

# FOR SALE

## 35.3 Acres

### Pasture & Grazing Land

Lott, Falls County, TX 76656

# \$134,140

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



~"Stewards of Land"  
A DBA of Dube's Commercial, Inc. TREC# 484723

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### **Property Highlights**

**Location** – The property is located on CR 406 in Lott, Texas. Located approximately thirty minutes from Waco, an hour and half from Austin and two hours from Dallas.

**Acres** – 35.30 acres MOL survey will have to be performed to determine exact acreage. Property has approximately 3977 linear feet of road frontage on County Road 406.

**Improvements**- Partially in Coastal Bermuda. There are several places for a beautiful home site.

**Water** – There is not a water meter on the property. City of Lott services the area. There is a tank on the property.

**Electricity** – There is not an 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 is not exactly sure what percentage of minerals are owned, but feels no minerals are owned. So Buyer will need to perform its due diligence to determine exact ownership.

**Topography** – The land is flat with multiple locations for a home site.

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

**Ground Cover** – Property is currently in native grass.

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

**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** - \$134,140.00- \$3800.00 an acre



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### **Property Pictures**



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### **Property Pictures**



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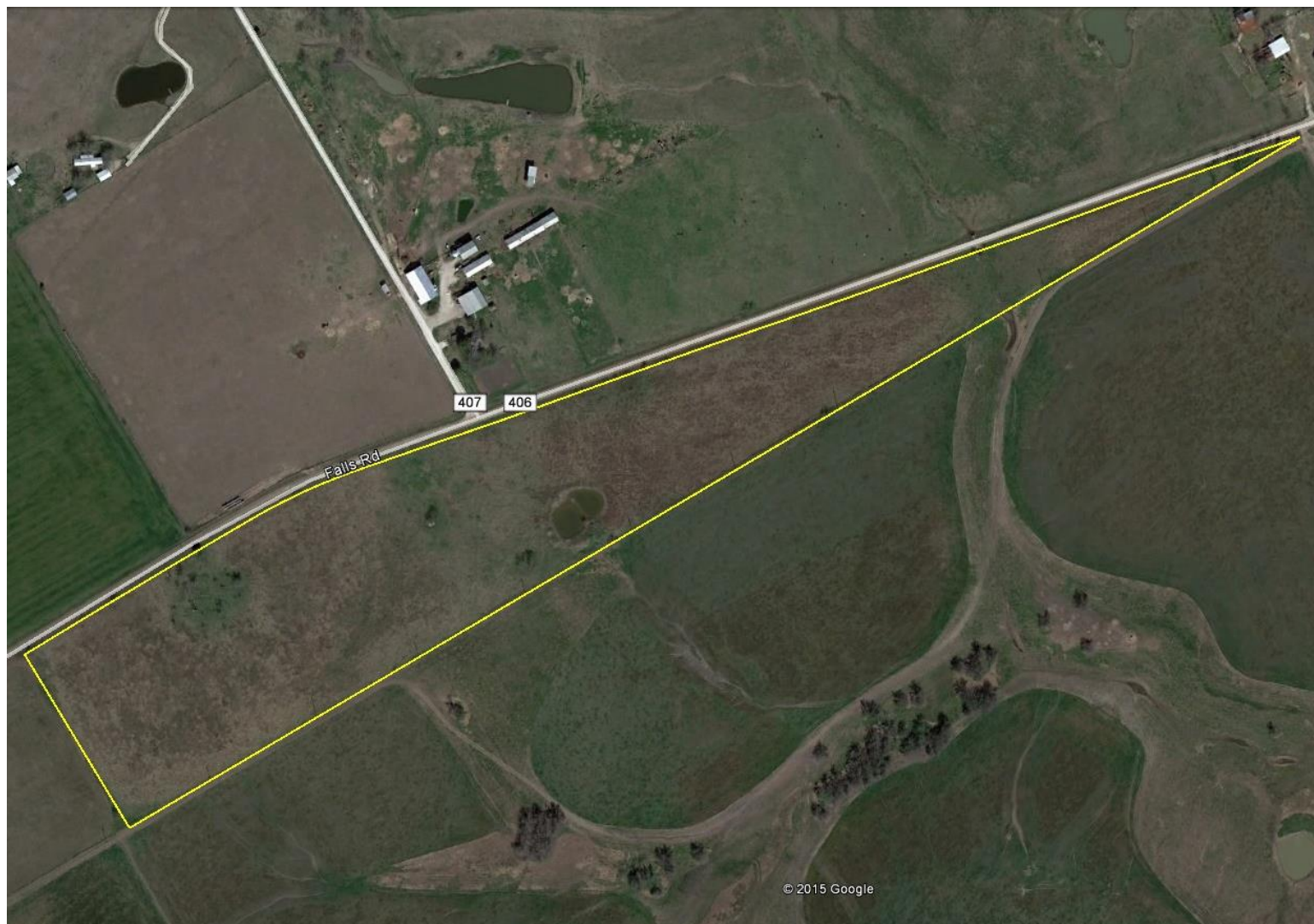
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**Property Aerial View**

