

FOR SALE

36.35 Acres MOL

Pasture & Recreational Land

With Home & Barns

Reagan, Falls County, TX 76680

Seller Financing Available

\$299,900

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 – 172 County Road 255 Reagan, Falls County, TX. From Loop 340 in Waco, travel 33 miles South on Hwy 6. Turn left onto County Road 255 just pass the Reagan city limit sign. Property is located half a mile on the left. Look for the Texas Farm and Ranch Realty sign. Located just 30 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour 20 minutes from Austin and 2 hours 15 minutes from Houston.

Acres – 36.35 Acres according to the Survey performed by Jarrard Surveying on March 13, 2008. A copy of the survey is located in this brochure for a reference.

Improvements – Manufactured home built in 2013 (proof of Age is in title) consisting of 1,232 sq ft (per FCAD). The home consists of 3 bedrooms and 2 full baths. The kitchen, dining and family room have an open concept. The back yard is fenced in for pets. The air conditioning system is 3 tons. There is a 30X50 barn that is fully enclosed with a lean too on each side. The barn is made of steel, concrete floors and roll up doors. The covered lean too works great for livestock shelter, equipment storage and coverage for working cattle. There is a 20'x28' three sided unattached garage next to the house. A very large functional chicken coop is located behind the house. Two sets of pipe working cattle pens are located on the property for ease of cattle rotation and working. The property is divided by 4 cross fenced areas and a cattle run exists for ease of rounding up cattle. Overall the property has 20 gates and the fencing was recently built around the entire perimeter of the property.

Water – Tri County Water services the property. There are four tanks (with the deepest being 18') on the property as well as five water taps throughout the property. Separate shut off of line to front corral and additional shutoff of water to barn and house.

Electricity – Oncor is the line provider and there is one electric meter on the property.

Trash – Frontier Waste Solutions provides trash service

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 gently rolling areas.

Current Use – Privately owned and is used for cattle grazing, and recreational hunting of deer, hogs, doves and ducks. Per seller, abundance of grass supplies 1 cow/calf per 2 acres.

Ground Cover – Property is covered in Coastal Bermuda, native grasses, and rye grass.

Easements – An abstract of title will need to be performed to determine all easements that may exist. To the best of seller's knowledge easements known are for electric, water and gas pipeline.

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 - \$299,900 with Seller Financing Available

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 Pictures



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Property Aerial View



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JARRARD SURVEYING
LAND SURVEYOR
P. O. BOX 1135, SHELBYVILLE, KY 40381-0135



