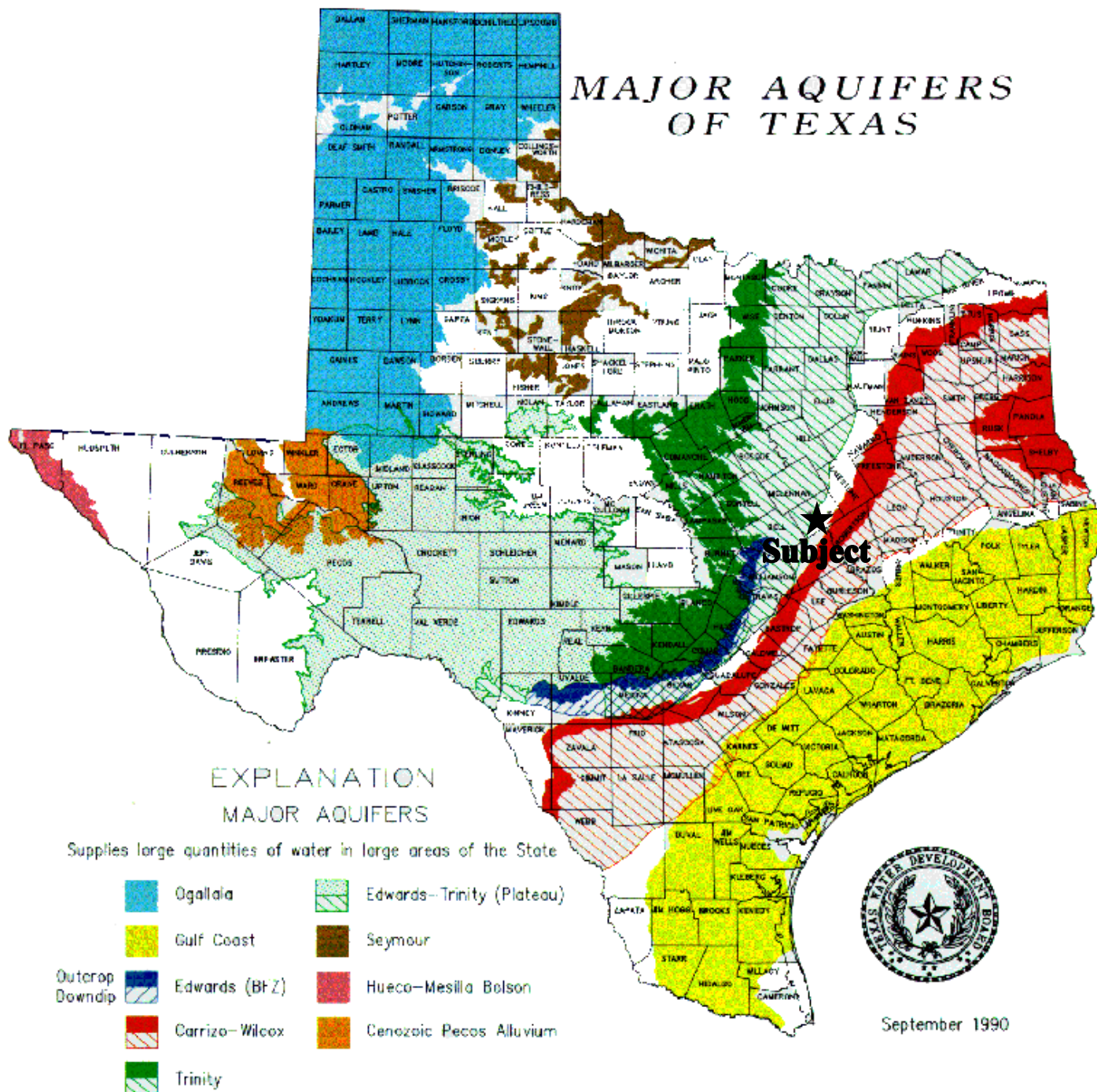
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Property Location to Major Aquifers of Texas



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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 *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or it, 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.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	om Email	Phone
<u>Rober T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Designated Broker of Firm	License No.	om Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	om Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 721-9615</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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