FOR SALE

91.6 Acres MOL

Pasture & Hunting Land

Lott, Falls County, TX 76656

$303,300

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

Suzanna Collins 254-749-0134 (mobile) 254-803-5263 (LAND)

Bob Dube 512-423-6670 (mobile)

suzanna@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

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Property Highlights

Location – Only 35 minutes from Waco and 50 minutes from Bryan- College Station on County Road 473, Lott, Falls County, Texas.

Directions – From Waco at Loop 340, travel approx 24 miles south on State Hwy 77. Turn right (west) onto FM 935 and go approx .9 miles. Turn left on CR 473 and go approx .5 miles. Veer left at fork, staying on CR 473. Property starts immediately on your right at fork in the road, with approx .4 tenths mile of CR 473 road frontage. Also has 6 acres fronting CR 474.

Acres – 91.6 acres MOL according to existing survey dated December 7, 1999 performed by Ernest Fletes.

Current Use – Privately owned. Used for cow-calf operation.

Water – Existing private water well. Water meter available through Cego-DurnagoWater Supply Corp. Two large ponds. Banky Branch Creek is the western boundary.

Electricity – Existing meter with HOT 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 75% of all owned minerals.

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

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

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Asking Price - $303,300. $3300 per acre

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Property Pictures

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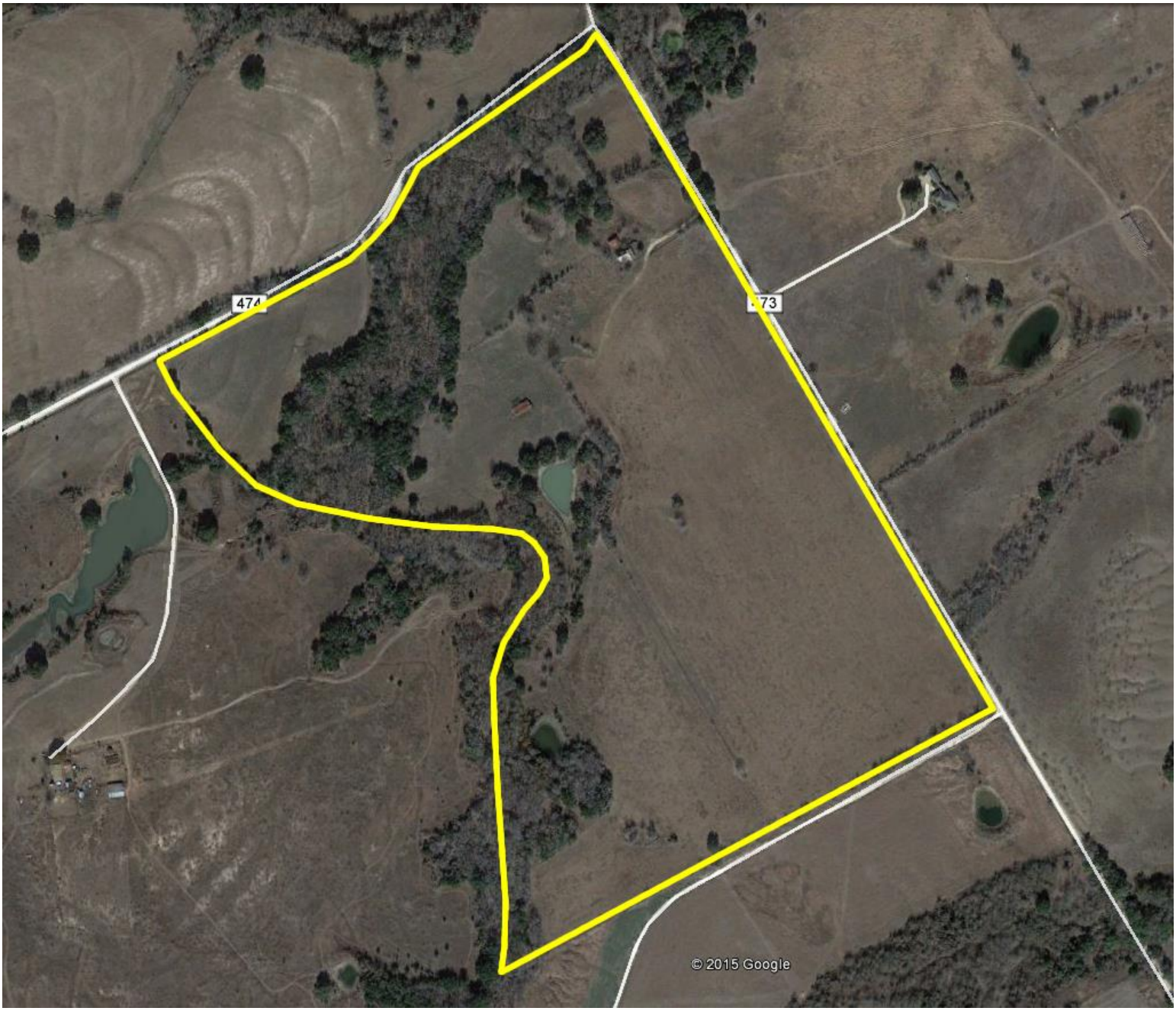
Property Aerial View