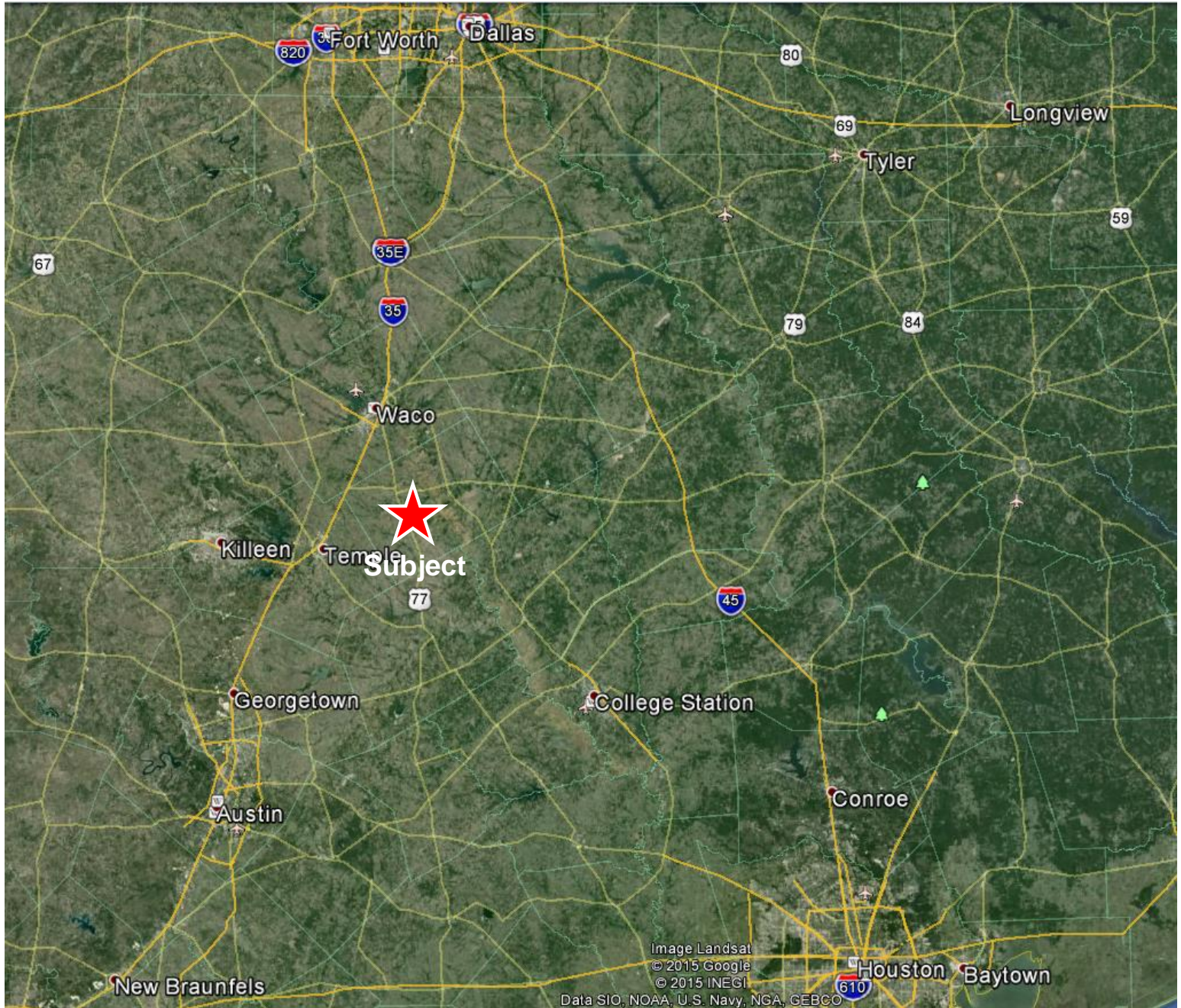




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## **35.3 Acres – Pasture & Grazing Land Lott, Falls County, TX 76656**

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



