FOR SALE

98.78 Acres

Cultivated and Grazing Land

Eddy, Falls County, TX 76524

$218,800

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 – The property is located on FM 1950 just outside Cego, Falls County, Texas. From the intersection of Hwy 6 & Hwy 7 in Marlin take Hwy 7/Live Oak St 12.4 miles west. Turn right on Hwy 77 and go .7 miles. Turn left on FM 1950 and go 4.8 miles. Property will be on the right.

Acres – 98.78 acres according to the Falls County Appraisal District and has approximately 2,000 linear feet of road frontage on FM 1950.

Improvements – The property has three stock tanks, a storage/work shed, corral and is fenced and cross fenced with barbed wire.

Water – There is a Cego/Durango Water meter on the property. There is not an existing water well. Please refer to the well map located in this brochure for nearest installation and depth. There are three stock tanks and a wet weather creek.

Electricity – TXU services the area and there is no existing meter to 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 – The seller reportedly owns 100% of the minerals which are being reserved.

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

Current Use – Privately owned and is used for grazing cattle and yearlings on oats.

Ground Cover – A portion of the property is cultivated with the rest being a mixture of native grasses and wooded areas for wildlife cover.

Easements – An abstract of title will need to be performed to determine all 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.

Price - $218,800.00 - $2,215 an acre

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Property Pictures






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Property Aerial View

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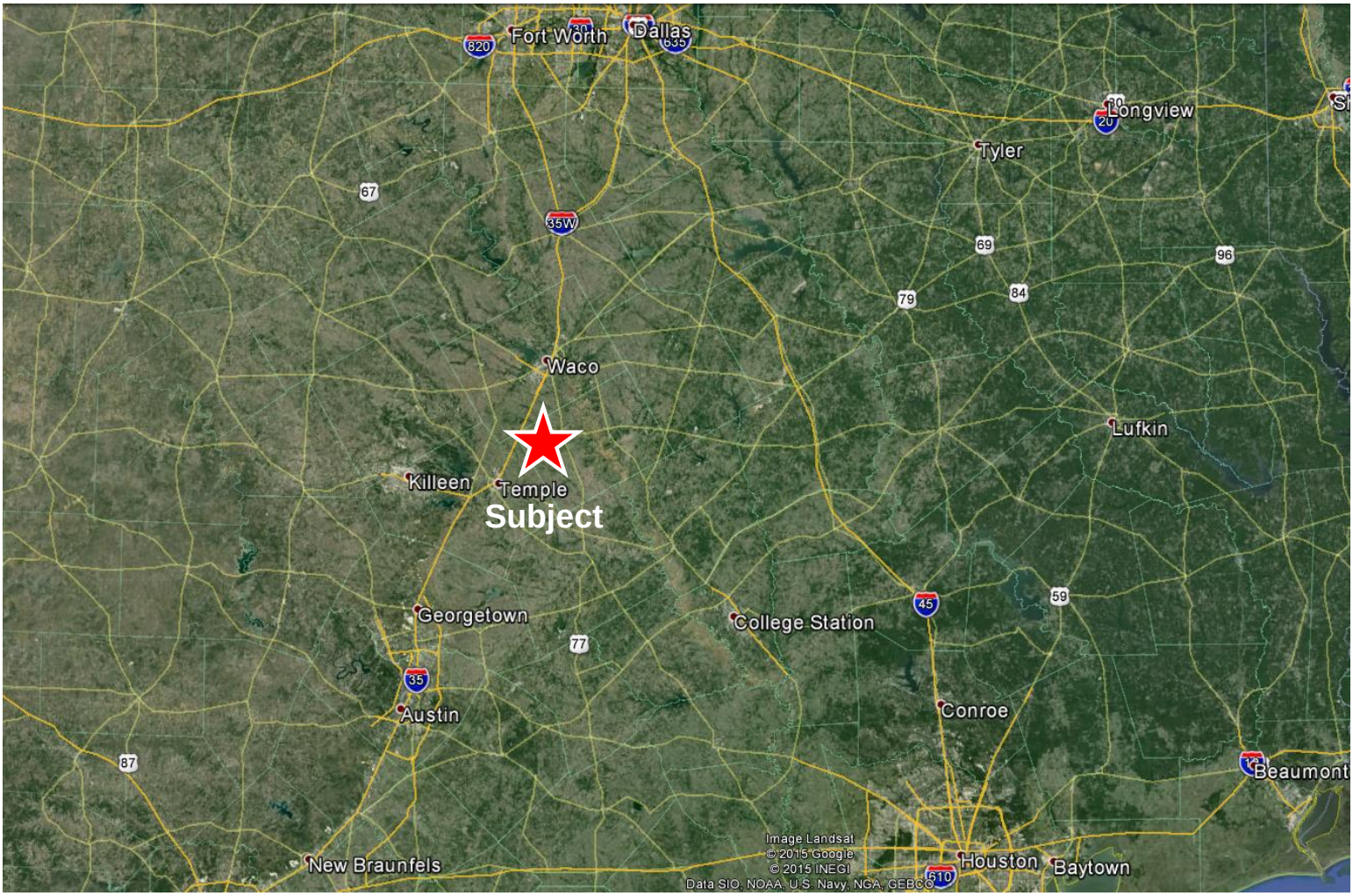
Property Location Relative to DFW, Austin and Houston



