

FOR SALE

83.37 Acres

Quality Mini Ranch

Riesel, Falls County, TX 76682

\$299,990

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



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A DBA of Dube's Commercial, Inc. TREC# 484723

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Property Highlights

83.368 Acres, Riesel, Falls County, Texas

Location – The property is located at 805 CR 150 Riesel, Texas 76682. From Riesel go 4.4 miles east FM 1860. Turn right on FM 2603 and go 2.4 miles and turn right on CR 150. The property fronts both FM 2603 and CR 150. The property is 30 minutes from Waco, 1 hour 40 minutes from the city limits of DFW, 1 hour 45 minutes from the city limits of Austin and 2 hours 30 minutes from the city limits of Houston.

Acres – 83.368 MOL acres according to survey dated 11/1/05

Improvements – There is a Metal Barn built in 2005 with cement floors measuring approximately 56'x40'x10'. 10' garage roll up doors on each end and covered open sheds with gutters on each side currently used for hay storage and pens. The corral is pipe with metal panels a loading alley and squeeze chute. There is a 12' x 20' Metal Building on skids used as storage and overnight stays. Very good livestock 4" x 4" square fencing wire with three strands of barbed wire fence around the perimeter of the property. There is a 3" pipe every 60" (concreted in place) with T-Post every 10". The braces and corners are made of 4" pipe. Ranch Style pipe entrance to property along CR 150. There is four rail white vinyl fencing along 670" of the paved road FM 2063 that section off approximately 6 acres that accesses two of the district water points.

Water – Tri County Water serves the property with three water points. There are two ponds (largest is over 1.5 acres) and both are stocked with mature Largemouth Bass and Blue Gill. The western property line runs down the center of Brushy Creek and is located in the Brushy Creek Watershed.

Electricity – Navasota Valley services the property with electric to the Barn.

Soil – Please refer to the USDA Soil Map located in this brochure for soil types. Flood information is available on the report as well.

Minerals – Seller will convey all minerals that exist on the property.

Topography – The land is gently rolling with the high side starting on the east side of the property and gently rolls west downward to Brushy Creek. Pecan, Oak, Elm, Mesquite and Post Oak trees are on the property. The land has been terraced for erosion control and drains into the ponds.

Current Use – Privately owned and is used for family recreation, fishing, hay production and cattle. All of the property except for the creek, lakes, barn and trees is in high quality well manicured Coastal Bermuda.

Ground Cover – Except for the creek, lakes, barn and trees the ground cover is well manicured Coastal Bermuda and has benefitted from scheduled fertilization and herbicide control.

Easements – Seller has a survey on the property which doesn't appear to show any easements other than an electric easement. Any easements given after the survey dated 11/1/05 will be found during title search or updated survey.