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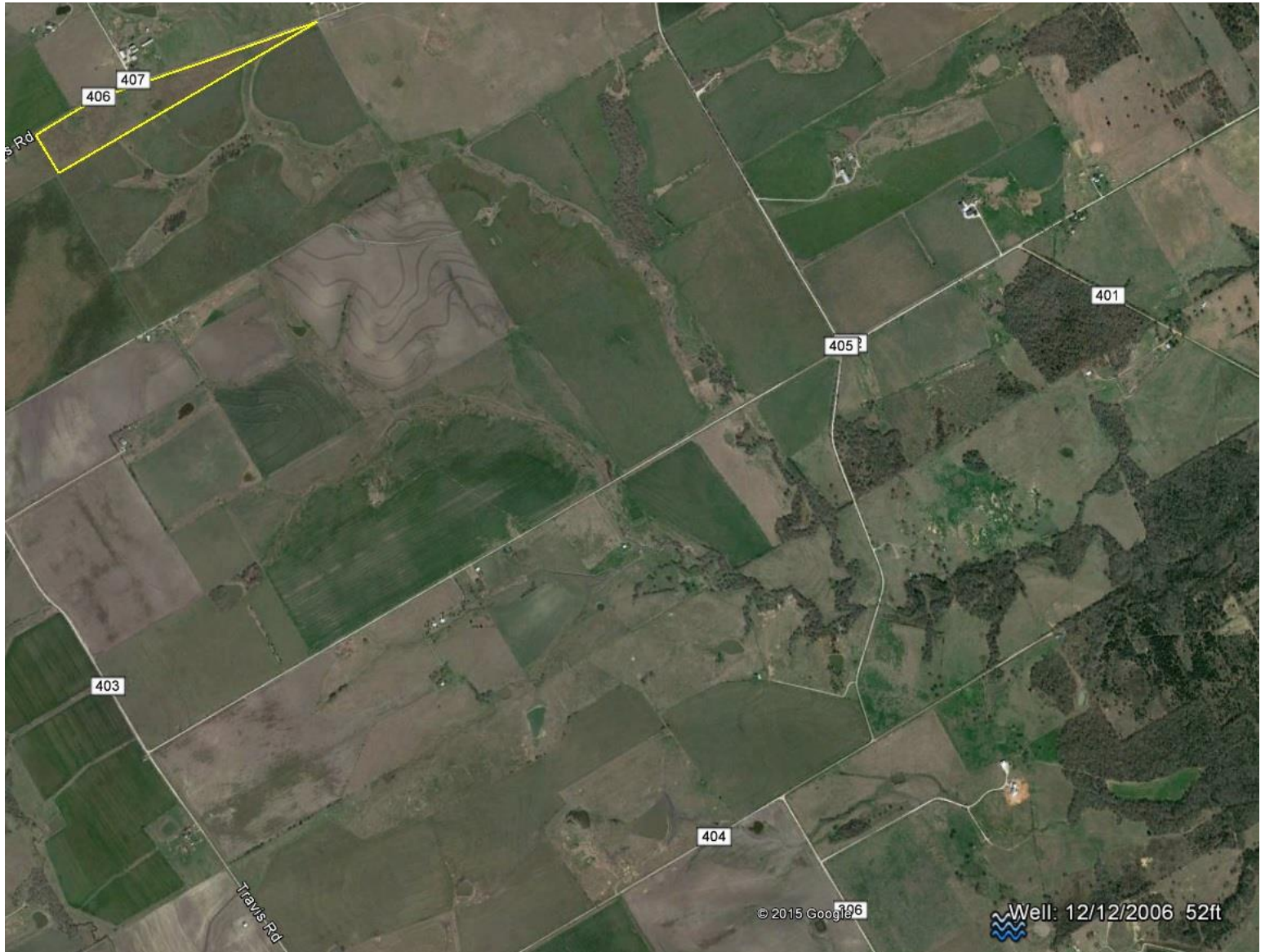
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### **Aerial of Water Well Nearest Property**