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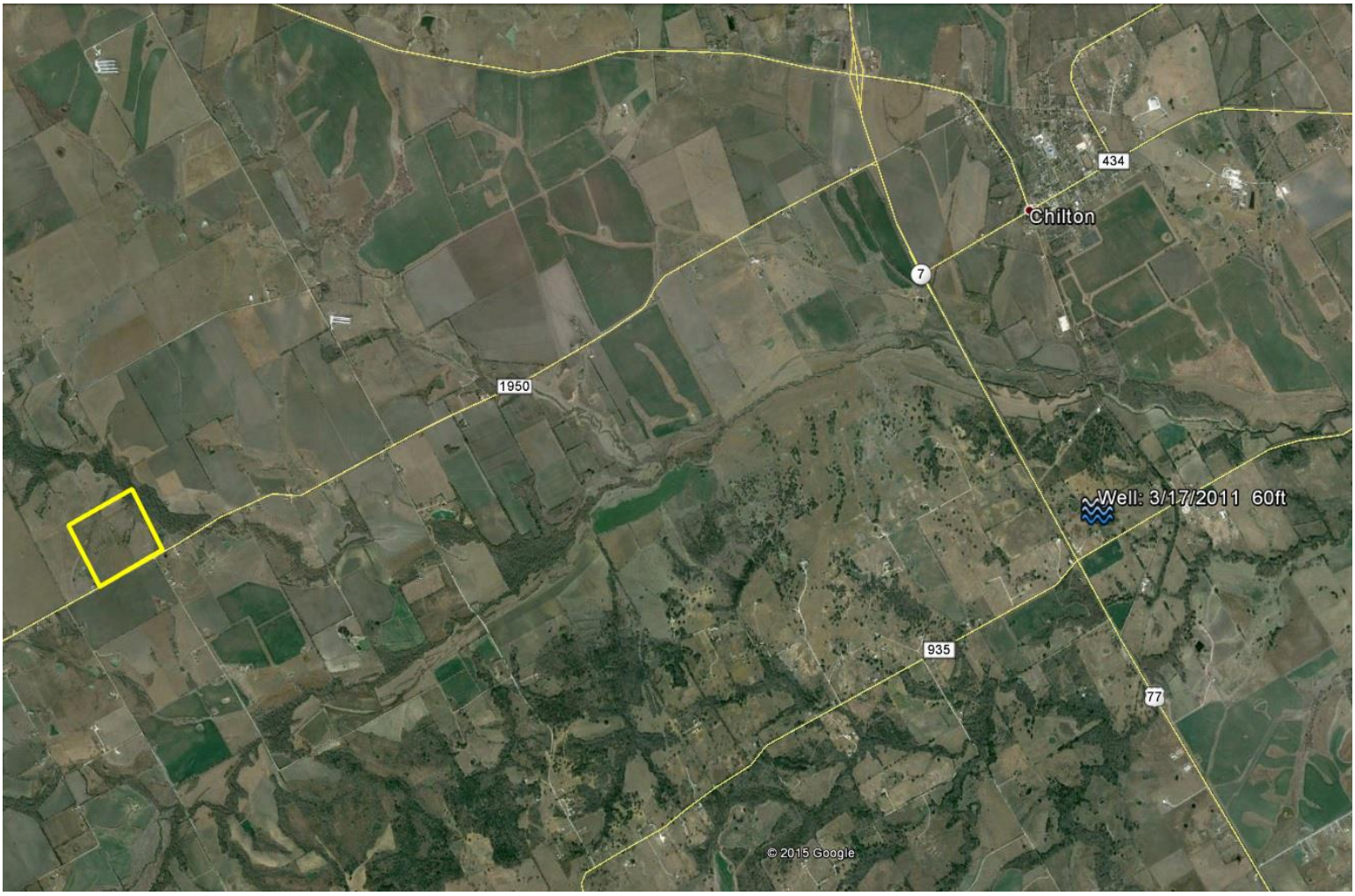
Aerial of Water Well Nearest Property



