

FOR SALE

10.89 Acres

Pasture & Recreation Land

With Home Site

Teague, Freestone County, TX 75860

\$49,000

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



Morgan Tindle (Agent)

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Property Highlights

Location – Property is located at 209 FCR 976 Teague, TX 75860. From the intersection of Hwy 14 and Hwy 84 in Mexia head East on Hwy 84 for 4.33 miles. Turn left onto FCR 971 and travel for 0.39 miles. Turn right onto FCR 976 travel for 1.15 miles property is on the left. Look for the Texas Farm and Ranch Realty sign.

Acres – 10.89 acres MOL according to Freestone County Appraisal District.

Improvements – Property is fully fenced on the perimeter with barbwire and is cross fenced with a white wooden fence. On site there are two electric meters, a lateral line septic system, and an active well making for a great home site. Located off a paved county road.

Water – There is a water well on the property.

Electricity – There are two electric meters serviced by Navarro Electric Co-op.

Soil – Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – No owned minerals to convey.

Topography – The land is flat and gently rolling. Great place for a home site.

Current Use – Privately owned and is used for weekend retreat and hunting.

Ground Cover – Coastal Bermuda and native grasses cover majority of the property. Several mature live oak and cedar trees.

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

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 - \$49,000 - \$4,500 an acre



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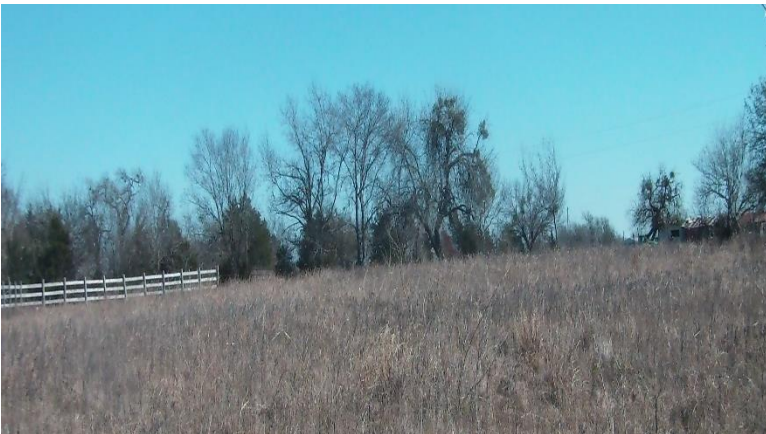
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Property Pictures