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

Price - \$3,598.00/acre - \$299,990.00



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Property Pictures



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Property Pictures

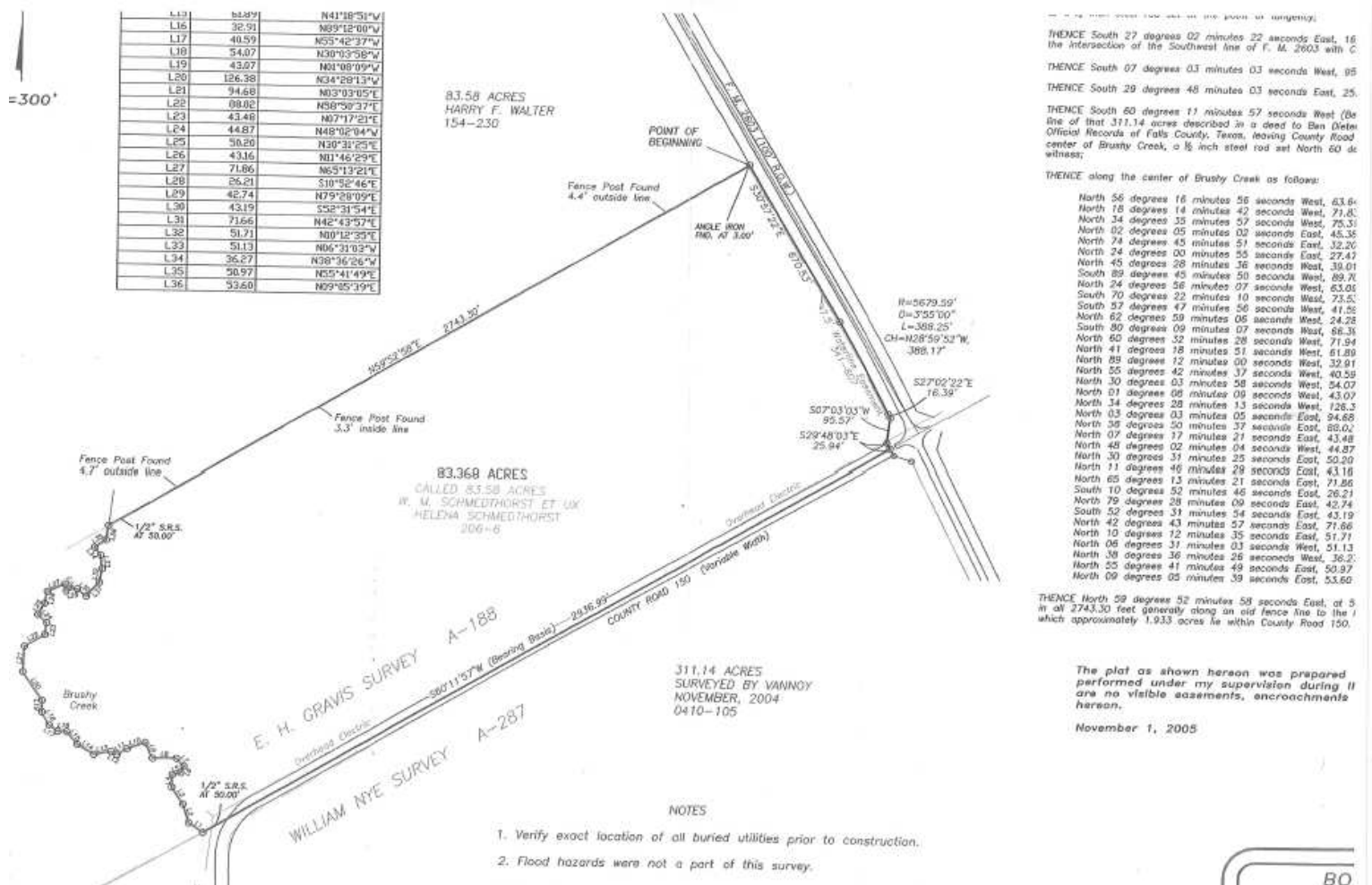