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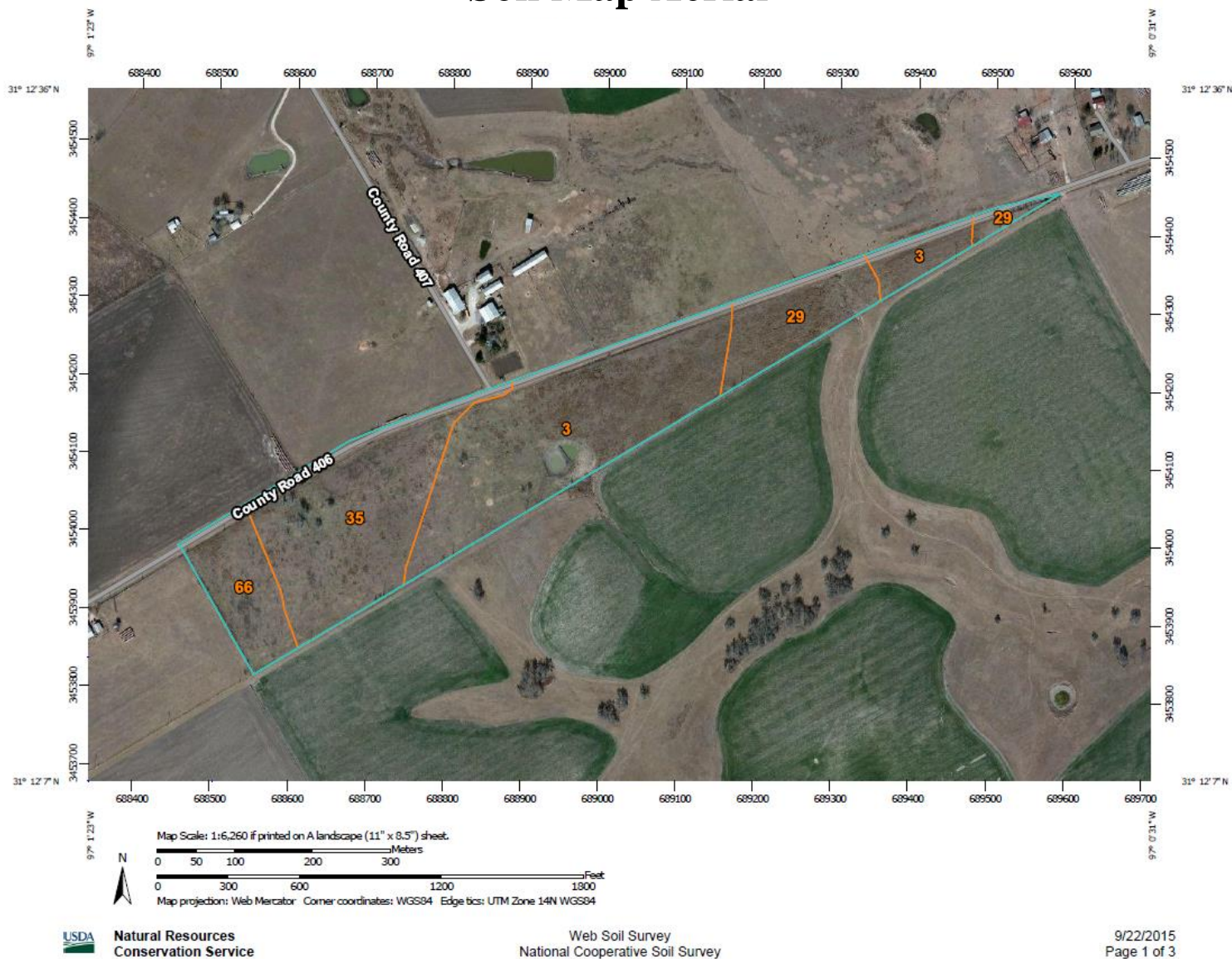
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# **35.3 Acres – Pasture & Grazing Land** **Lott, Falls County, TX 76656**

