

FOR SALE

78.04 Acres MOL

Pasture & Recreation Land

With Custom Home

Lott, Falls County, TX 76656

\$775,000

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



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

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

512-423-6670 (mobile)

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Property Highlights

Location – 654 CR 473 Lott, Falls County, TX. From Hwy 77 in Lott head north. Turning left on FM 935 after 1 mile turn left onto CR 473. The property is located on the Left after three quarters of a mile look for Texas Farm and Ranch Realty sign. Located just 20 minutes from Waco or Temple, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 78.04 Acres MOL according to Falls County Appraisal District.

Improvements - Reportedly built in the early 1995 (FCAD) the 2,546 sq ft (Owner) home consists of 3 bedrooms and 2 baths. The custom built home has a lot to admire such as crystal chandeliers in the entrance and formal dining room. The kitchen includes a eat in breakfast area, island with build in stove top, ice maker and garbage disposal. The isolated master bedroom includes a wood burning fireplace, sitting area as well as French doors leading out onto the back patio. The master bath has a dual vanities, whirlpool tub, separate shower and a large walk in closet. Attached to the home is an oversized one car garage. Detached from the home is a two car garage/ workshop that includes an attached apartment. The back of the property is excellent for hunting.

Water –Cego Durango Water Supply services the area and there is one water meter on the property. There are three tanks on the property with a wet weather creek running across a portion of the property.

Electricity – Heart of Texas services the area and there is one 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 conveys all owned minerals.

Topography – The land is flat with gently rolling areas.

Current Use – Privately owned and is leased cattle grazing and private residence.

Ground Cover – Property is covered in improved Coastal Bermuda and native grasses. Several large mature live oaks and native trees around the property.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utility and a natural gas line.

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-brokerage commissions.

Presented At - \$775,000- \$9,930 an acre

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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Property Aerial View