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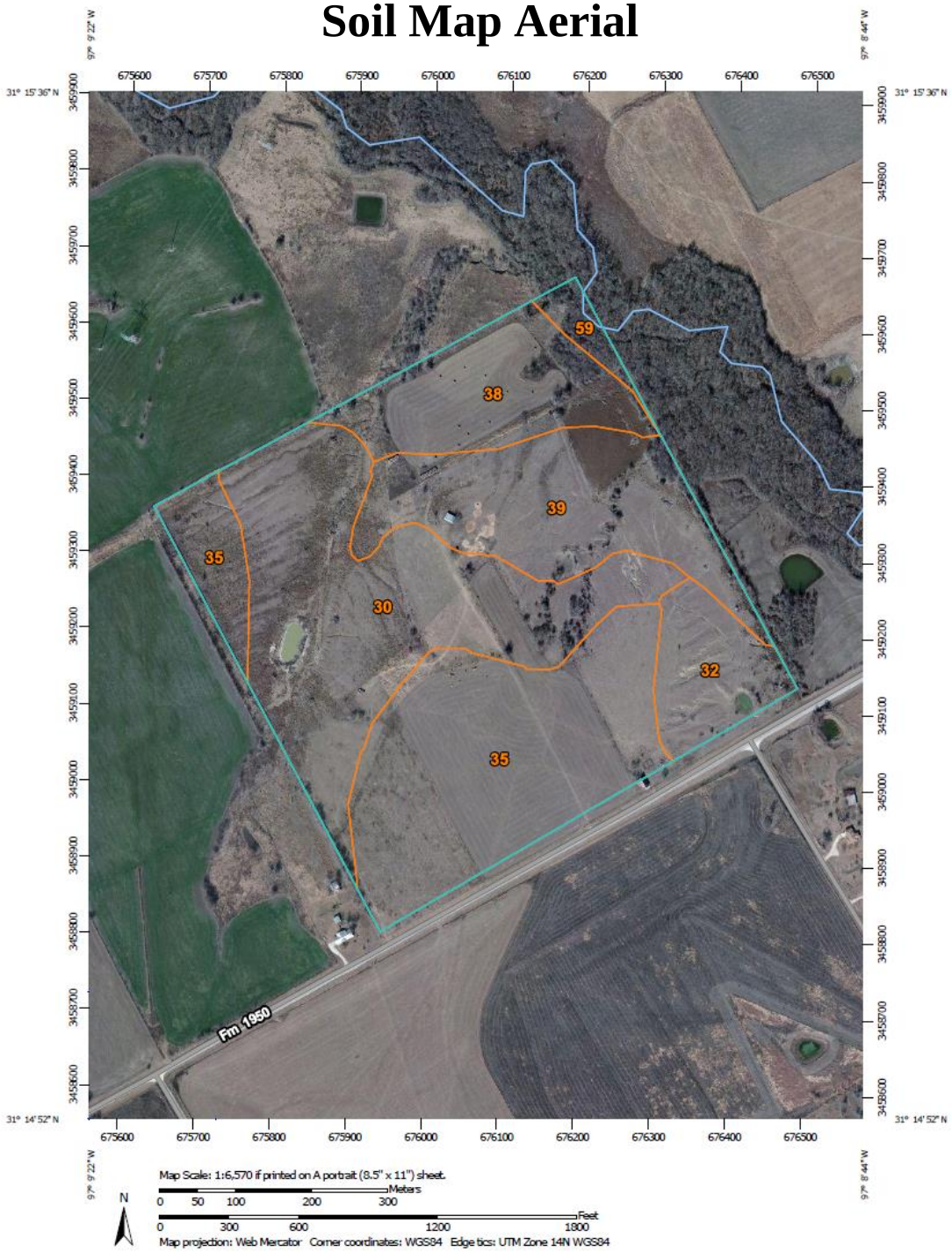
Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
30	Heiden clay, 3 to 5 percent slopes	30.4	31.1%
32	Heiden-Ferris complex, 5 to 8 percent slopes, eroded	6.7	6.8%
35	Houston Black clay, 1 to 3 percent slopes	29.9	30.6%
38	Lott silty clay, 1 to 3 percent slopes	11.8	12.1%
39	Lott silty clay, 3 to 5 percent slopes	17.4	17.8%
59	Tinn clay, frequently flooded	1.6	1.6%
Totals for Area of Interest		**97.9**	**100.0%**