## **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
3	Altoga soils, 3 to 5 percent slopes, eroded	16.4	44.6%
29	Heiden clay, 1 to 3 percent slopes	4.9	13.2%
35	Houston Black clay, 1 to 3 percent slopes	11.4	31.1%
66	Wilson silty clay loam, 1 to 3 percent slopes	4.1	11.1%
Totals for Area of Interest		36.7	100.0%



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## **35.3 Acres – Pasture & Grazing Land Lott, Falls County, TX 76656**

### **Soil Type - 3**

3—Altoga soils, 3 to 5 percent slopes, eroded. This map unit consists of deep, well drained, gently sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. In places water erosion has removed the original surface layer, and many areas are dissected by shallow gullies about 100 feet apart. Slopes are convex. Most areas are about 40 acres in size.

A typical unit is about 53 percent Altoga silty clay loam; 37 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are in less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of light yellowish brown, moderately alkaline silty clay about 6 inches thick. Between depths of 6 and 40 inches is moderately alkaline silty clay that is light yellowish brown above 20 inches and very pale brown below. Soft bodies of calcium carbonate are throughout this layer. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline silty clay that has brownish yellow mottles.

These soils are easy to work throughout a wide range of moisture conditions. When dry, they are hard and will clod when plowed. Permeability is moderate, and available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium, and the hazard of water erosion is moderately severe. The lime content is high, and as a result iron chlorosis occurs in sensitive plants.

These soils have medium potential for crops. Low natural fertility is a limitation to use. The main crops are grain sorghum and small grain. The major objectives of management are controlling erosion and improving fertility and tilth. Growing high-residue crops and terracing help control erosion and maintain soil tilth.

The potential for pasture is high. Such improved grasses as bermudagrass, kleingrass, and weeping lovegrass are well suited to this soil. Fertilization, weed control, and controlled grazing are management practices that are needed to produce good yields.

These soils have high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

These soils have low potential for most urban uses. The most restricted limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIE; Clay Loam range site.



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## **35.3 Acres – Pasture & Grazing Land Lott, Falls County, TX 76656**

### **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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## **35.3 Acres – Pasture & Grazing Land Lott, Falls County, TX 76656**

### **Soil Type - 35**

**35—Houston Black clay, 1 to 3 percent slopes.** This deep, moderately well drained, gently sloping soil is on smooth ridges on foot slopes of uplands. Slopes are convex. Areas are long and narrow to broad in shape and range from 10 to 50 acres in size.

The soil has a surface layer of very dark gray, moderately alkaline clay to a depth of 28 inches. The next layer is dark gray, moderately alkaline clay to a depth of 48 inches. Between depths of 48 and 67 inches is olive gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive yellow and light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work. When wet, it is sticky; when dry, it is hard and clods when plowed. Dense plow-pan 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 Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Burleson and Heiden soils have no particular pattern of occurrence. The included soils make up 10 to 20 percent of this map unit.

This soil is used mainly for crops. The potential for growing 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. Growing crops that produce large amounts of residue or growing deep-rooted legumes help control erosion and maintain the 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 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, low strength, 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 both openland and rangeland wildlife habitat is medium. Capability subclass IIe; Blackland range site.



