

FOR SALE

34 Acres MOL

Home

and Recreational Land

Kosse, Falls County, TX 76653

\$275,000

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



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

Bob Dube (Broker)

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Property Highlights

Location – 34 Acres MOL located at 1793 FM 1771 Kosse, Falls County, TX 76653. From the intersection of Loop 340 and Hwy 6 in Waco, Texas, Take Hwy 6 south for 26 miles. Exit TX-7 E. Head East towards Kosse TX for 9.5 Miles. Turn left on FM 1771 N. Drive 3.4 Miles and Property is on the Left. Located just approximately 50 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, approximately 1.5 hours from Austin and 2.5 hours from Houston.

Acres – 34 Acres MOL according to Falls County Appraisal District.

Improvements – 1728 sqft Home, Equipment barn, concrete slab, and 384 sqft of front and back porch.

Water – Tri-County SUD services the area and meter in place. 2 stock tanks with a wet weather creek at the back of the property.

Electricity – Navasota Valley Electric services the area and there is a meter on the property.

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 across the hay field, and slopes down towards the wet weather creek to the back of the property.

Current Use – Privately owned, used for hay production and recreational activities including hunting.

Allowances – At full price Seller will provide an exterior paint allowance not to exceed \$3,000.00, and Seller will provide a roof allowance not to exceed \$7,600.00.

FF & E – A portion of the Sellers FF&E will be available for purchase. Seller has not determined what can be sold.

Lease Back – Seller will require a 30-day lease back to remove all personal property.

Ground Cover – Property is covered in a variety of trees. Heavily Wooded large mature pecan and live oak trees throughout the property. Abundance of wildlife can be found at the back of the property. Along with open rolling hay field, well maintained.

Easements – An abstract of title will need to be performed to determine all 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 - \$275,000 or \$8,088 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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Property Aerial View



