

FOR SALE

**20 Acres MOL
Recreational Land
Riesel, Falls County, TX 76682**

\$100,000

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



—“Stewards of Land”—
A DBA of Dube's Commercial, Inc. TREC# 484723

Emmali Pankonien (Agent) 254-855-2235 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker) 512-423-6670 (mobile)

emmali@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

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Property Highlights

Location – County Road 105 Riesel, Falls County, TX. From Riesel head south on Hwy 6 for approximate three miles. Turn left onto CR 105 travel for two and a half miles then turn right onto County Road 134. The property is located on the left after half a mile just pass CR 107 to the left. Look for the Texas Farm and Ranch Realty sign. Located just 25 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 2 hours from Austin and 2 hours 30 minutes from Houston.

Acres – 20 Acres according to Falls County Appraisal District.

Improvements – Partially fenced.

Water – There is not a meter on the property. Perry water services the area.

Electricity – There is not an electric meter on the property. Navasota Valley Electric and TXU service the area.

Soil – There are various soil types that make up the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller retains all owned minerals.

Topography – The land is flat with rolling hills.

Current Use – Privately owned and is used for recreational hunting of deer, hogs, turkey and dove and timber.

Ground Cover – Property has native grasses and mature native timber.

Easements – Exxon Mobile Pipeline. An abstract of title will need to be performed to determine any other easements that may exist.

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 - \$100,000 or \$5,000 per 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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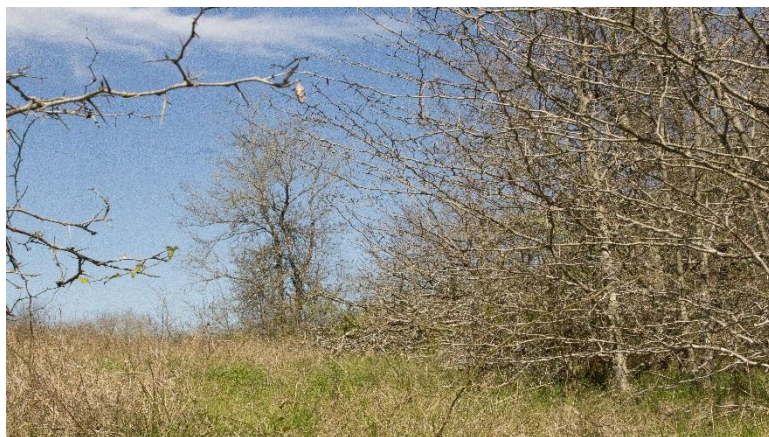
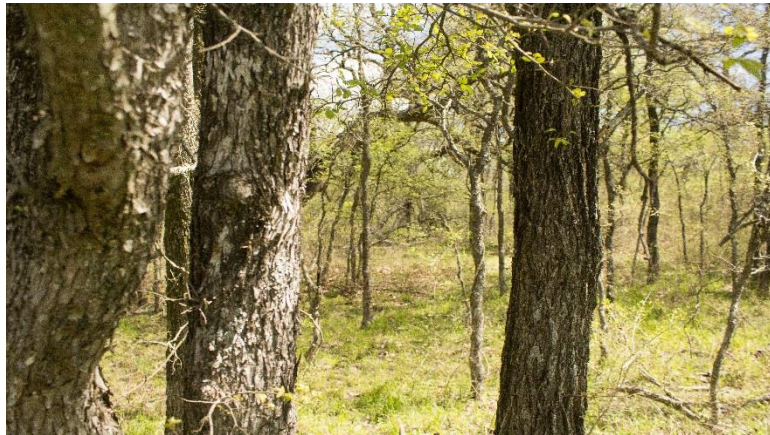
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Property Aerial View