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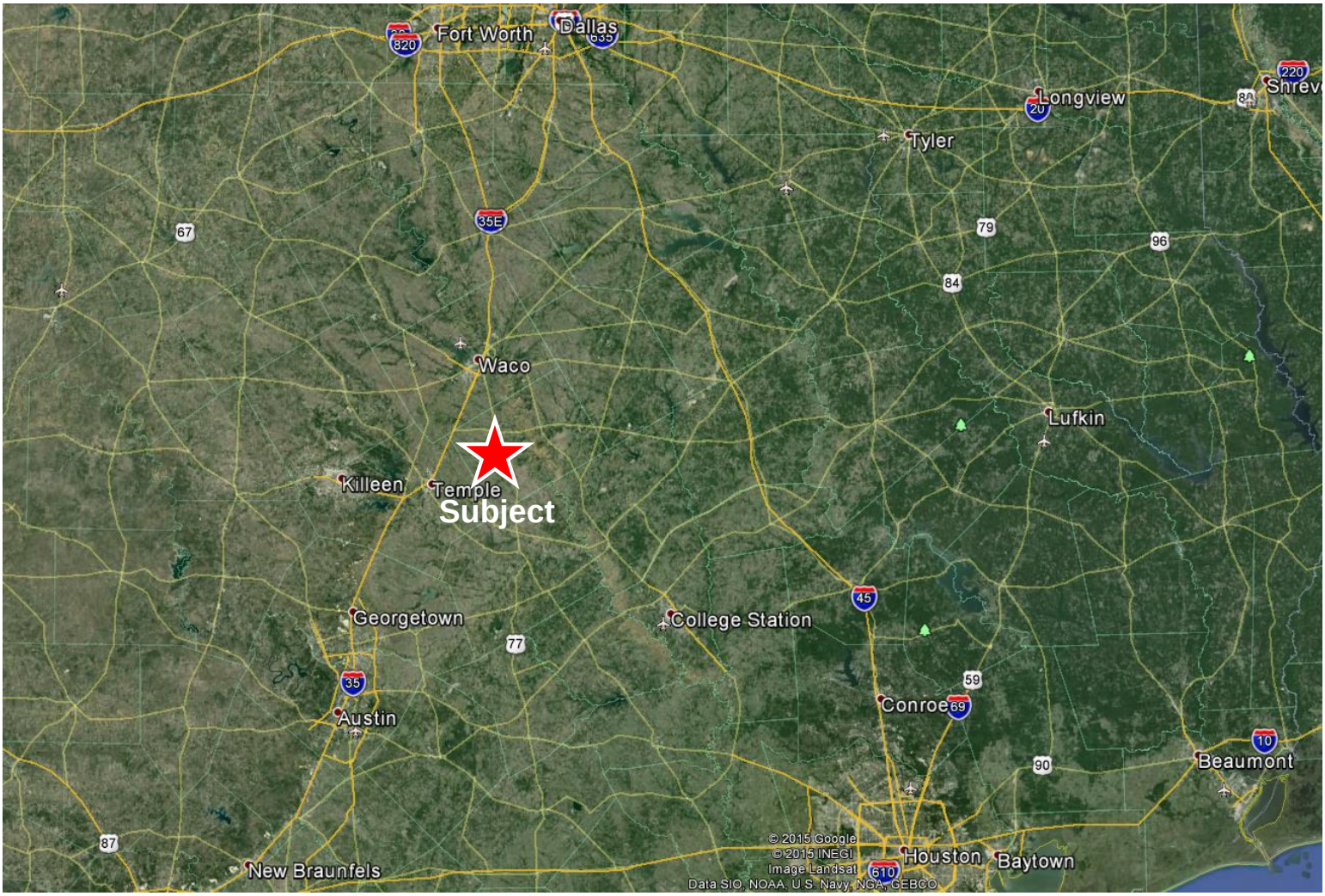
Property Location Relative to DFW, Austin and Houston