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Survey of Property



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Property Aerial View

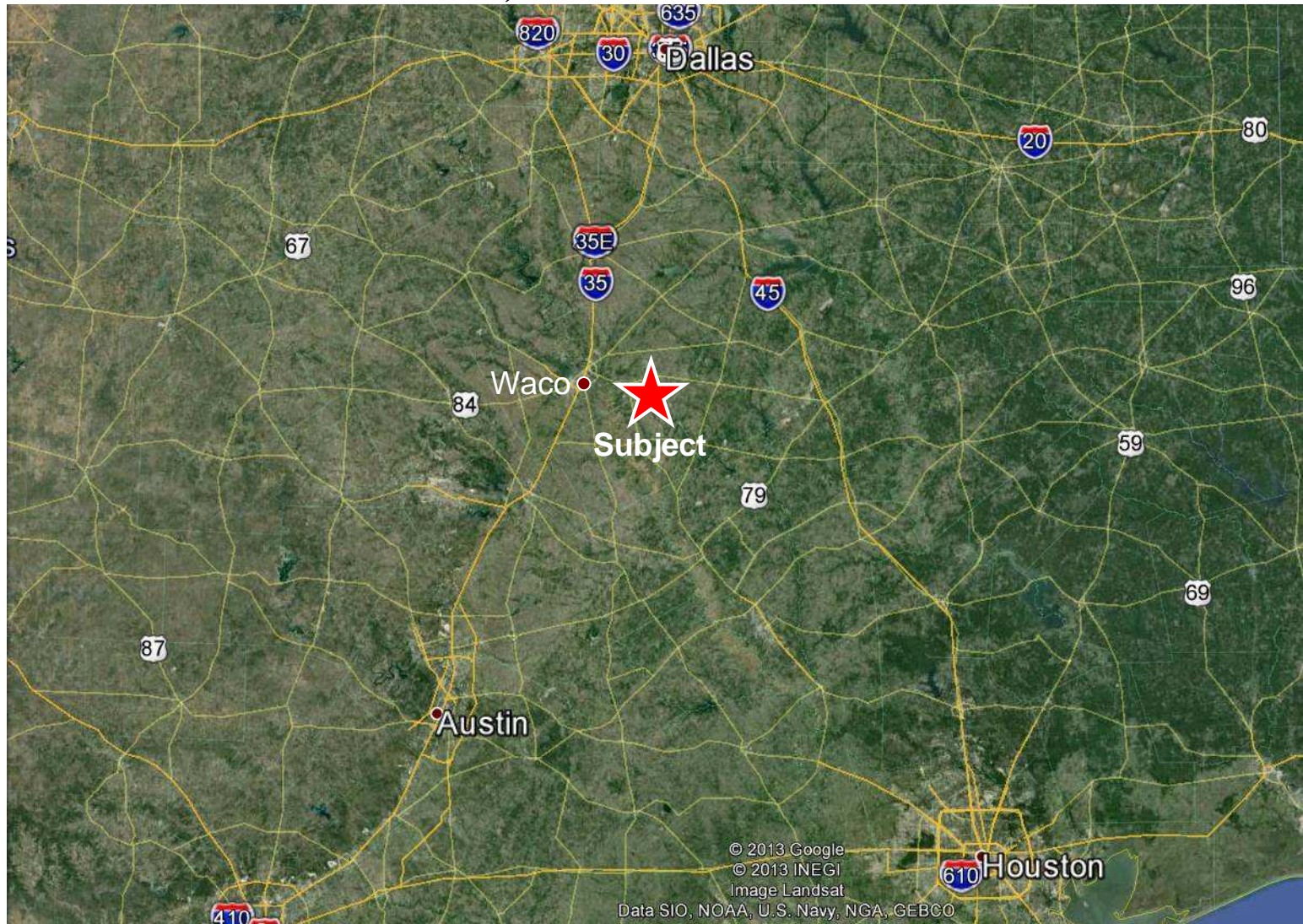


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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property