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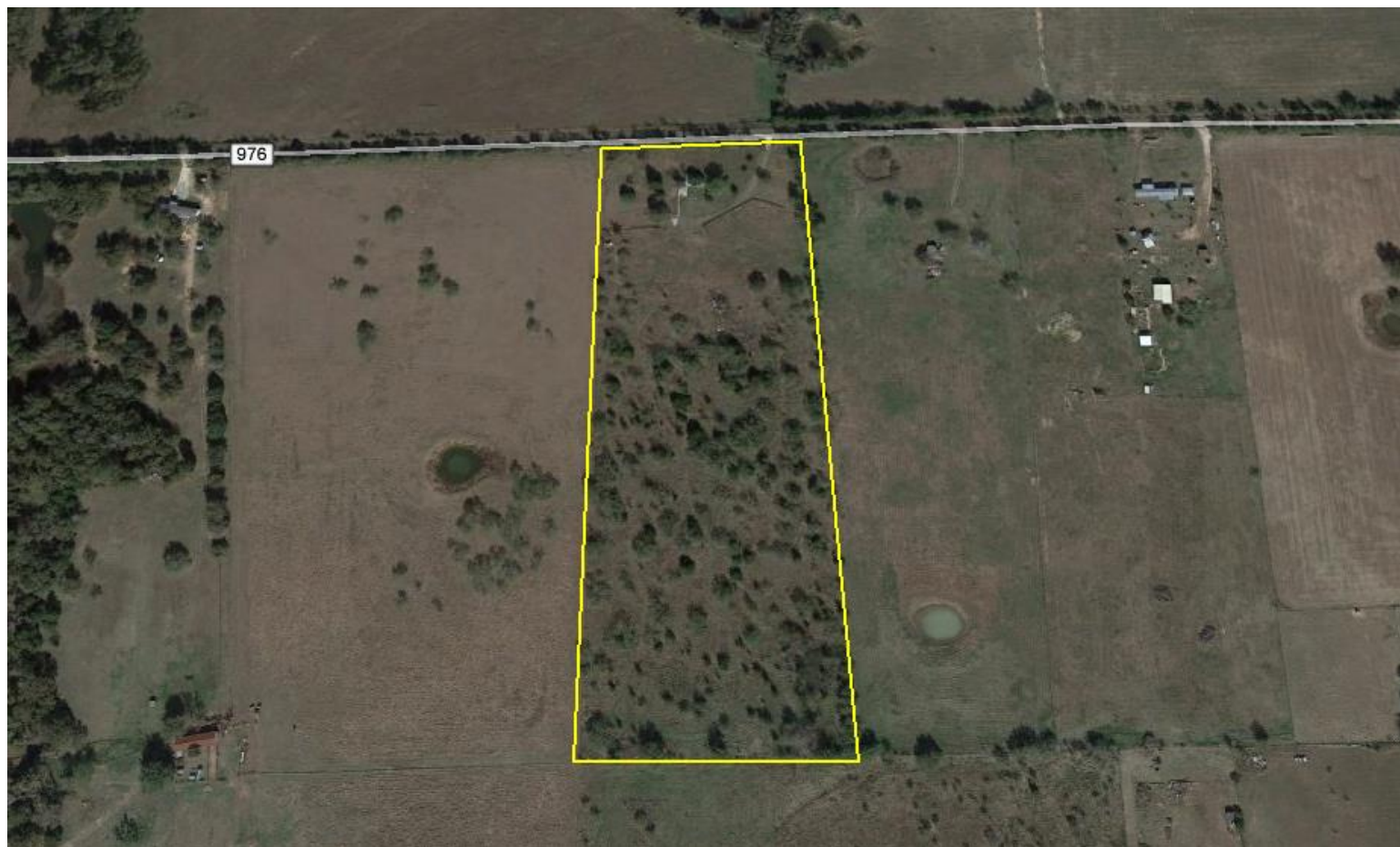
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Property Aerial View



