FOR SALE

106.03 Acres

Pasture & Wooded Land

With Ranch House

Lott, Falls County, TX 76656

$685,000

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

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

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Property Highlights

Location – Only 50 minutes from Bryan-College Station and 30 minutes from Waco on County Road 408, Lott, Texas.

Directions – From Waco, travel south on State Hwy 77 to Lott, Texas. Turn on East State Hwy 320. Go 5.2 miles, turn right on Farm Road 2027. Go .3 tenths mile and veer right onto County Road 408. Property is .3 tenths mile on left and right.

Acres – 106.03 acres MOL according to the Falls County Appraisal District.

Main house – Two story main house is approx. 3750 sf. according to FCAD with wrap around porch and three patio areas. 5 large bedrooms, 4 large full baths, fireplace in isolated master and living area, 12 x 14 study with closet, and formal dining room. Kitchen has two pantries and stainless steel sink in laundry room. The driveway encircles entire house. Decades old trees shade entire home. Metal roof. 50K gal pool. Custom built treehouse.

Guest house – Approx. 800 sf.

Current Use – Privately owned. Used for personal residence, cow-calf operation and horse operation. Partially planted in fall oats.

Water – An existing private water well services the residence. West Brazos Water Supply has an inactive meter on the property. Two of three ponds are spring fed. A wet weather creek is the southern boundary.

Electricity – There is an existing meter with Navasota Valley Electric Cooperative.

Fencing - Completely fenced and cross fenced.

Ground Cover – Excellent mix of open land and decades old Live Oak, Pecan, Post Oak and other quality trees for wildlife cover. Native grasses.

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 will retain 100% of all owned minerals.

Topography – The land is mostly flat with gently rolling areas.

Easements – Seller does not have a survey on the property nor has an abstract of title been performed to determine if any easements exist. Broker highly recommends an abstract of title be performed during contract period.

Showings - By appointment only. If applicable, listing broker will co-broker with agents as long as they are present from initial contact forward and accompany all showings.

Price - $685,000

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Property Pictures

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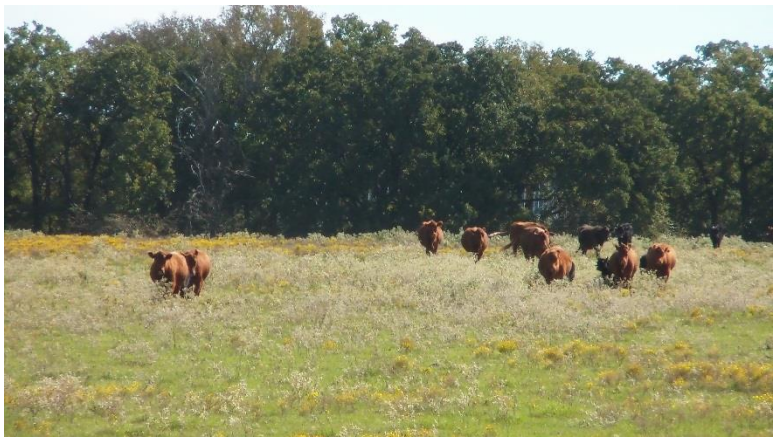
Property Pictures