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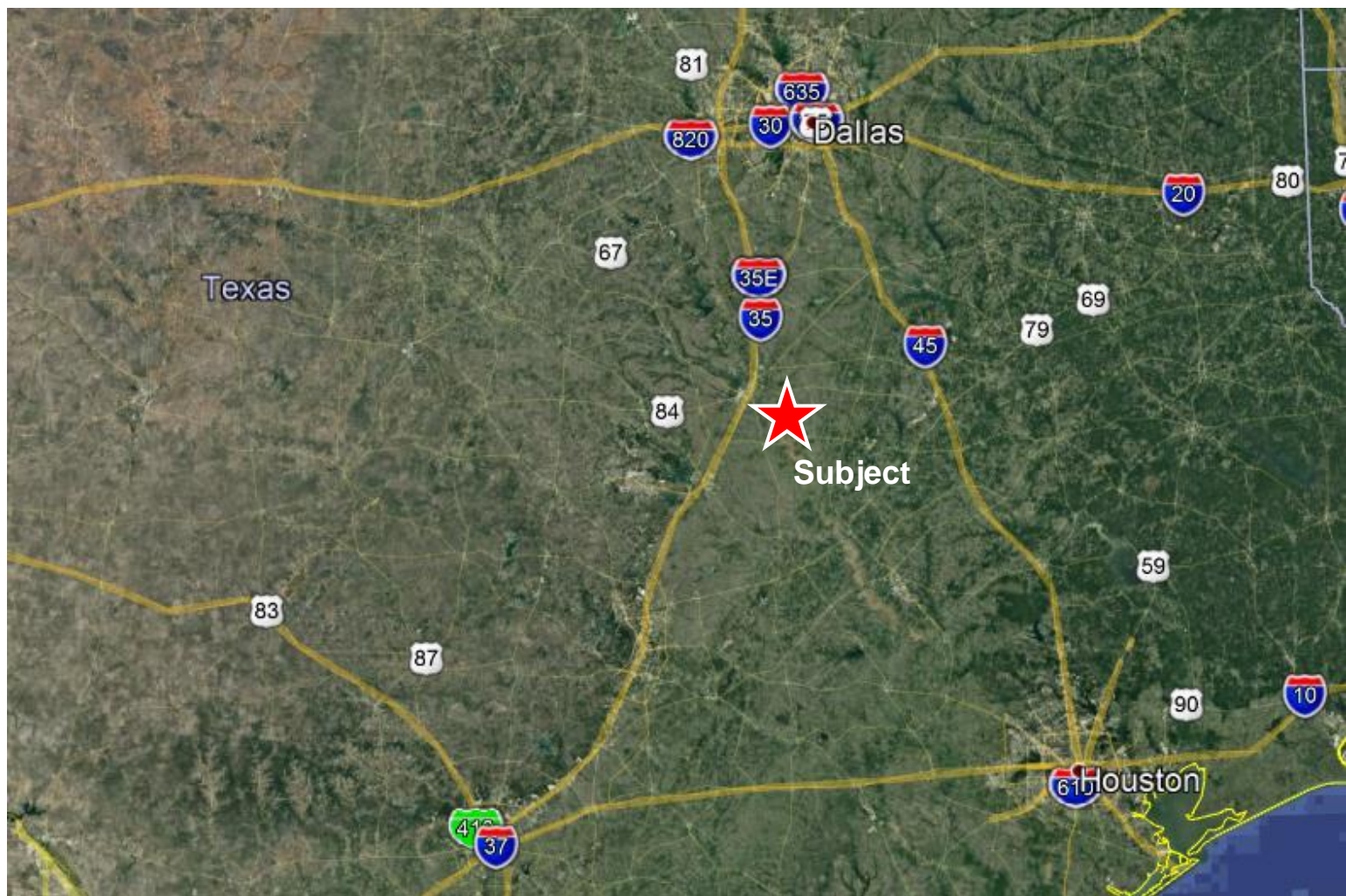
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