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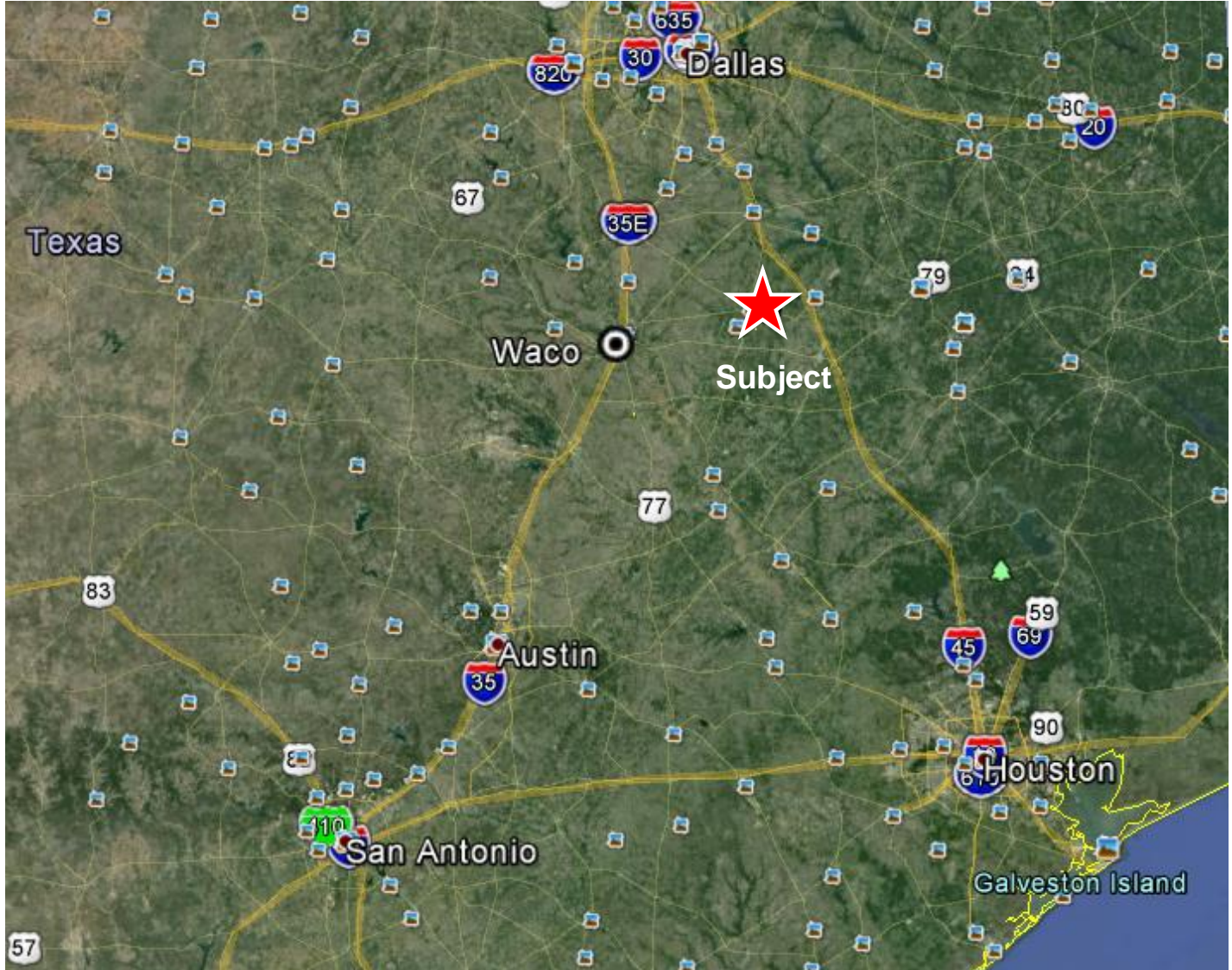
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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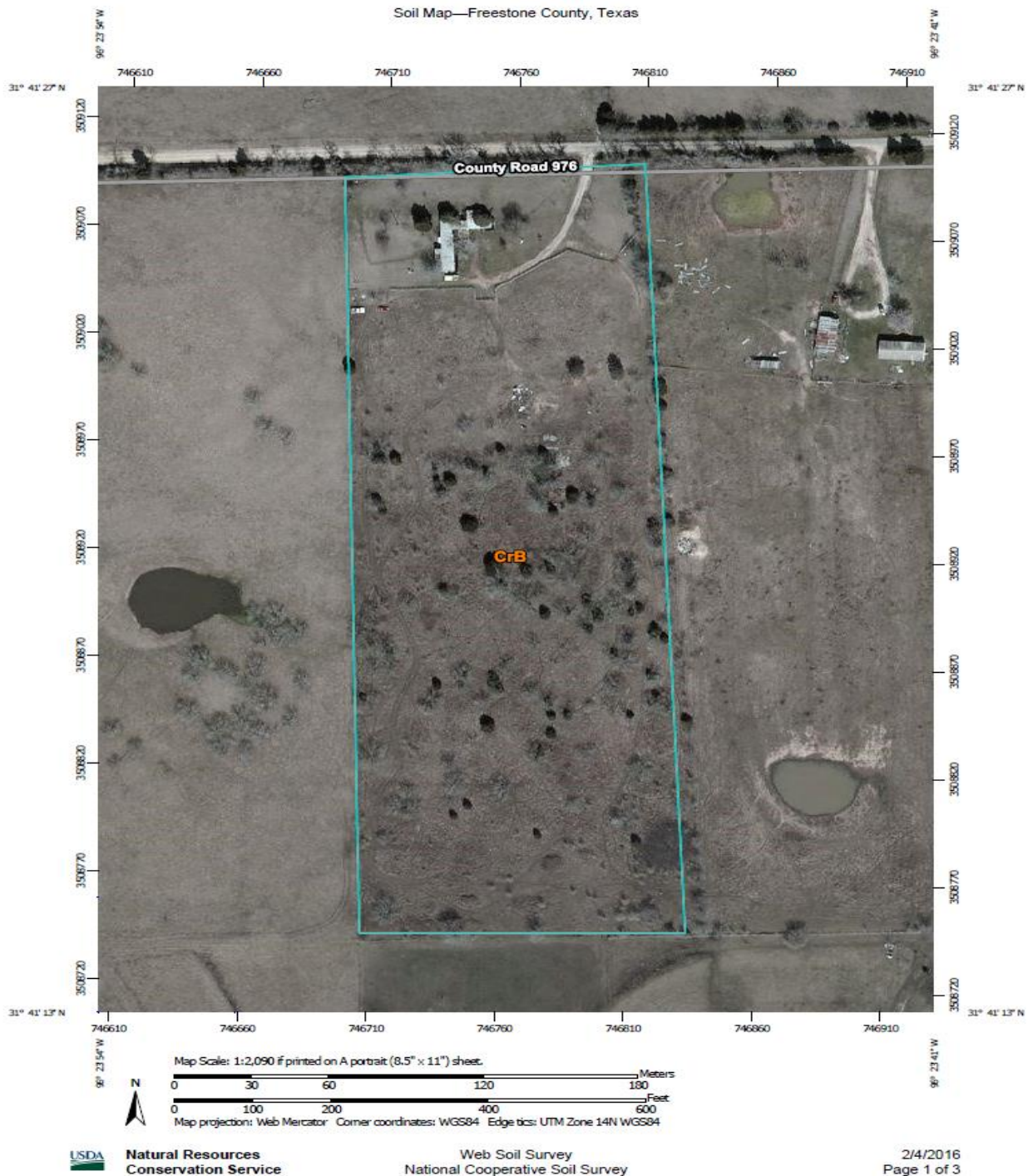
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Soil Map Aerial