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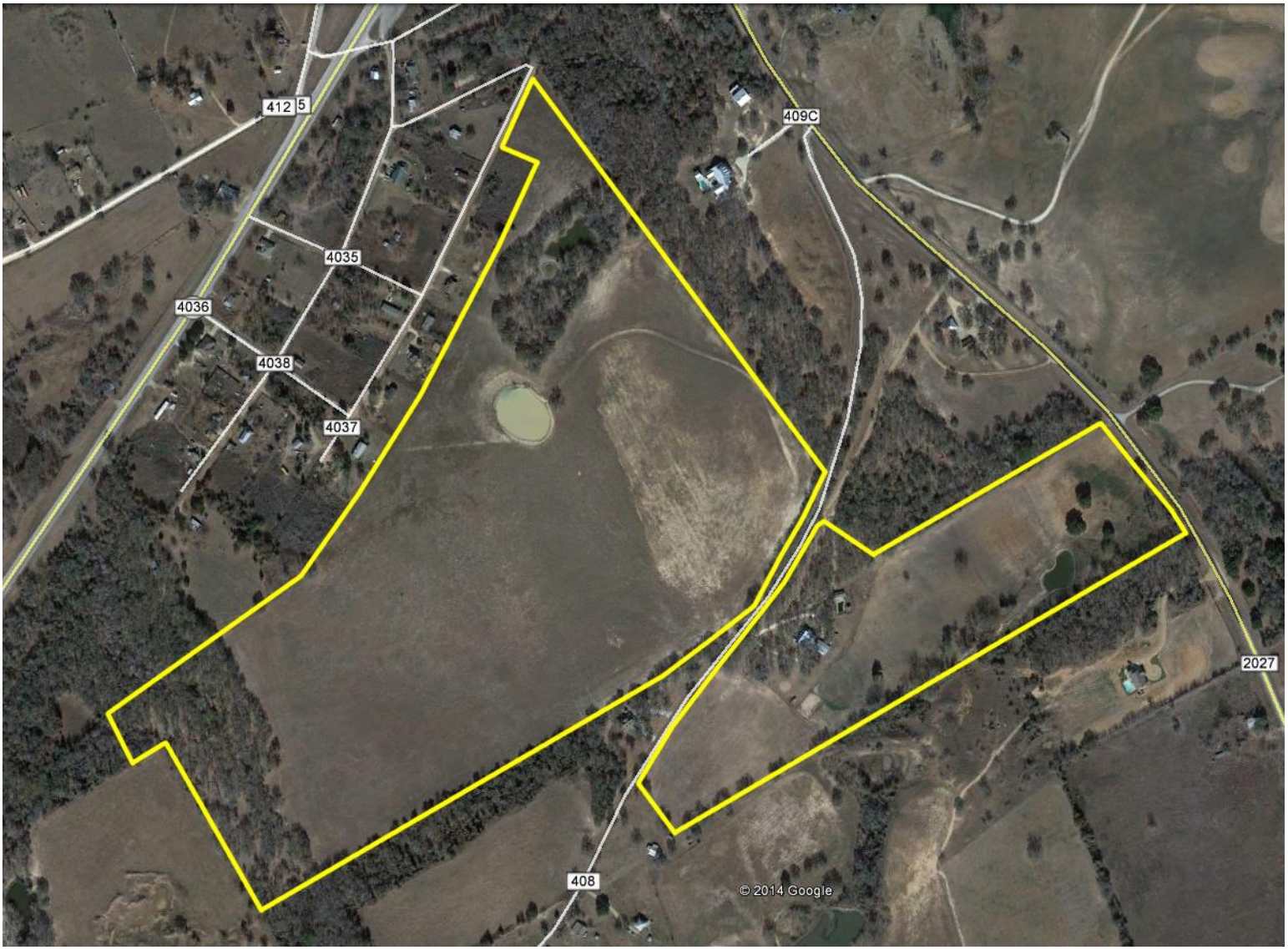
Property Aerial View