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Soil Type – 30

30—Heiden clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are long and narrow and range from 5 to 20 acres in size.

The surface layer of this soil, to a depth of 20 inches, is dark grayish brown, moderately alkaline clay. Between depths of 20 and 41 inches is olive, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is yellow, moderately alkaline clay that has olive yellow mottles.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris, Houston Black, Burleson, and Trinity soils. The Ferris soils occupy gullies and steeper side slopes. The Houston Black and Burleson soils are on less sloping parts of the landscape and the Trinity soils occupy flood plains. The included soils make up 10 percent of this map unit.

This soil is used about equally for crops and pasture. It has medium potential for production of crops, but it is limited by slope. Grain sorghum, cotton, and small grain are the main crops. 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 soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. 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 clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; 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 – 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 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 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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Soil Type – 38

38—Lott silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 10 to 200 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 15 inches thick. The subsoil, to a depth of 47 inches, is moderately alkaline silty clay. It is brown to a depth of 30 inches and pale brown below. The underlying layer, to a depth of 80 inches, is mottled light gray, white, and yellow, chalky marl that has a few chalk fragments in the upper part.

This soil has good tilth and is easily worked. Permeability is moderately slow, 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 Austin, Houston Black, and Heiden soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain the tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Pasture 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; an overstory of hackberry, elm, and pecan trees along drainageways, and scattered oak trees.

This soil has low potential for most urban uses. Its most restrictive limitation is shrinking and swelling with changes in moisture, low strength, and corrosivity to uncoated steel. The potential for recreation is low. The clayey surface layer is the most restrictive limitation to this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIe; Clay Loam range site.

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Soil Type – 39

39—Lott silty clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are in long narrow bands, and the soil slopes to natural drainageways. Areas range from 10 to 50 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 14 inches thick. The subsoil, to a depth of 45 inches, is moderately alkaline silty clay. It is pale brown to a depth of 32 inches and light yellowish brown below. The underlying layer, to a depth of 80 inches, is mottled yellow and very pale brown, chalky marl.

This soil has good tilth and can be easily worked. Permeability is moderately slow, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. This soil has medium runoff. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Austin, Heiden, and Lewisville 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 slope and size of the area. The major crops are grain sorghum and small grain, but cotton and corn are also grown. The management objectives are controlling erosion, and improving fertility and soil tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help to control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Fertilization, weed control, and controlled grazing are needed to properly manage pastures.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses; hackberry, elm, and pecan trees along drainageways; and scattered oak trees.

This soil has low potential for most 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 low. The clayey surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.