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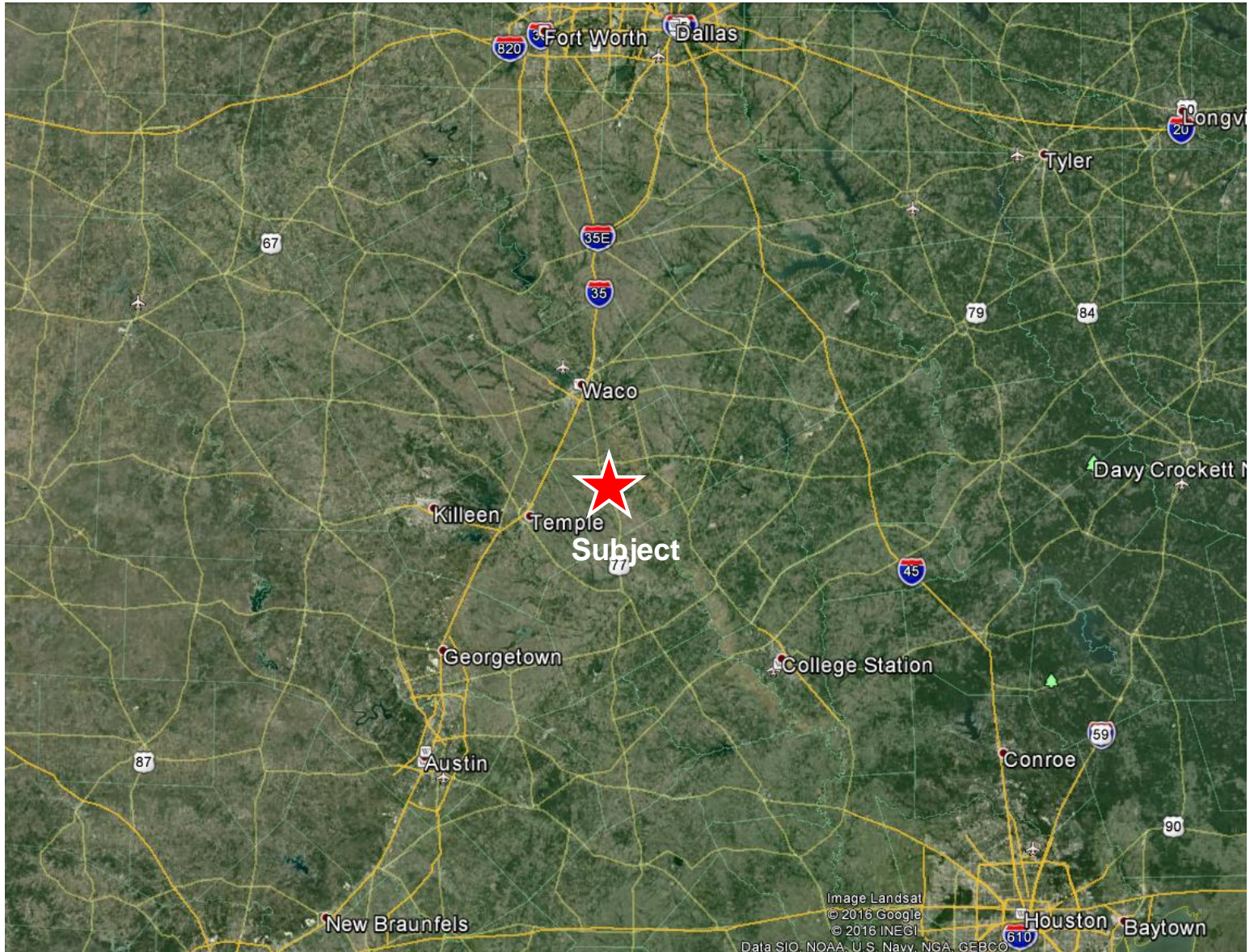
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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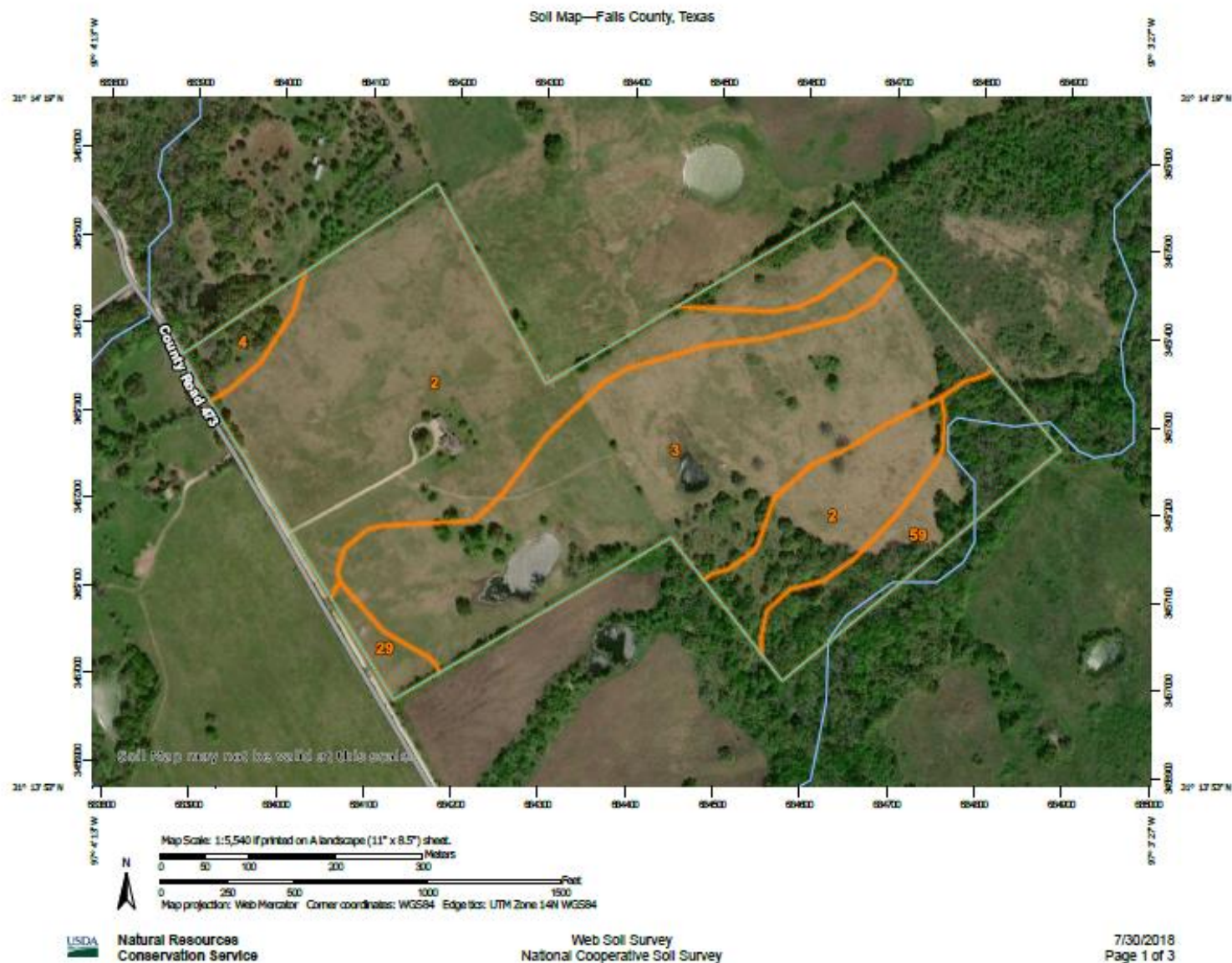
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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Altoga silty clay, 1 to 3 percent slopes	35.6	43.8%
3	Altoga soils, 3 to 5 percent slopes, eroded	34.4	42.3%
4	Altoga soils, 5 to 12 percent slopes, eroded	1.9	2.4%
29	Heiden clay, 1 to 3 percent slopes	1.3	1.6%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	8.1	9.9%
Totals for Area of Interest		81.4	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 – 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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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 open-land 