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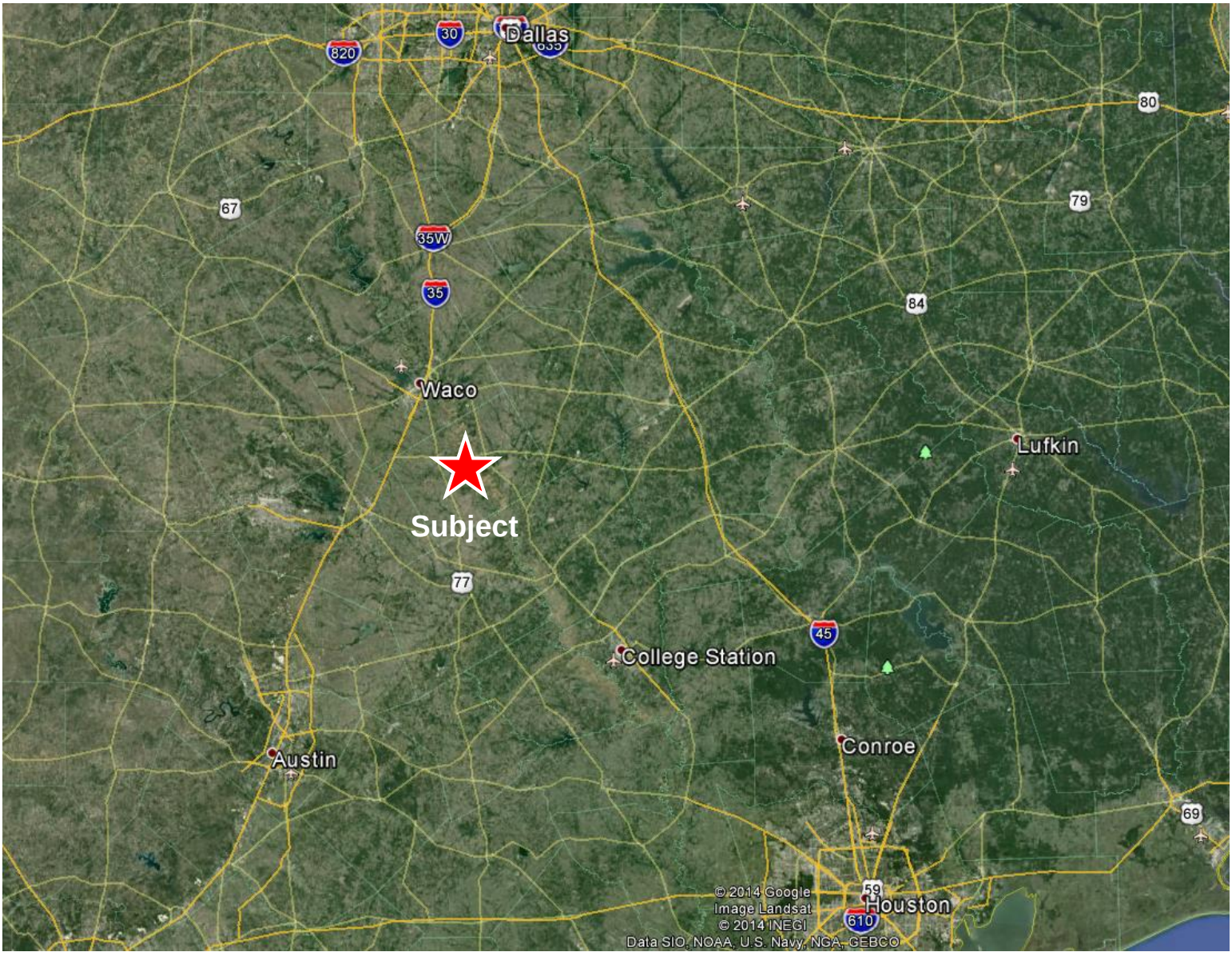
Property Location Relative to DFW, Austin and Houston