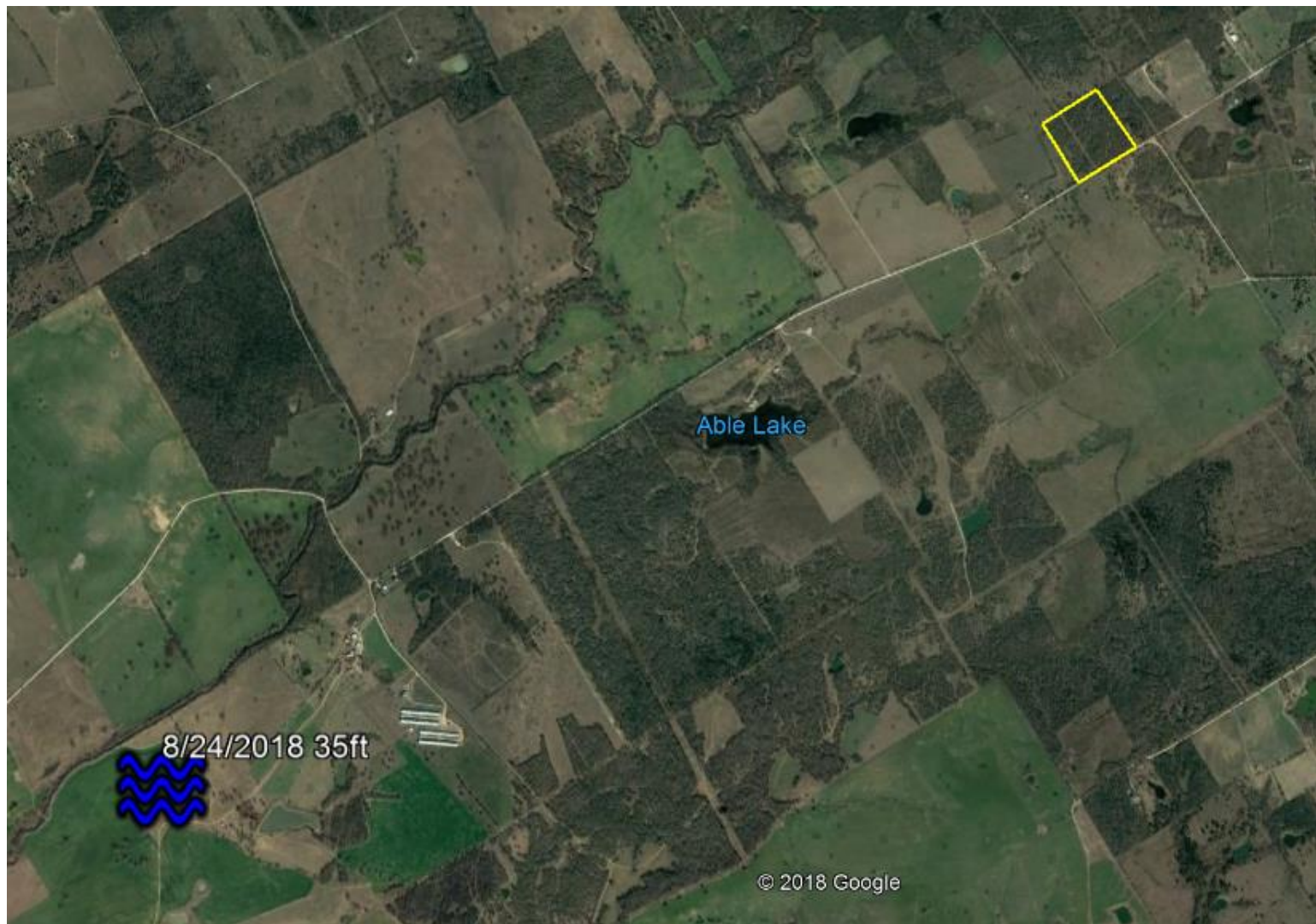
Property Location Relative to DFW, Austin and Houston