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Soil Type Legend

Freestone County, Texas (TX161)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	10.7	100.0%
Totals for Area of Interest		10.7	100.0%



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Soil Type – CrB

**CrB—Crockett fine sandy loam, 1 to 3
percent slopes**

This gently sloping soil is on uplands. The surfaces are slightly convex. Areas are irregular in shape and range from about 15 to 1,000 acres in size.

Typically, the surface layer is slightly acid, dark brown fine sandy loam about 7 inches thick. The upper part of the subsoil, from a depth of 7 to 15 inches, is slightly acid, mottled dark grayish brown, very dark grayish brown and red clay. The next part, from a depth of 15 to 39 inches, is neutral, dark grayish brown clay that has light olive brown and red mottles. The lower part of the subsoil, from a depth of 39 to 46 inches, is moderately alkaline, light olive brown clay that has brownish yellow mottles. The underlying material, from a depth of 46 to 60 inches, is moderately alkaline, mottled dark grayish brown, grayish brown, and reddish yellow shale.

This soil is moderately well drained. Surface runoff is medium. Permeability is very slow and the available water capacity is high. The hazard of water erosion is moderate.

Included with this soil in mapping are areas of Edge, Mabank, Tabor, and Wilson soils. The Edge and Tabor soils are in positions on the landscape similar to those of the Crockett soil. The Mabank and Wilson soils are on foot slopes in low areas. Also included are small areas of eroded Crockett soil. The included soils make up less than 20 percent of the map unit.

This Crockett soil is used mainly as pasture. It is moderately suited to pastures of bermudagrass and bahiagrass. Overseeding legumes, such as vetch, singletary peas, and arrowleaf clover, into the pasture grass helps reduce erosion, lengthens the grazing season, and increases soil fertility by adding nitrogen.

This soil is moderately suited to growing cotton, grain sorghum, corn, and small grains (fig. 2).

Leaving crop residue on or near the surface helps to control water erosion and maintain organic matter. Terracing and contour farming are needed to control runoff. Applications of nitrogen and phosphorus are needed to maintain optimum yields. Lime is

sometimes needed, especially where a high rate of fertilizer is applied.

This soil is well suited to growing native grasses. It is well suited to wildlife habitat.

Suitability is poor for most urban uses and moderate for most recreational uses. The main limitations are low strength, very slow permeability, and potential for shrinking and swelling with changes in moisture.