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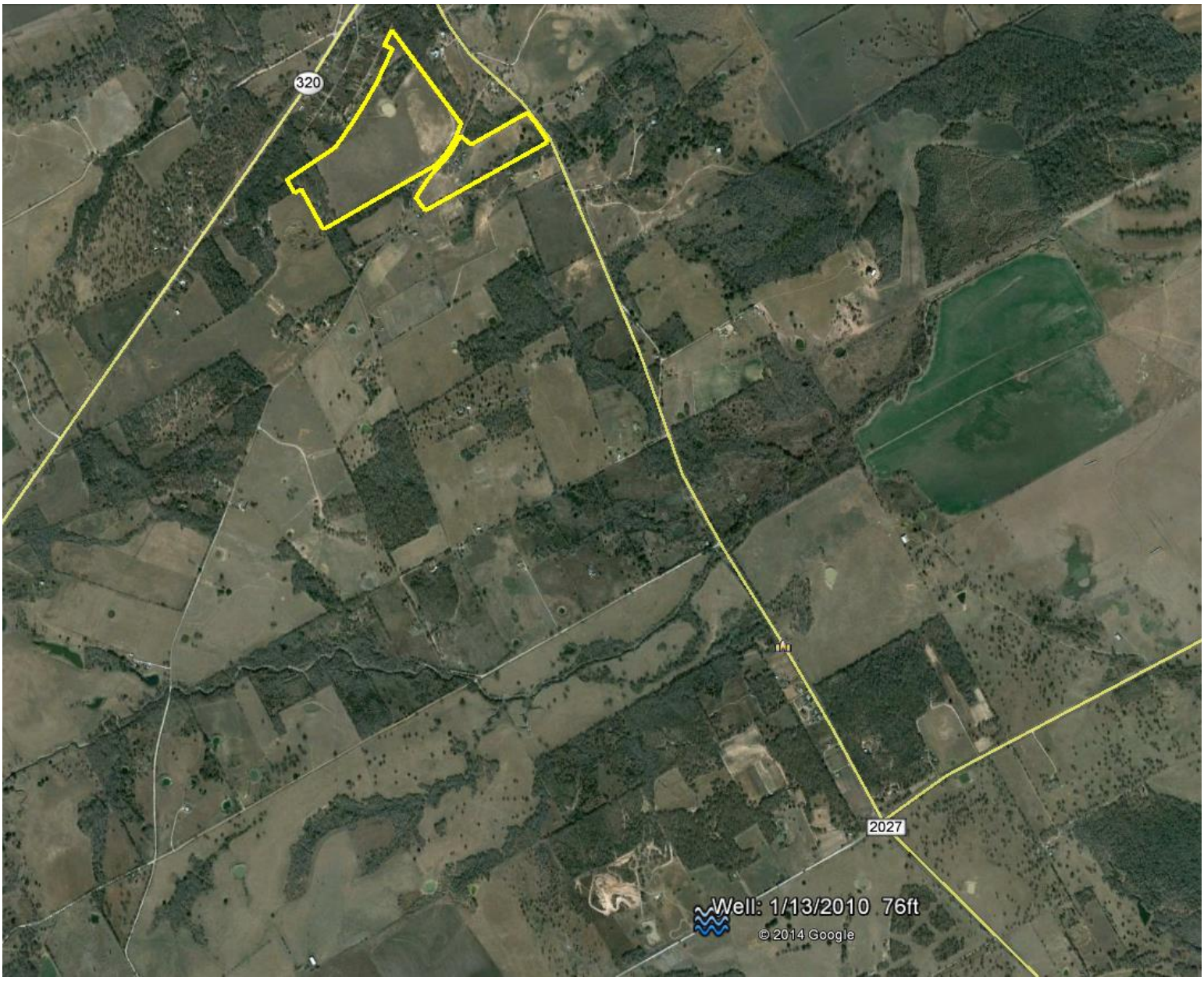
Aerial of Water Well Nearest Property



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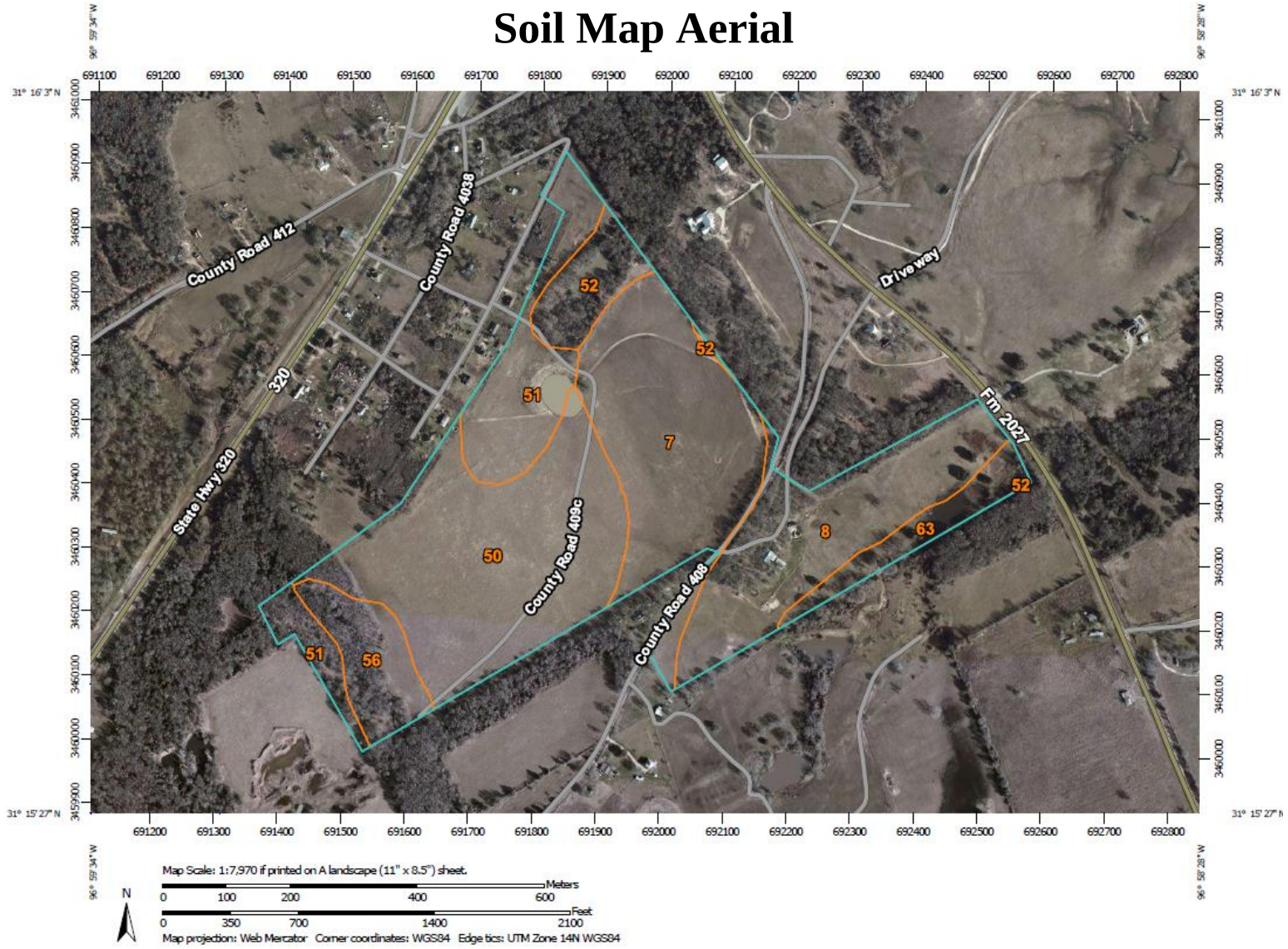
Soil Map Aerial