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Soil Type – 59

59—Trinity clay, frequently flooded. This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

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

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

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

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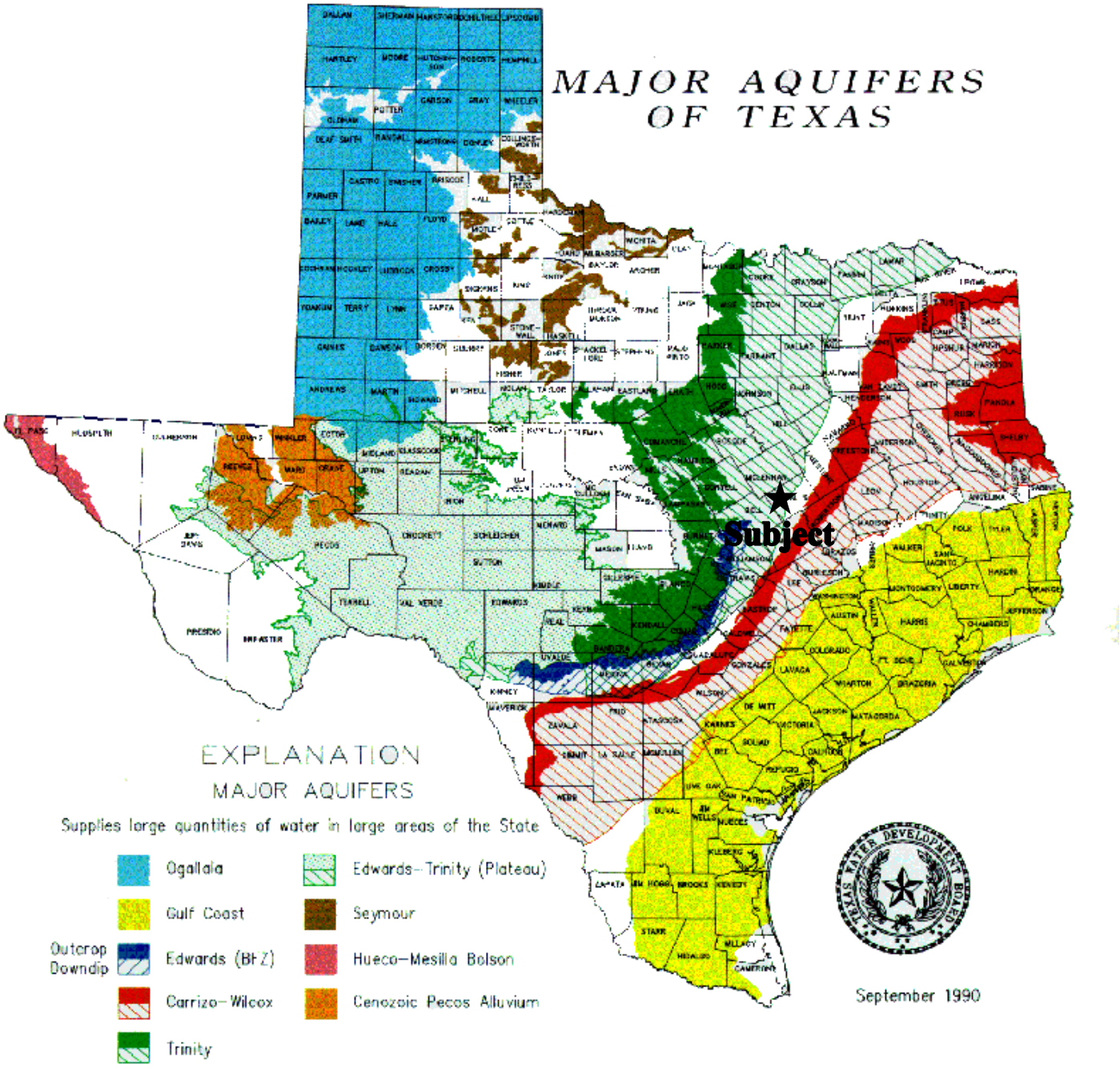
Property Location to Major Aquifers of Texas



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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

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)

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Phone: (512)423-6670 Fax: (512)671-8011 Robert Dube