This soil is in capability subclass IIIe and in the Claypan Prairie range site.



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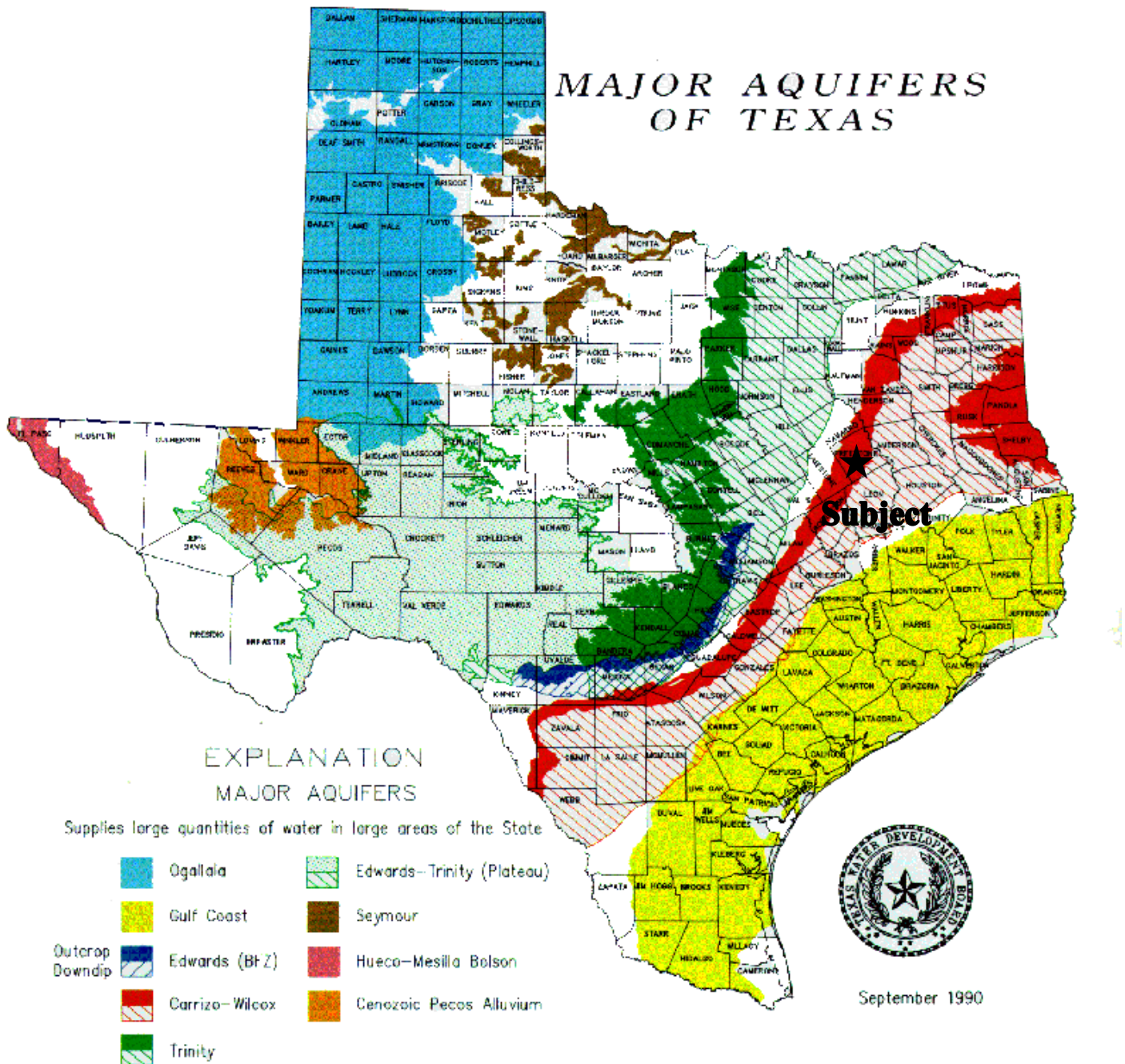
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Property Location to Major Aquifers of Texas



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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 *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@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

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ABS 1-0

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Info about Bro

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