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/12/2014
Page 1 of 3

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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
7	Axtell fine sandy loam, 0 to 1 percent slopes	24.0	23.2%
8	Axtell fine sandy loam, 1 to 3 percent slopes	19.3	18.7%
50	Silawa loamy fine sand, 0 to 3 percent slopes	30.8	29.8%
51	Silawa fine sandy loam, 1 to 3 percent slopes	13.0	12.6%
52	Silawa fine sandy loam, 3 to 5 percent slopes	5.2	5.0%
56	Tabor fine sandy loam, 0 to 1 percent slopes	6.5	6.3%
63	Wilson loam, 0 to 1 percent slopes	4.6	4.5%
Totals for Area of Interest		**103.4**	**100.0%**

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Soil Type - 7

7—Axtell fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained nearly level soil is on uplands and ancient terraces. Slopes are plane to slightly convex. Areas range from 5 to 70 acres in size.

This soil has a surface layer of medium acid fine sandy loam about 9 inches thick. The upper part, to a depth of 4 inches, is brown, and the lower part is pale brown. Between depths of 9 and 19 inches is reddish brown, strongly acid clay that has light brownish gray mottles. Below this layer, to a depth of 34 inches, is light reddish brown, medium acid clay that has red and grayish brown mottles. Between depths of 34 and 55 inches is reddish brown, moderately alkaline clay that has yellowish brown, light gray, and grayish brown mottles. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline clay that has yellowish brown and light gray mottles.

The surface layer is easy to work. Permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but penetration by plant roots is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for crops. In many areas are abandoned fields that are now overgrown with mesquite trees (fig. 6). Droughtiness and low natural fertility are limitations for crops. The principal crops are grain sorghum, small grain, and corn, but such specialty crops as tomatoes and watermelons are also grown. The major objectives of management are improving soil tilth and improving fertility. Large additions of organic matter are needed to reduce surface crusting and improve tilth. Crops that produce large amounts of residue help maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Proper management includes fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing.

This soil has low potential for range because of droughtiness.

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 medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIs; Claypan Savannah range site.

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Soil Type - 8

8—Axtell fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex, and areas average about 50 acres in size.