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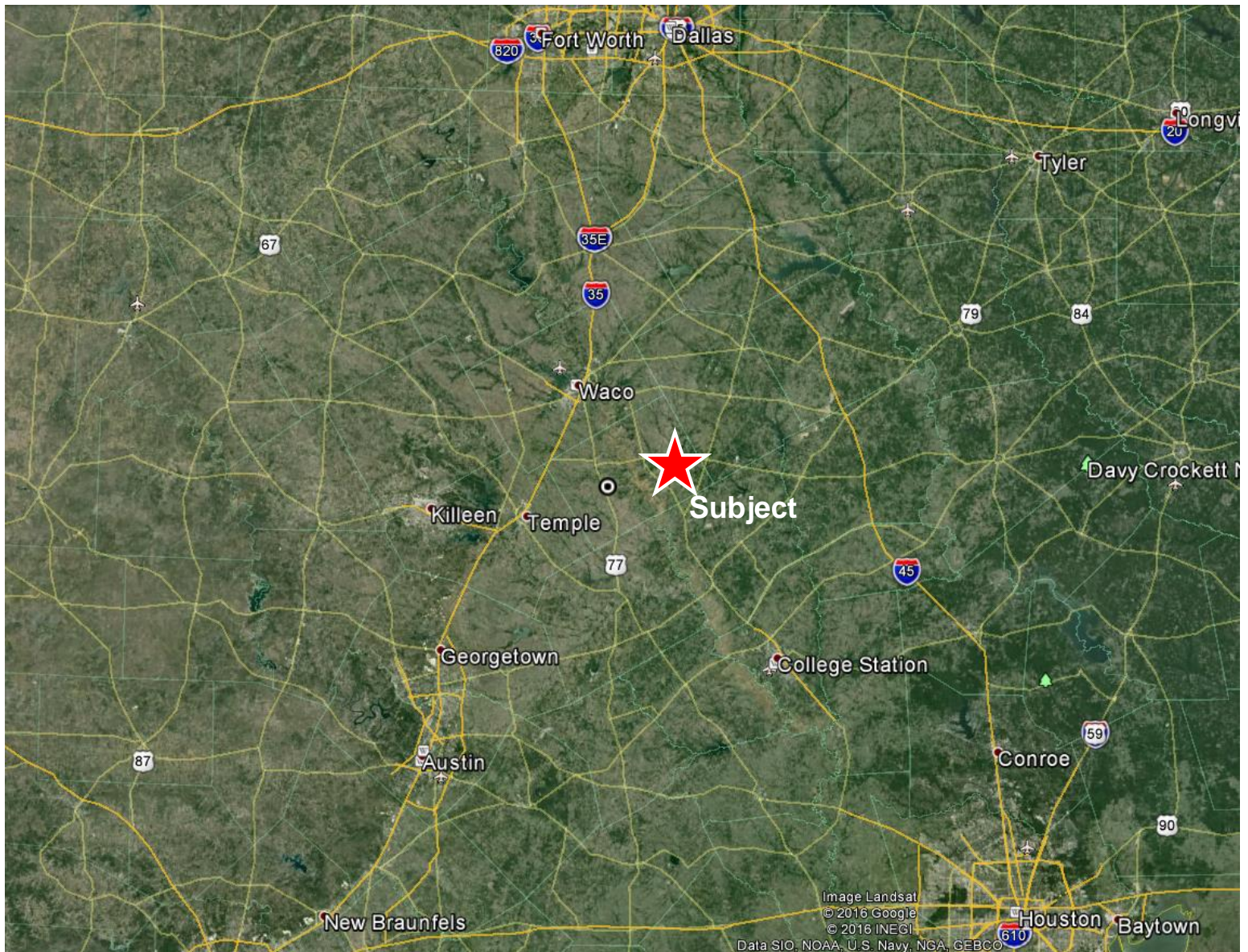
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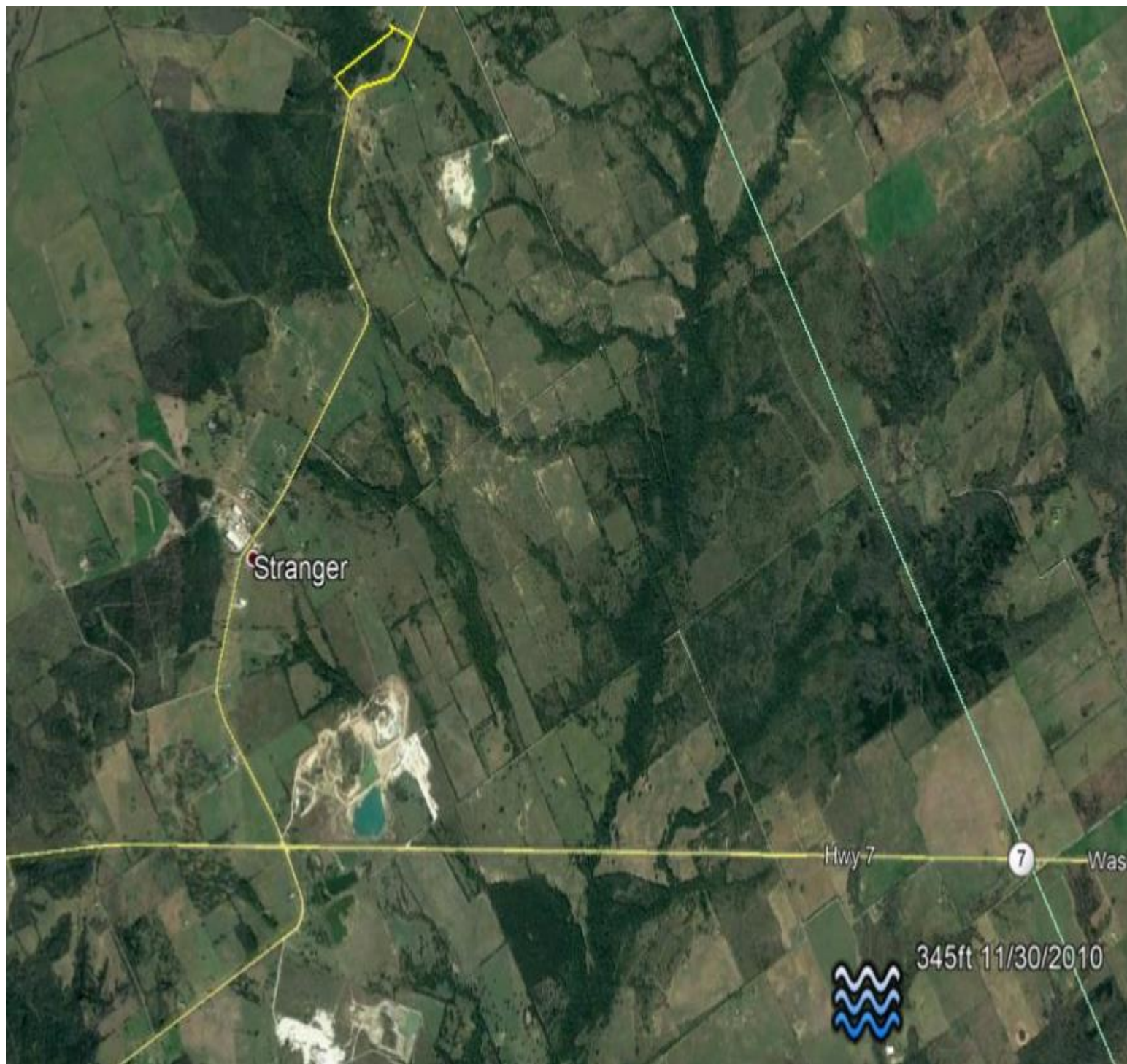