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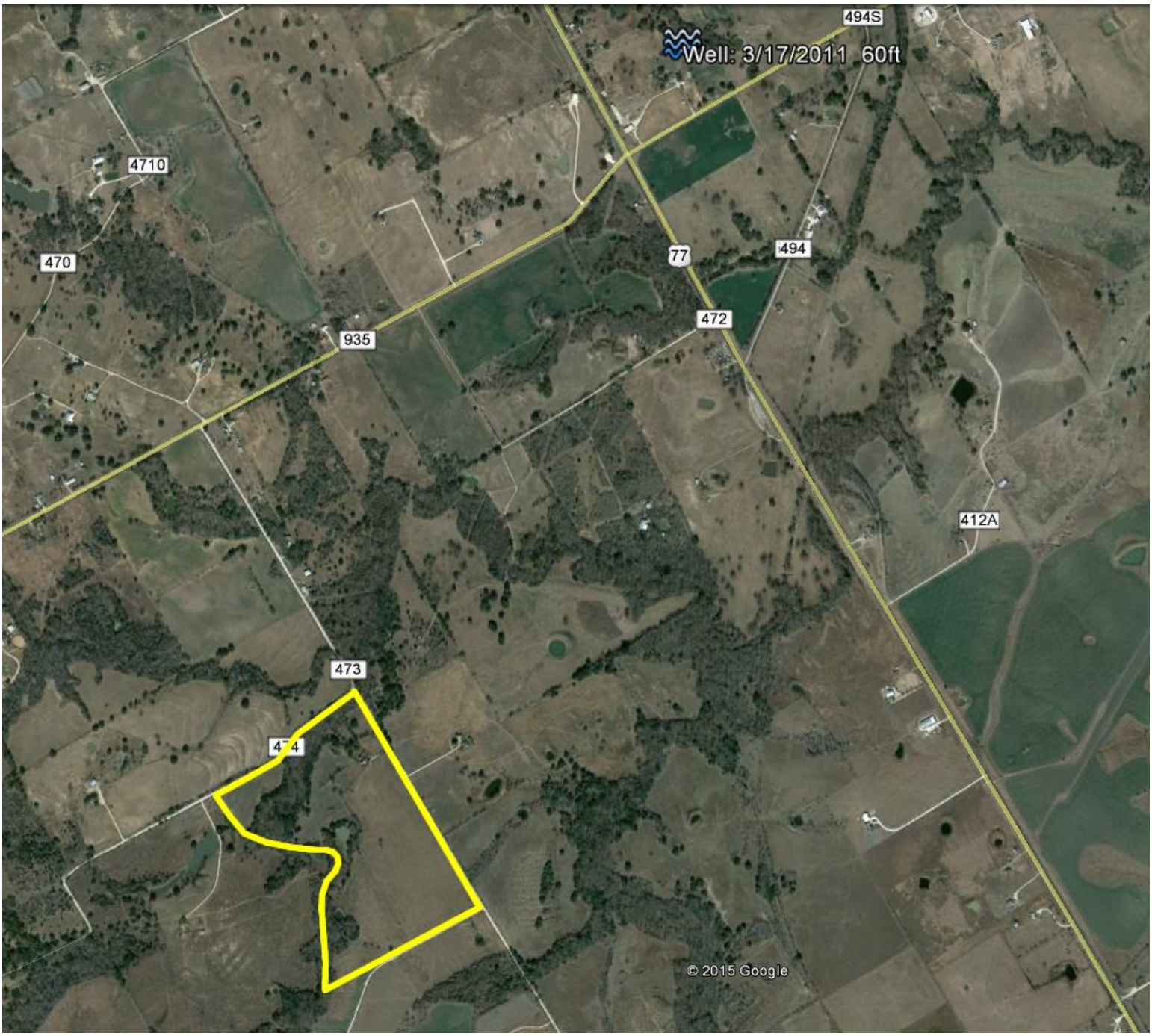
Aerial of Water Well Nearest Property