This soil has a surface layer of dark brown and brown, slightly acid fine sandy loam about 9 inches thick. Below this layer, to a depth of 19 inches, is brown, strongly acid clay that has light brownish gray, red, and light yellowish brown mottles. Between depths of 19 and 34 inches is brownish yellow, slightly acid clay that has light brownish gray mottles. Between depths of 34 and 50 inches is brownish yellow, moderately alkaline sandy clay loam that has light gray, yellow, and yellowish red mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, moderately alkaline sandy clay loam that has very pale brown, yellow, and yellowish red mottles.

The surface layer is easily worked, but in places large clods of the underlying layer are plowed up. The permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but plant roots have difficulty in penetrating the lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of the map unit.

This soil has medium potential for crops, but it is limited by low natural fertility and droughtiness. The main 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 and improving soil tilth and fertility. Terracing and use of high-residue crops help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for range. It is limited for this use by droughtiness.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation are its most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIe; Claypan Savannah 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 - 51

51—Silawa fine sandy loam, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on high stream terraces. Slopes are convex. Areas are oval and range from 10 to 50 acres in size.

This soil has a surface layer of slightly acid fine sandy loam about 13 inches thick. This layer is pale brown to a depth of 6 inches and light yellowish brown below. Between depths of 13 and 38 inches is red, medium acid sandy clay loam. Between depths of 38 and 59 inches is red, medium acid fine sandy loam. The underlying layer, to a depth of 70 inches, is red, medium acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Silawa loamy fine sand and Axtell, Tabor, and Chazos soils. The included soils make up 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are corn, small grain, and such specialty crops as tomatoes and watermelons. The major objectives of management are controlling erosion, maintaining tilth, and conserving moisture. Terracing and growing crops that produce large amounts of residue help to control erosion and to maintain tilth.

This soil is used mainly for pasture, and it has high potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah, and an understory of mid and tall grasses.

This soil has high potential for urban uses and recreation. Potential for both openland and rangeland wildlife habitat is high. Capability subclass IIe; Sandy Loam range site.

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Soil Type - 52

52—Silawa fine sandy loam, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on ridges and side slopes. Soil areas are in long narrow bands and have convex slopes. Individual areas are about 5 to 40 acres in size.

This soil has a surface layer of fine sandy loam about 11 inches thick. This layer is dark grayish brown and slightly acid to a depth of 4 inches and brown and medium acid below. Between depths of 11 and 32 inches is yellowish red, and strongly acid sandy clay loam. Between depths of 32 and 45 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 available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are some soils that have a gravelly sandy clay loam layer at depths of 11 to 32 inches. Also included are areas of Silawa soils that have short slopes of 5 to 7 percent and areas that have a few shallow gullies. A few intermingled areas of Silawa loamy fine sand and Axtell soils are also included. The included soils make up about 10 to 20 percent of this unit.

This soil has low potential for production of crops, but it is limited by the erosion hazard, slope, low natural fertility, and medium available water capacity. Terracing and growing crops that produce large amounts of residue help to control erosion and maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has high potential for urban and recreation uses. Low strength is the most restrictive limitation for these uses. Potential for both openland and rangeland wildlife habitats is high. Capability subclass IIIe; Sandy Loam range site.

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Soil Type - 56

56—Tabor fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on uplands and high stream terraces. Slopes are plane. Areas range from 10 to about 75 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 12 inches thick. Between depths of 12 and 32 inches is yellowish brown, strongly acid clay that has grayish brown and light gray mottles; and between depths of 32 and 49 inches is brownish yellow, strongly acid clay that has light gray and light yellowish brown mottles. Between depths of 49 and 59 inches is light gray, mildly alkaline clay that has yellow and very pale brown mottles. The underlying layer, to a depth of 70 inches, is white, mildly alkaline clay loam that has yellow mottles.

This soil can be worked throughout a wide range of moisture conditions. Permeability is very slow, and available water capacity is high. 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 a few intermingled areas of Axtell, Chazos, and Silstid 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 because of low natural fertility and very slow permeability. It was extensively cultivated in the past, but at the time of this survey only a few acres were planted to corn and such specialty crops as tomatoes. The major objectives of management are to improve soil tilth and improve fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes help maintain tilth.

This soil is used mainly for pasture, and it has high potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes weed control, controlled grazing, and application of a complete fertilizer.

This soil has high potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has low potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, 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 high. Capability subclass IIIs; Sandy Loam range site.