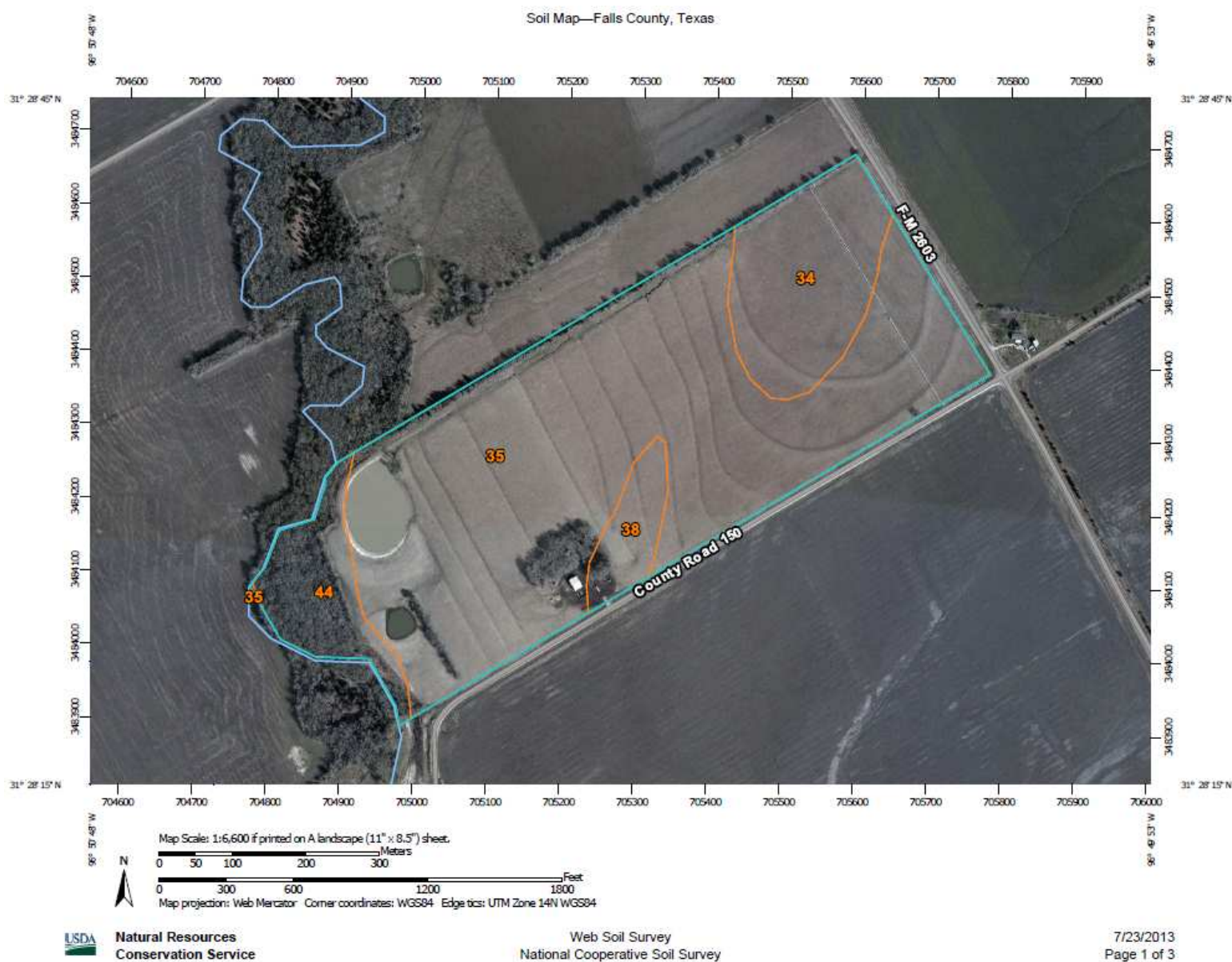


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Soil Map Aerial



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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34	Houston Black clay, 0 to 1 percent slopes	12.3	14.8%
35	Houston Black clay, 1 to 3 percent slopes	60.4	72.7%
38	Lott silty clay, 1 to 3 percent slopes	3.5	4.2%
44	Ovan silty clay, frequently flooded	6.9	8.3%
Totals for Area of Interest		83.1	100.0%

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Soil Type – 34

34—Houston Black clay, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on smooth ridges of uplands. Slopes are plane. Areas are long and narrow to broad. They range from 10 to about 175 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 25 inches thick. Between depths of 25 and 44 inches is gray, moderately alkaline clay; and between depths of 44 and 80 inches is light brownish gray, moderately alkaline clay that has pale brown 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 slight.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Heiden and Burleson 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 and small grain is high. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce a large amount of residue and growing deep-rooted legumes assist in maintaining 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. 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 IIw; 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 – 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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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>)

(TAR-2501) 10-10-11

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Robert Dube

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