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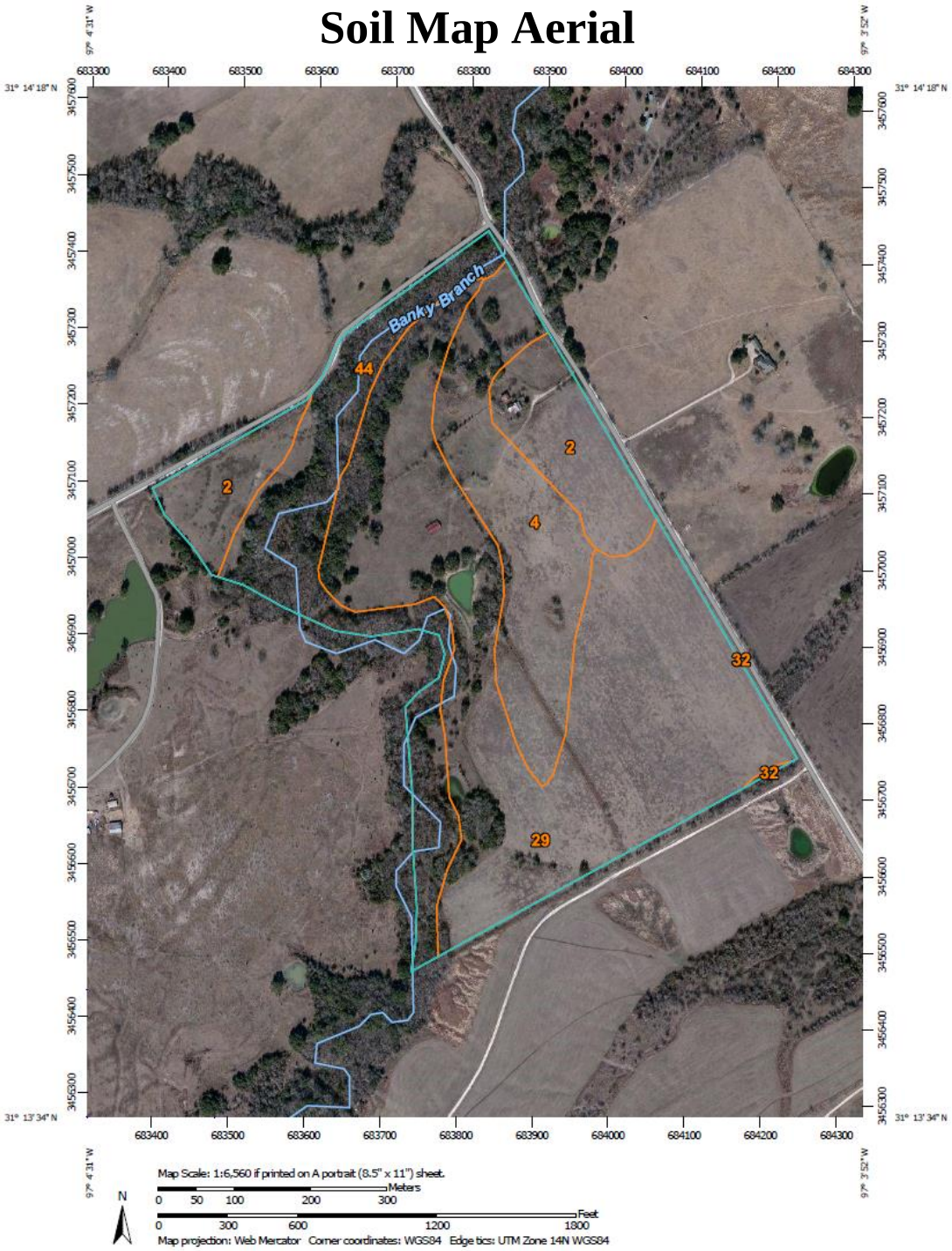
Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Altoga silty clay, 1 to 3 percent slopes	11.7	13.1%
4	Altoga soils, 5 to 12 percent slopes, eroded	15.5	17.3%
29	Heiden clay, 1 to 3 percent slopes	46.1	51.5%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	0.1	0.1%
44	Ovan silty clay, frequently flooded	16.1	18.0%
Totals for Area of Interest		**89.5**	**100.0%**