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Soil Type - 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 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 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The 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 slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain 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. 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 IIIw; Claypan Prairie range site.

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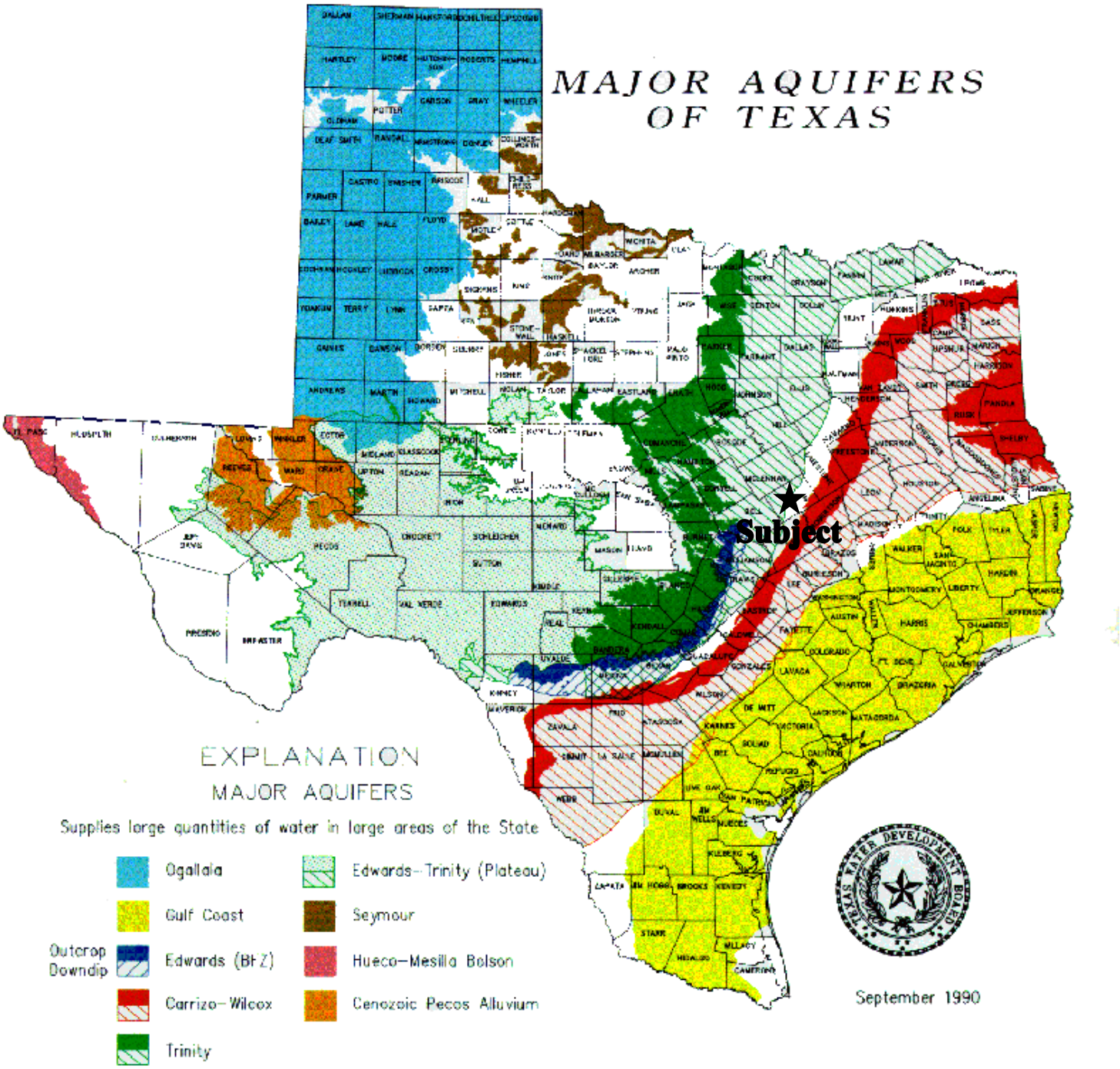
Property Location to Major Aquifers of Texas



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EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before 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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

Dube's Commercial Inc 401 Congress Austin, TX 78701
Phone: (512)423-6670 Fax: (512)671-8011 Robert Dube