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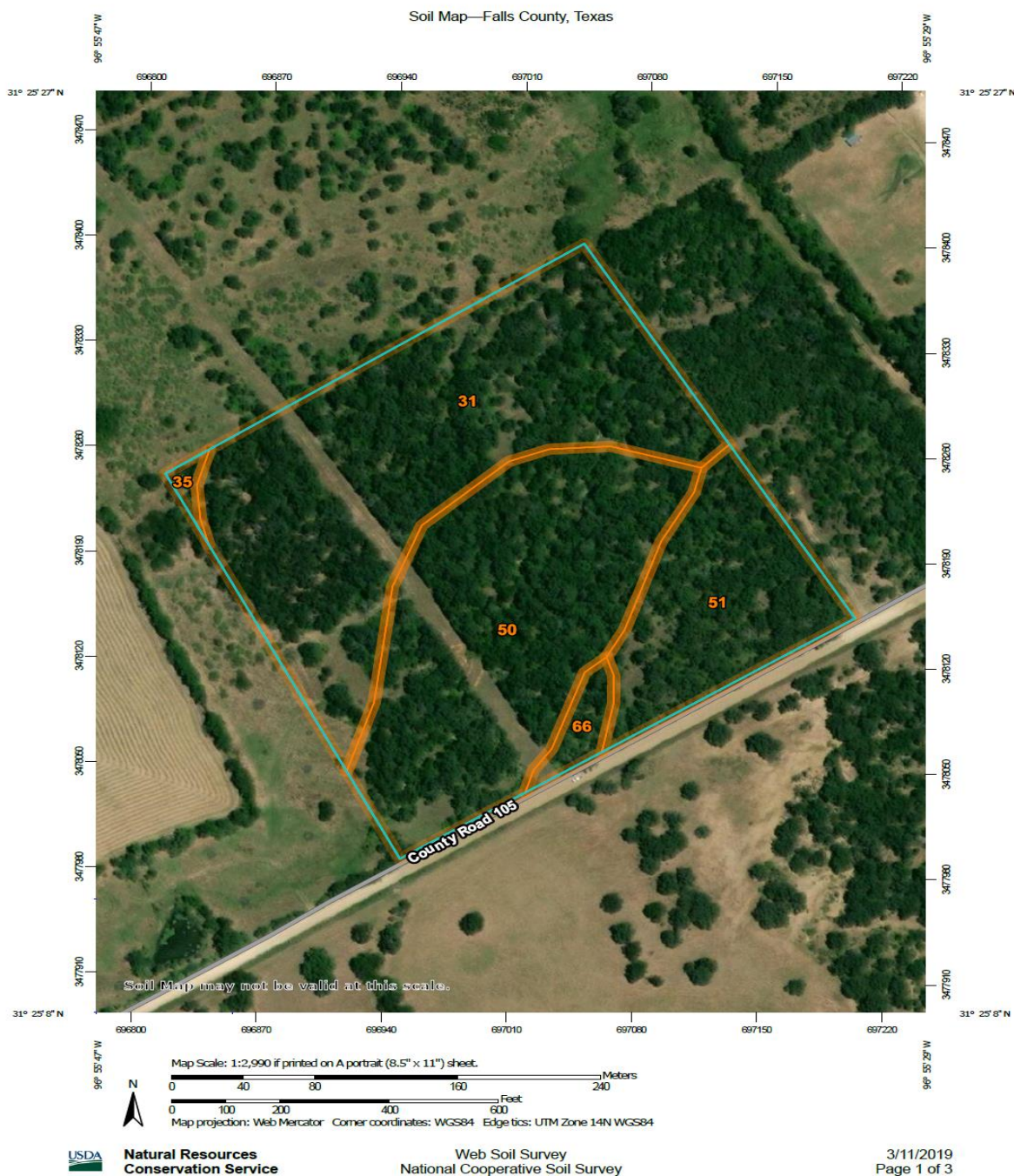
Aerial of Water Well Nearest Property