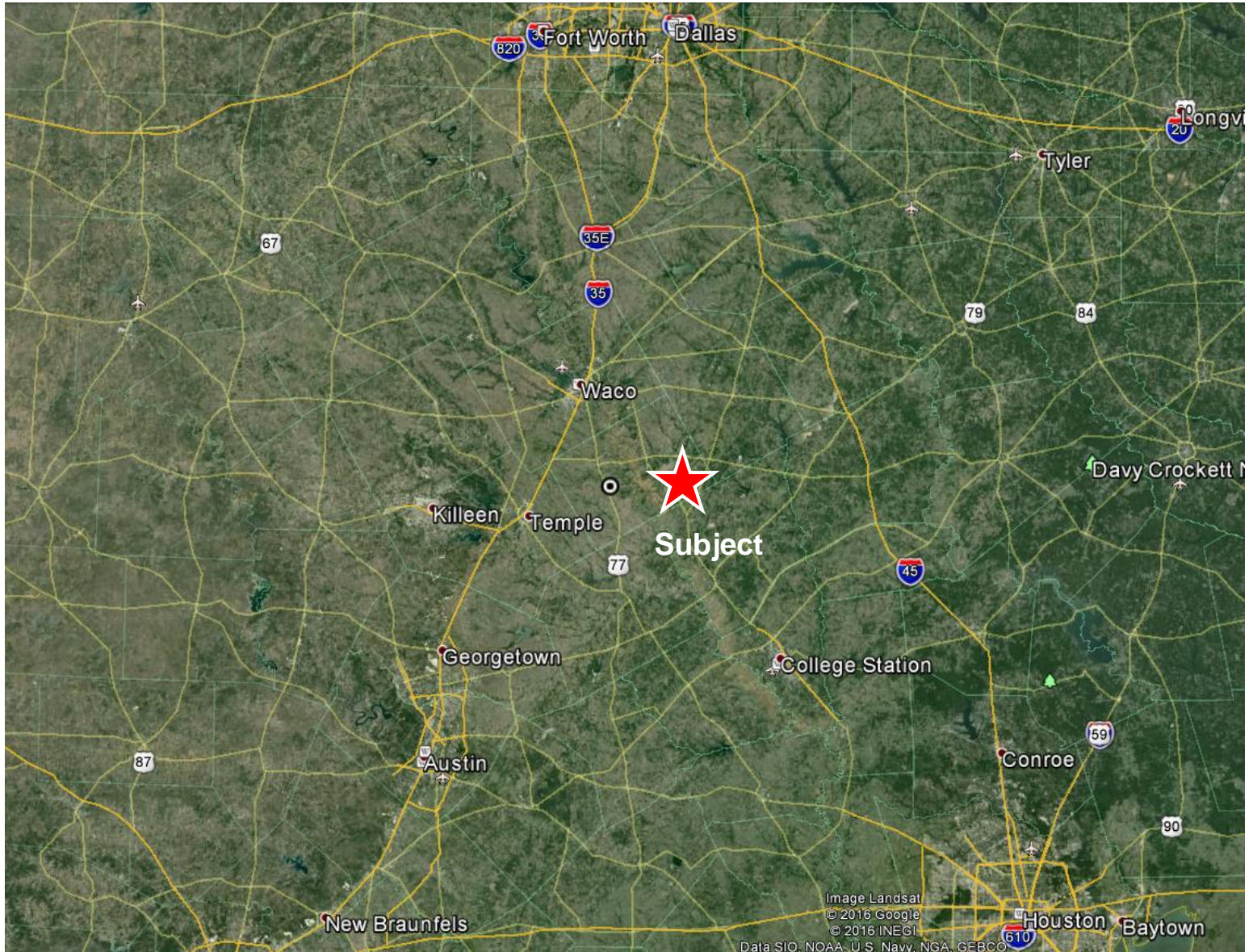
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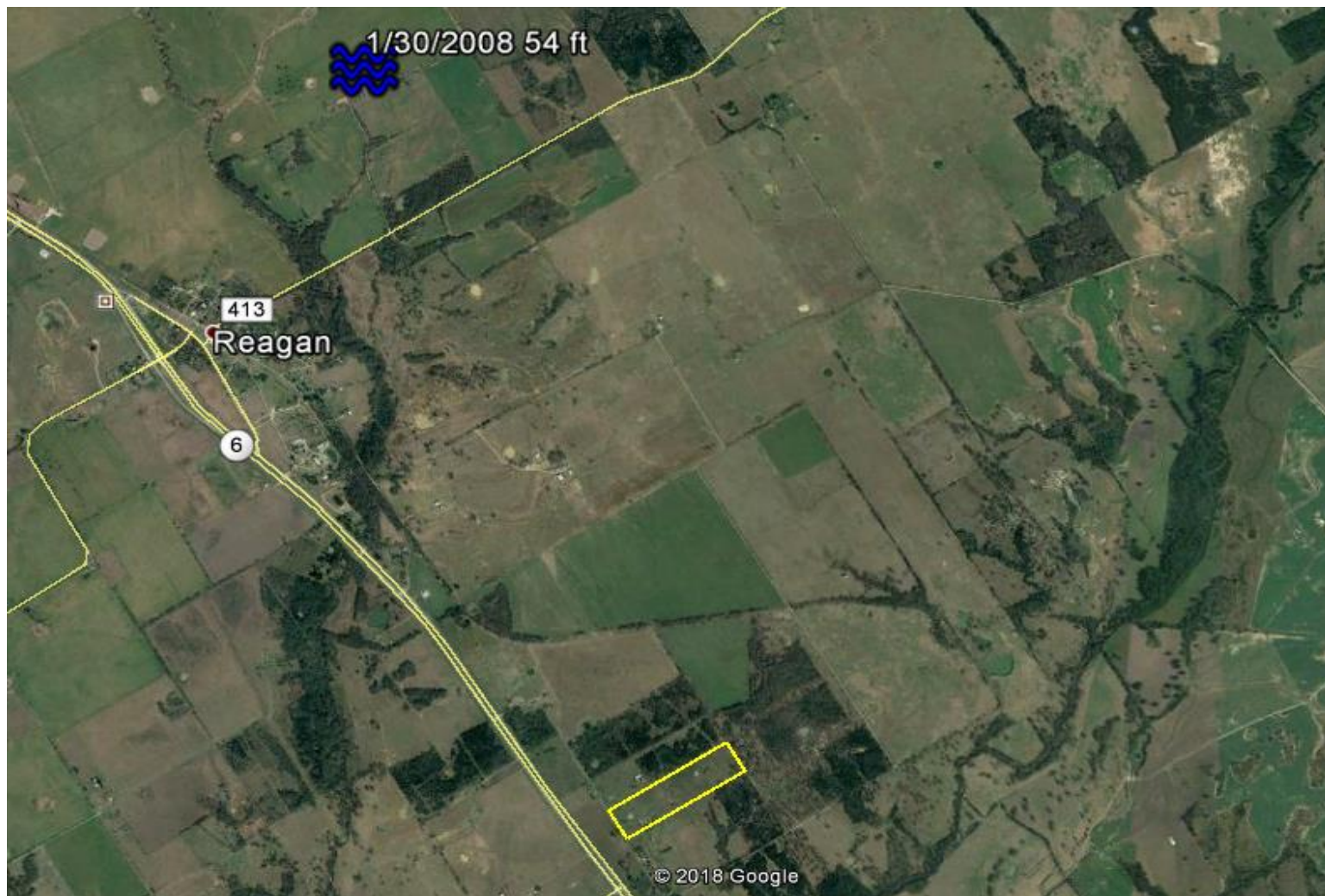
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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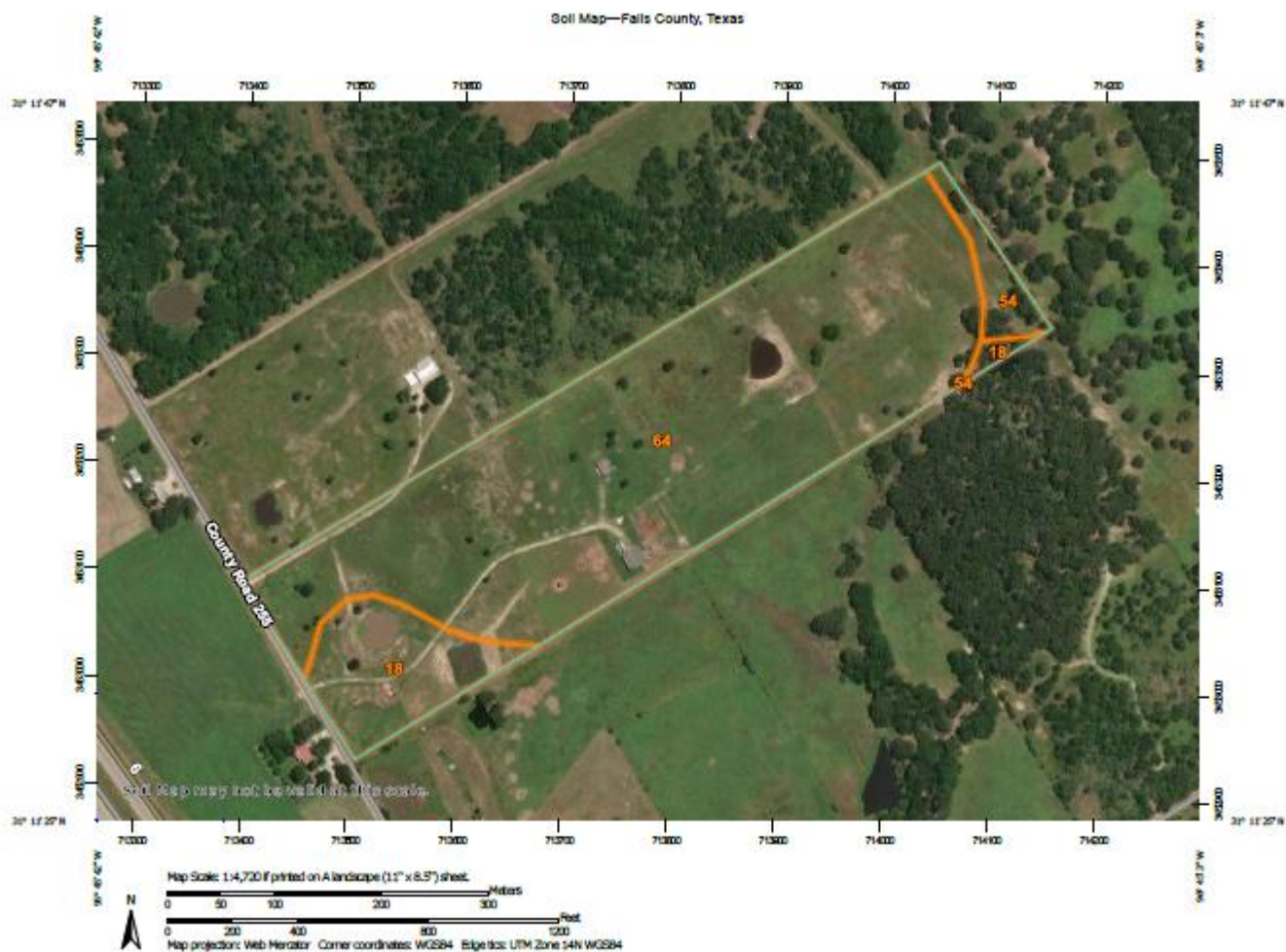
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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Chazos loamy fine sand, 1 to 5 percent slopes	4.5	12.3%
54	Silstid loamy fine sand, 0 to 3 percent slopes	1.3	3.6%
64	Wilson loam, 1 to 3 percent slopes	30.5	84.2%
Totals for Area of Interest		36.3	100.0%