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Soil Type - 2

2—Altoga silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on broad ridgetops of the uplands. Slopes are convex. Most areas are 10 to 40 acres in size.

This soil has a surface layer of grayish brown, moderately alkaline silty clay about 7 inches thick. Below the surface layer, to a depth of 24 inches, is light brownish gray, moderately alkaline silty clay. Between depths of 24 and 42 inches is light brownish gray, moderately alkaline silty clay that has brownish yellow mottles. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline silty clay that has brownish yellow mottles.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium. The hazard of water erosion is moderate. The content of lime is high, and as a result iron chlorosis occurs in sensitive plants.

Included with this soil in mapping are a few intermingled areas of Houston Black, Heiden, and Lewisville soils. The included soils make up about 5 to 10 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. The main crops are cotton and grain sorghum, but small grain is also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing high-residue crops help control erosion and maintain tilth.

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

This soil has 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.

This soil has low potential for most urban uses. Its most restrictive 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 for this use. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.

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Soil Type - 4

4—Altoga soils, 5 to 12 percent slopes, eroded. This map unit consists of deep, well drained, sloping to strongly sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. Most areas of this map unit have shallow gullies 100 to 200 feet apart. These gullies can be crossed by farm machinery. Slopes are convex. Most areas are about 30 acres in size.

A typical area of this map unit is about 50 percent Altoga silty clay loam; 40 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are on less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of pale brown, moderately alkaline silty clay about 5 inches thick. Below the surface layer, to a depth of 25 inches, is very pale brown, moderately alkaline silty clay. Between depths of 25 and 40 inches is very pale brown, moderately alkaline silty clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline silty clay that has light brownish gray mottles.

The soils can be worked throughout a wide range of moisture conditions, but hard clods result if they are plowed when dry. Permeability is moderate, and available water capacity is high. Tilth is generally good. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of erosion is severe. The high content of lime causes iron chlorosis in sensitive plants.

These soils have low potential for crops and pasture. Their main limitations for these uses are slope and the problem of controlling erosion. Potential for range is high. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

Potential of these soils for urban use is low. These soils are limited for this use by shrinking and swelling with changes in moisture, slope, and corrosivity to uncoated steel. Potential for recreation is medium because of the clayey surface layer and slope. Potential for both openland rangeland wildlife habitat is medium. Capability subclass VIe; Clay Loam 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 - 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 - 44

44—Ovan silty clay, frequently flooded. This deep, moderately well drained, nearly level soil is on flood plains of major streams. It is flooded two or three times each year; flooding lasts for several hours to several days. Areas are long narrow bands paralleling the stream channel. They have plane slopes of 0 to 1 percent. Individual areas range from 50 to 900 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 46 inches thick. The underlying layer, to a depth of 80 inches, is grayish brown, moderately alkaline silty clay.

Permeability is very slow, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow, and the hazard of water erosion is slight.

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

This soil has low potential for production of crops, recreation, and urban uses. Its potential is limited by flooding, which can only be overcome by major flood control.