**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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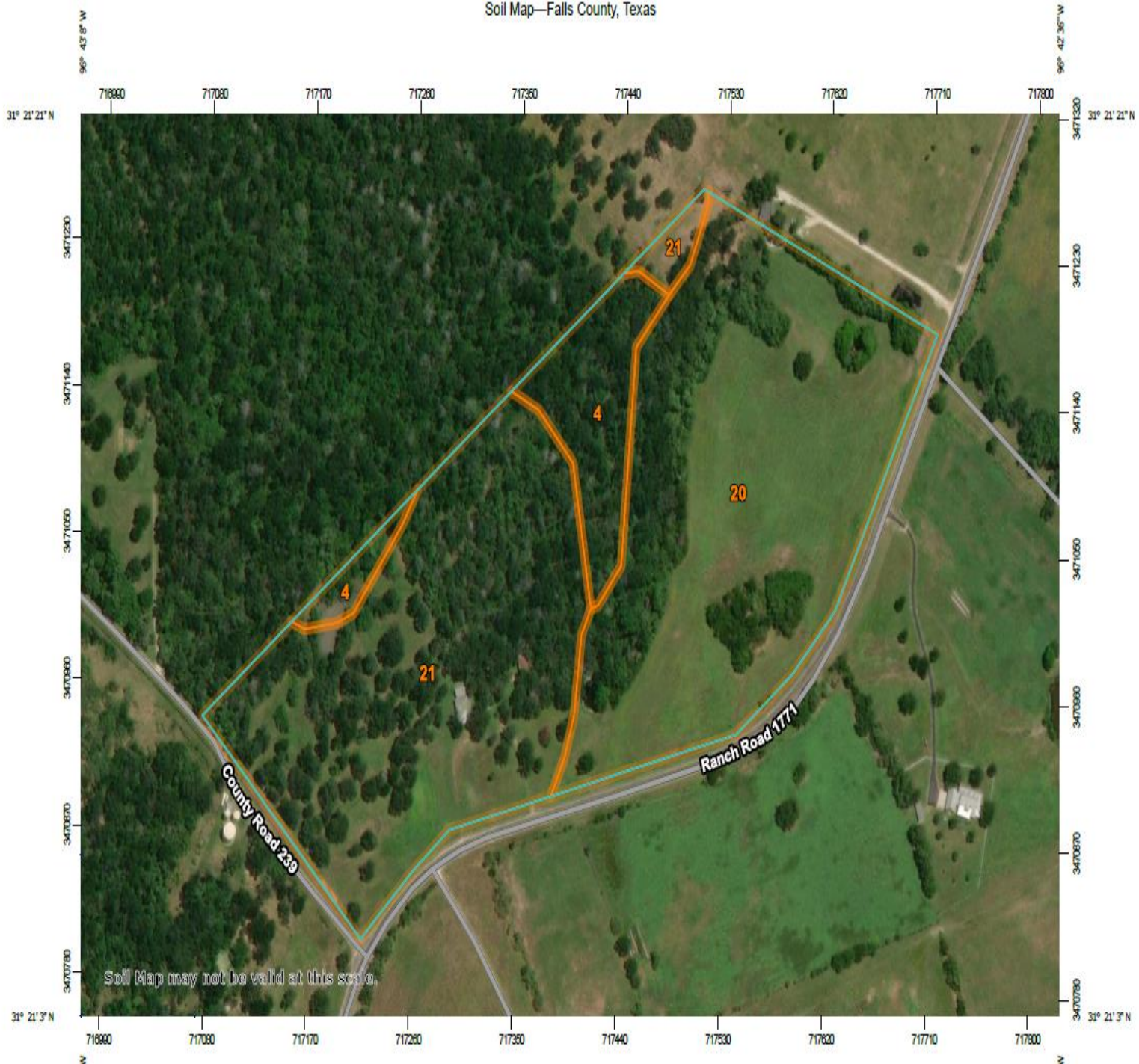
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Soil Map Aerial