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 – 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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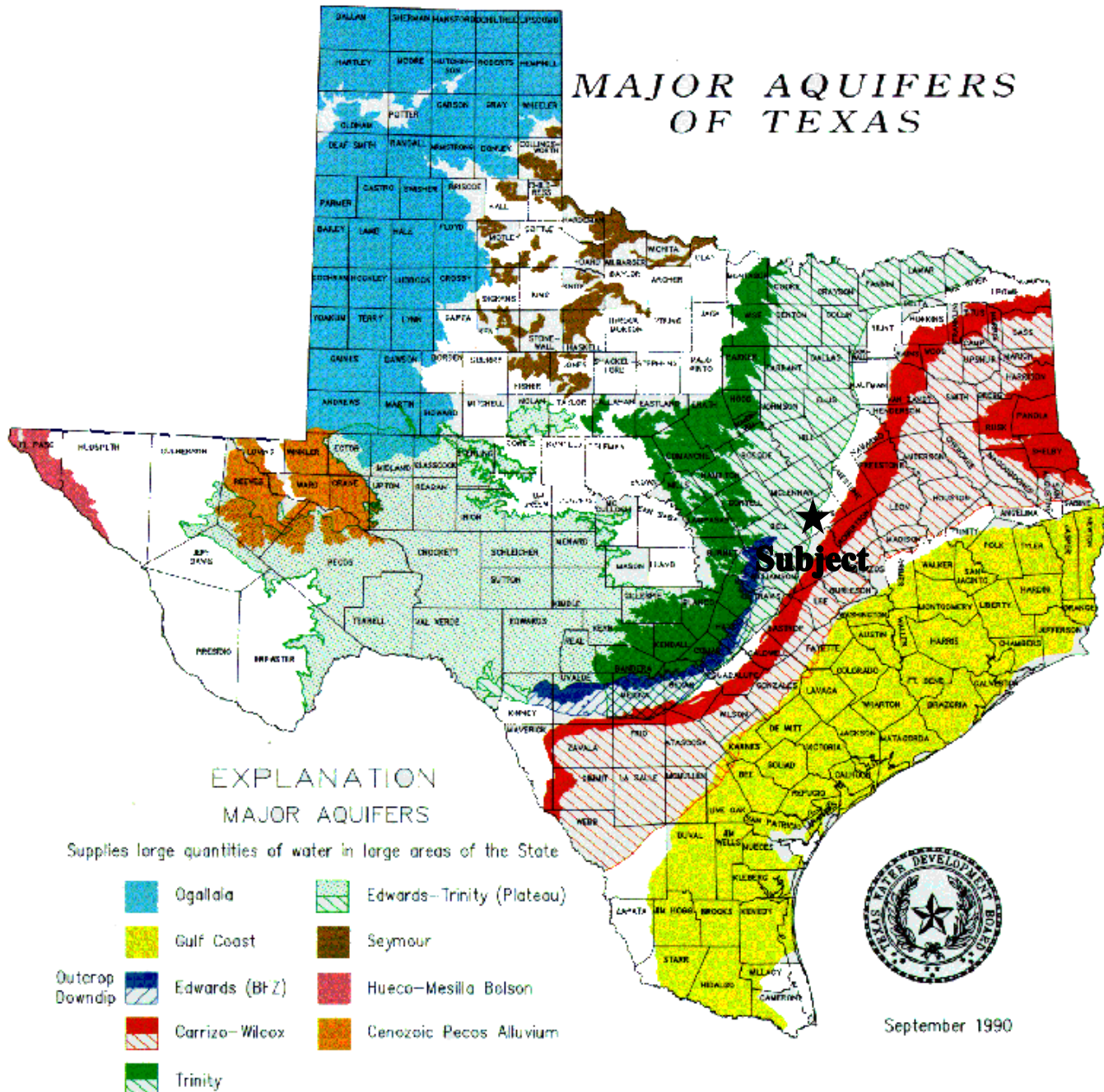
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Property Location to Major Aquifers of Texas



TEXAS
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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
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**TEXAS REAL ESTATE COMMISSION
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AUSTIN, TEXAS 78711-2188
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Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubesccommercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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Info about Bro

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