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## **35.3 Acres – Pasture & Grazing Land Lott, Falls County, TX 76656**

### **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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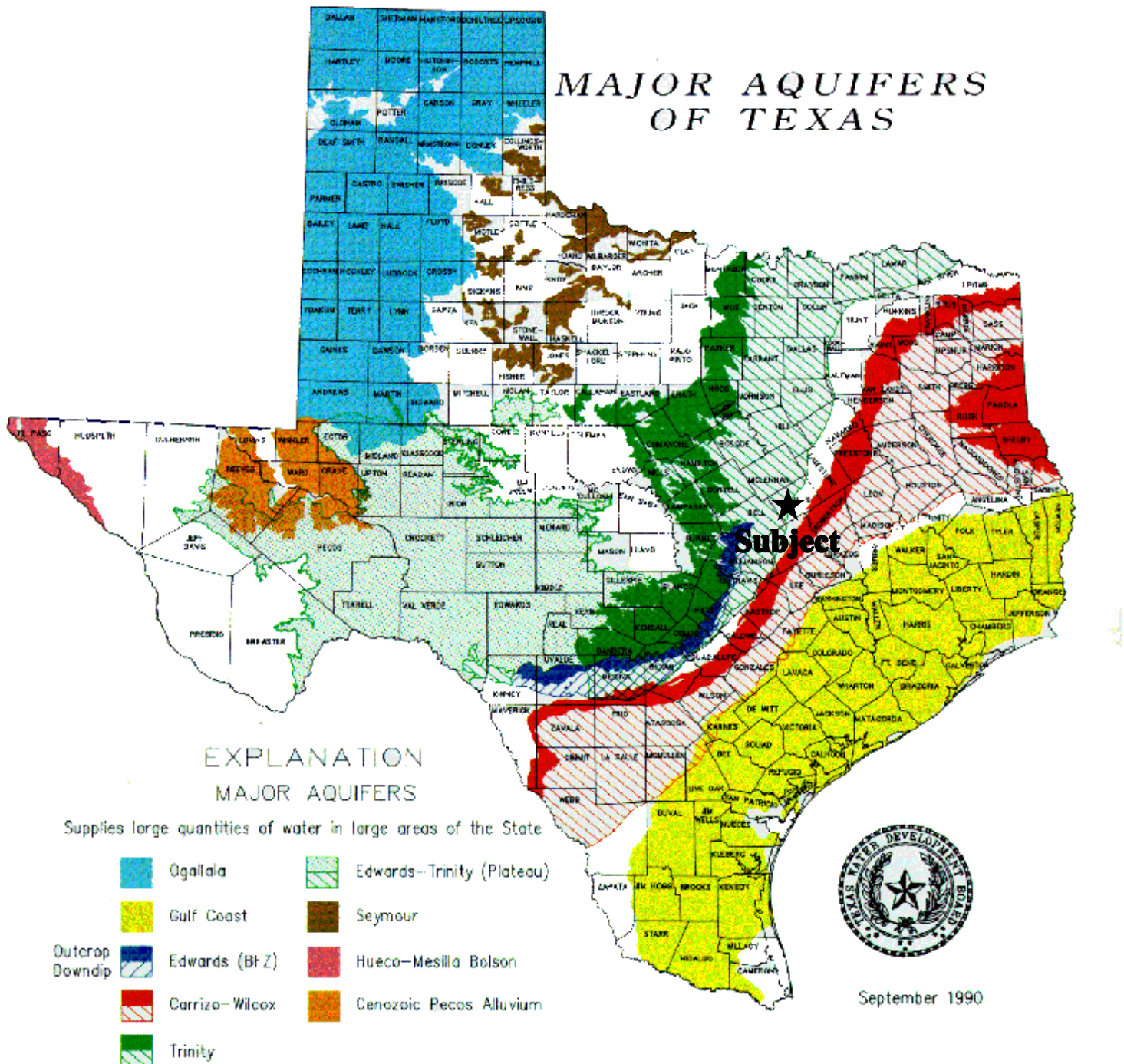
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### **Property Location to Major Aquifers of Texas**



**TEXAS**  
FARM & RANCH REALTY

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### **CONFIDENTIALITY & DISCLAIMER**

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## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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(TAR-2501) 10-10-11

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