Soil Map—Falls County, Texas



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Altoga soils, 5 to 12 percent slopes, eroded	3.3	9.5%
20	Crockett fine sandy loam, 1 to 3 percent slopes	16.3	47.1%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	15.0	43.3%
Totals for Area of Interest		34.6	100.0%



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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 – 20

20—Crockett fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 35 to 400 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 9 inches thick. Between depths of 9 and 17 inches is mottled brownish yellow and red, medium acid clay that has grayish brown mottles. Below this layer, to a depth of 29 inches, is mottled yellow and grayish brown, medium acid clay, that has reddish yellow mottles. Between depths of 29 and 42 inches is brown, slightly acid clay that has brownish yellow mottles; and between depths of 42 and 53 inches is brownish yellow, neutral clay that has light brownish gray and reddish yellow mottles. Between depths of 53 and 73 inches is yellow, moderately alkaline sandy clay loam that has light brownish gray, white, and yellowish brown mottles. The underlying layer, to a depth of 80 inches, is mottled yellow light gray, and brownish yellow, moderately alkaline sandy clay loam.

Hard surface crusts and dense plowpans that form in cultivated areas make this soil difficult to work. 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 Normangee and Wilson soils and eroded Crockett 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 by low natural fertility and rapid loss of soil moisture during the summer. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management are controlling erosion, maintaining fertility, and improving tilth. Terracing and growing high-residue crops and deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper 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 and an overstory of a few live oak, elm, and hackberry trees along streams and in occasional motts.

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 medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and range-land wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type – 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. 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 moderately severe.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling erosion. Terracing, growing crops that produce large amounts of residue, and 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, common bermudagrass, and weeping lovegrass. Proper 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 and an overstory of a few live oak, elm, and hackberry trees along the 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, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVE; Claypan Prairie range site.