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Heiden clay, 2 to 5 percent slopes, eroded	9.5	45.6%
35	Houston Black clay, 1 to 3 percent slopes	0.1	0.6%
50	Silawa loamy fine sand, 0 to 3 percent slopes	7.4	35.5%
51	Silawa fine sandy loam, 1 to 3 percent slopes	3.4	16.2%
66	Wilson silty clay loam, 1 to 3 percent slopes	0.4	2.1%
Totals for Area of Interest		20.8	100.0%



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Soil Type – 31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

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. Permeability is very slow, and available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. 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 or deep-rooted legumes 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. 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, 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 – 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 –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 – 66

66—Wilson silty clay loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and gummy. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson 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 surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture 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. Occasional 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 IIIe; Claypan Prairie range site.



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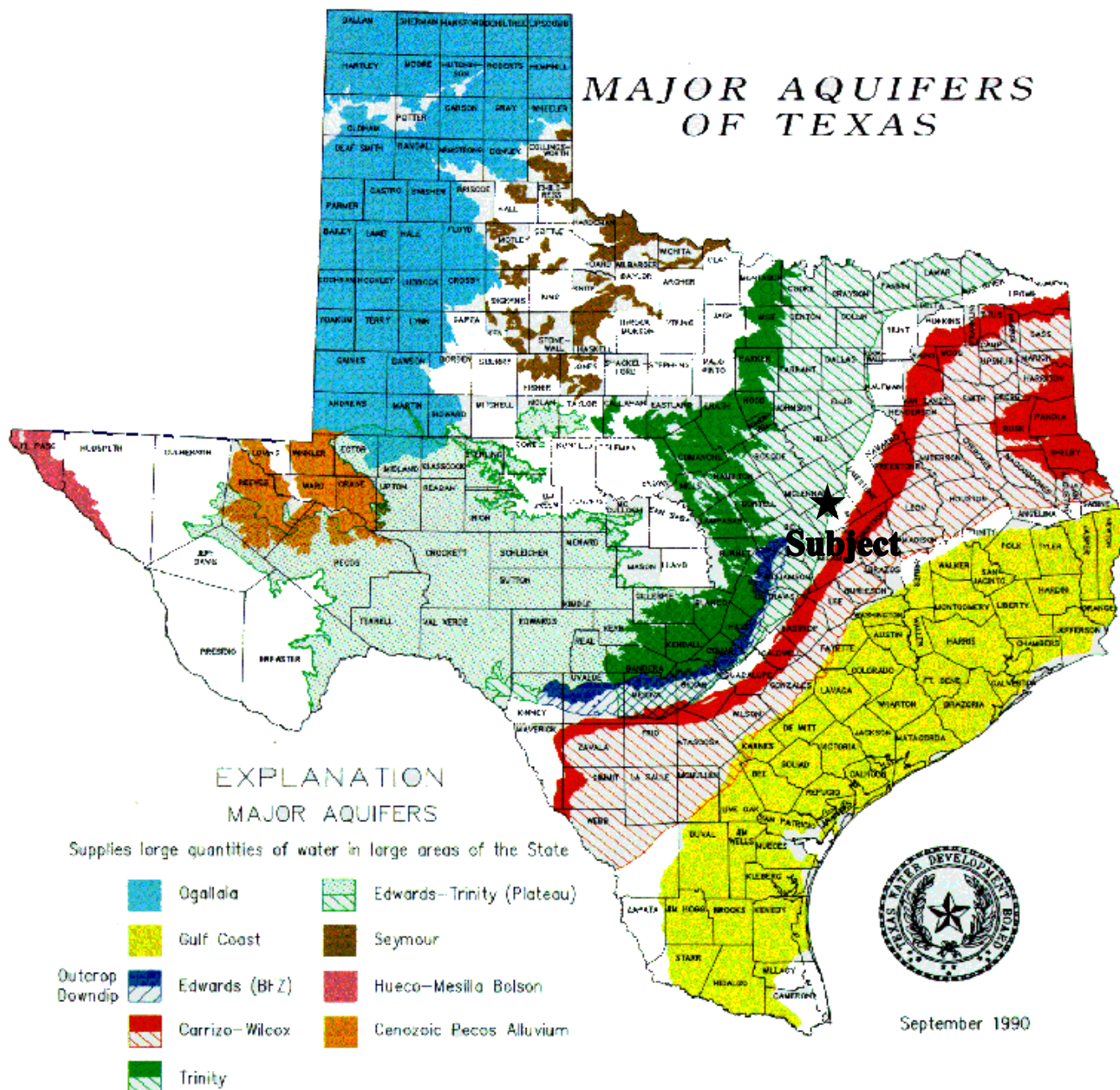
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Property Location to Major Aquifers of Texas



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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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
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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Dube's Commercial, Inc	484723	bob@texasfarmandranchrealty.com	(254)803-5263
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Texas Farm and Ranch Realty	484723	bob@texasfarmandranchrealty.com	(254)803-5263
Designated Broker of Firm	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	(254)803-5263
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emmali Pankonien	710528	emmali@texasfarmandranchrealty.com	(254)855-2235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date