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

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees along the streams.

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

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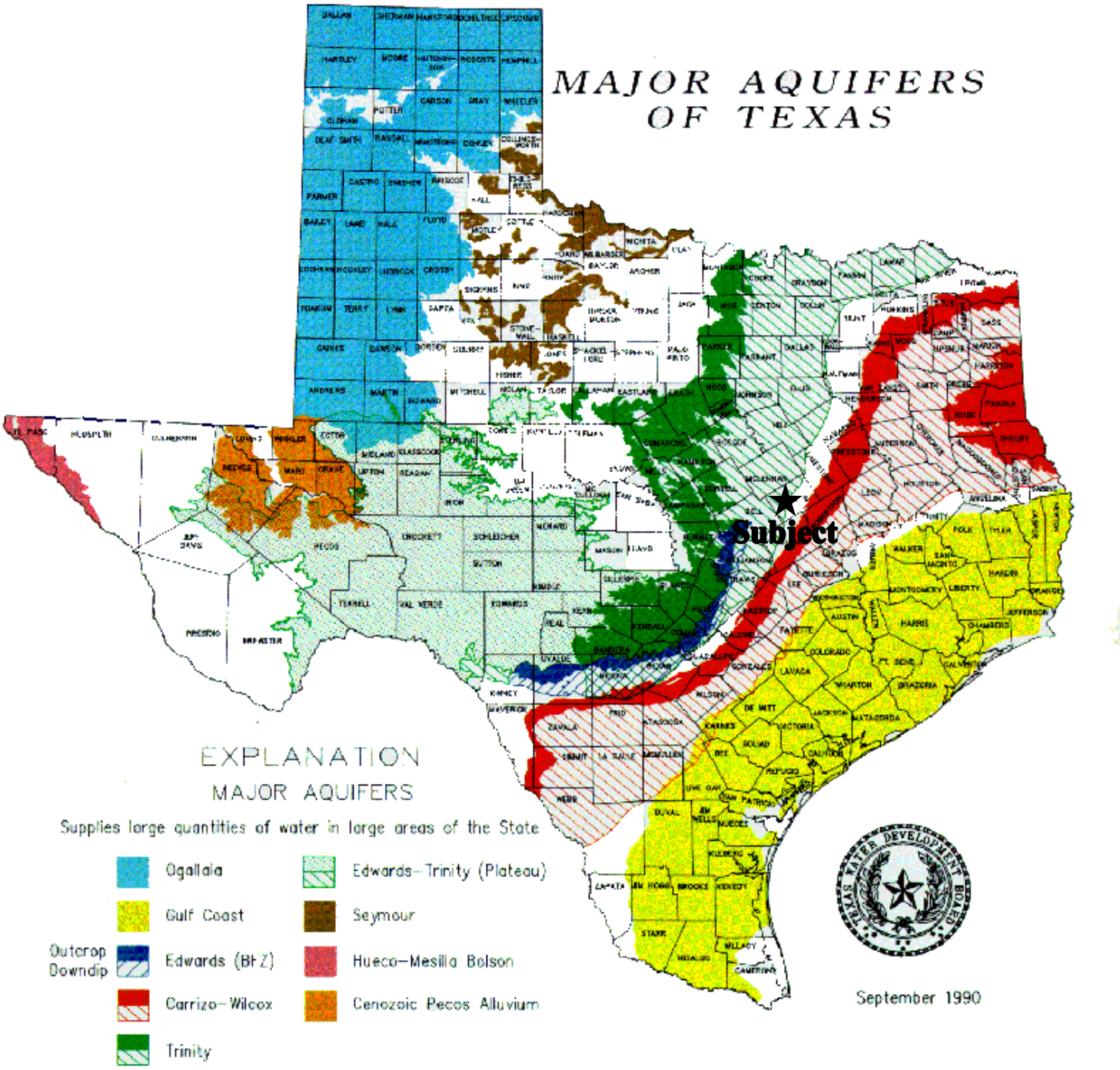
Property Location to Major Aquifers of Texas



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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

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