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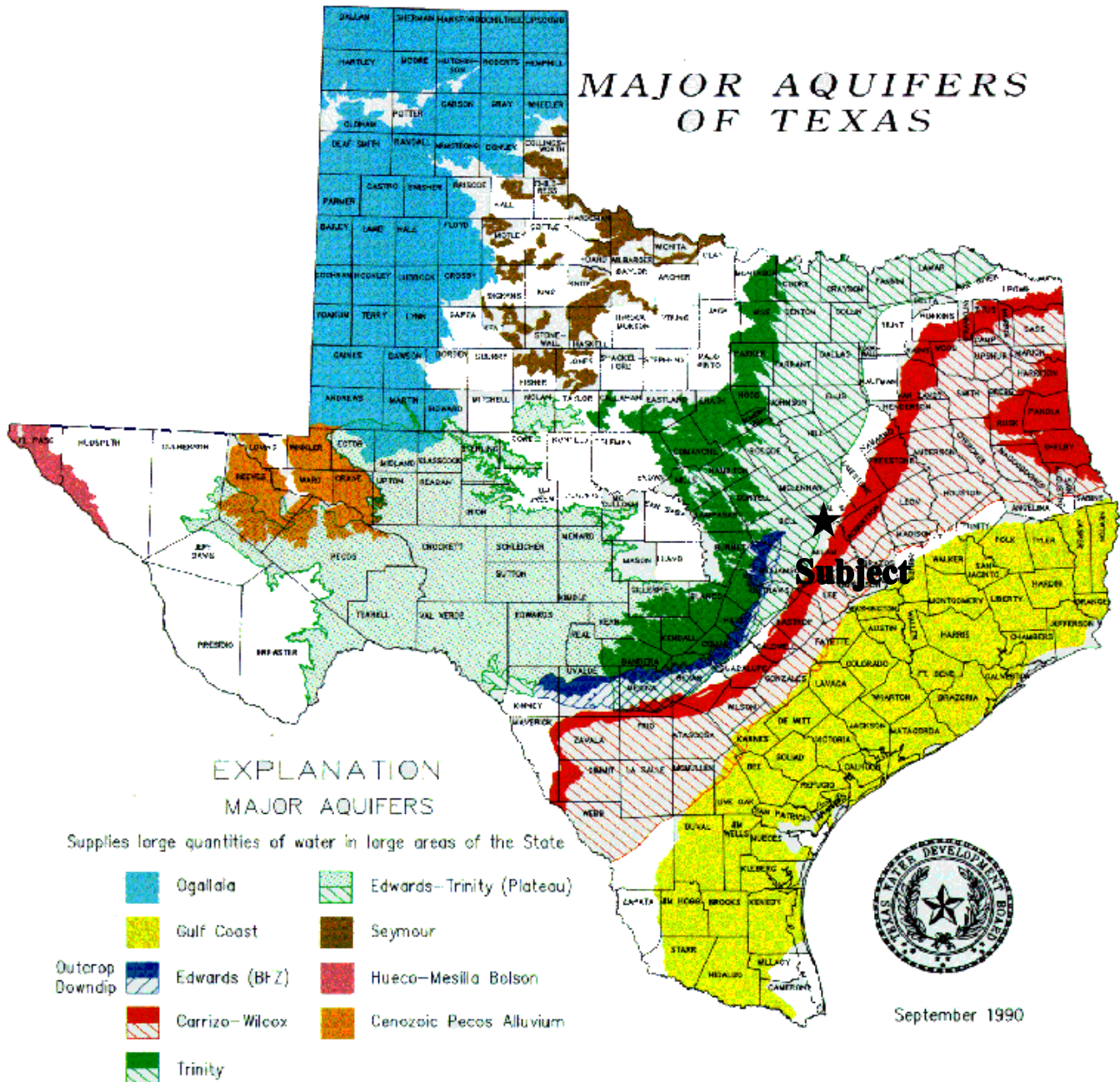
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Property Location to Major Aquifers of Texas



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
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
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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11/2/2015

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.

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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Robert T Dube	365515	bob@texasfarmandranchrealty.com	(512)423-6670
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amy Huffman	727440	amy@texasfarmandranchrealty.com	(254)716-7844
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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



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