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Soil Type – 18

18—Chazos loamy fine sand, 1 to 5 percent slopes. This deep, moderately well drained, gently sloping soil is on high stream terraces. Slopes are concave. Areas range from 20 to 150 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 12 inches thick. The upper part, to a depth of 6 inches, is light yellowish brown, and the lower part is very pale brown. Between depths of 12 and 22 inches is red, medium acid clay that has brownish yellow and light brownish gray mottles. Between the depths of 22 and 34 inches is yellowish brown, medium acid clay that has yellowish red, red, and grayish brown mottles; and between depths of 34 and 41 inches is brownish yellow, slightly acid clay that has light brownish gray, yellowish red, and red mottles. Between depths of 41 and 62 inches is brownish yellow, moderately alkaline sandy clay that has brown, yellowish red, and light brownish gray mottles. The underlying layer, to a depth of 72 inches, is pale brown, moderately alkaline sandy clay that has reddish yellow mottles. It is about 10 percent shaly clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is medium. The root zone is deep, but root penetration is slow and difficult in underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are some soils that have a sandy clay layer below the surface layer. Also included are a few intermingled areas of Axtell, Tabor, and Silstid soils. The included soils make up about 10 to 20 percent of this mapping unit.

This soil has medium potential for crops, but it is limited for this use by low natural fertility and medium available water capacity. The major crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion, conserving moisture, improving soil tilth, and increasing fertility. Proper management includes growing a high-residue crop or deep-rooted legumes.

This soil is used mainly for pasture, and it has high potential for this use. It is suited to improved bermudagrass and weeping lovegrass. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is post oak, and blackjack oak savannah and an understory of mid and tall grasses.

This soil has medium potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. Potential for recreation is medium. The sandy surface layer and the slow permeability are the most restrictive limitations for recreation use. Potential is high for both openland and rangeland wildlife habitat. Capability subclass IIIe; Loamy Sand range site.



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Soil Type – 54

54—Silstid loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on ancient stream terraces. Slopes are convex. Areas are mostly oval and range from 20 to 295 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 26 inches thick. This layer is brown to a depth of 10 inches and pale brown below. Between depths of 26 and 43 inches is brownish yellow, medium acid sandy clay loam that has pale brown and reddish yellow mottles. Between depths of 43 and 56 inches is yellow, medium acid sandy clay loam that has light gray and reddish yellow mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, medium acid sandy clay loam that has reddish yellow mottles.

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 slow. The hazards of soil blowing and water erosion are slight.

Included with this soil in mapping are a few intermingled areas of Chazos, Padina, and Silawa 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 low natural fertility and the medium available water capacity. The only crops grown on this soil are corn and some specialty crops, such as tomatoes and watermelons. The major objectives of management are to conserve moisture and improve fertility. Growing crops that produce large amounts of residue or growing legumes help to maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass and weeping lovegrass. Proper pasture management includes weed control, controlled grazing, and applications of fertilizer.

This soil has medium potential for range. The climax plant community is an open savannah of post oak and blackjack oak that has an understory of tall and mid grasses.

This soil has high potential for urban uses. Caving cutbanks is the most restrictive limitation. The potential for recreation is low. The sandy surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is low, and potential for rangeland wildlife habitat is medium. Capability subclass IIIs; Sandy range site.



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Soil Type – 64

64—Wilson loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and terraces. Slopes are plane or slightly concave. Areas range from 15 to 200 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 22 inches is dark gray, neutral silty clay. Between depths of 22 and 39 inches is gray, mildly alkaline silty clay. Between depths of 39 and 64 inches is light brownish gray, moderately alkaline silty clay that has yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline silty clay that has yellow and strong brown mottles.

This soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the 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 Wilson silty clay loam and 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 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 helps control erosion and maintain the soil tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper 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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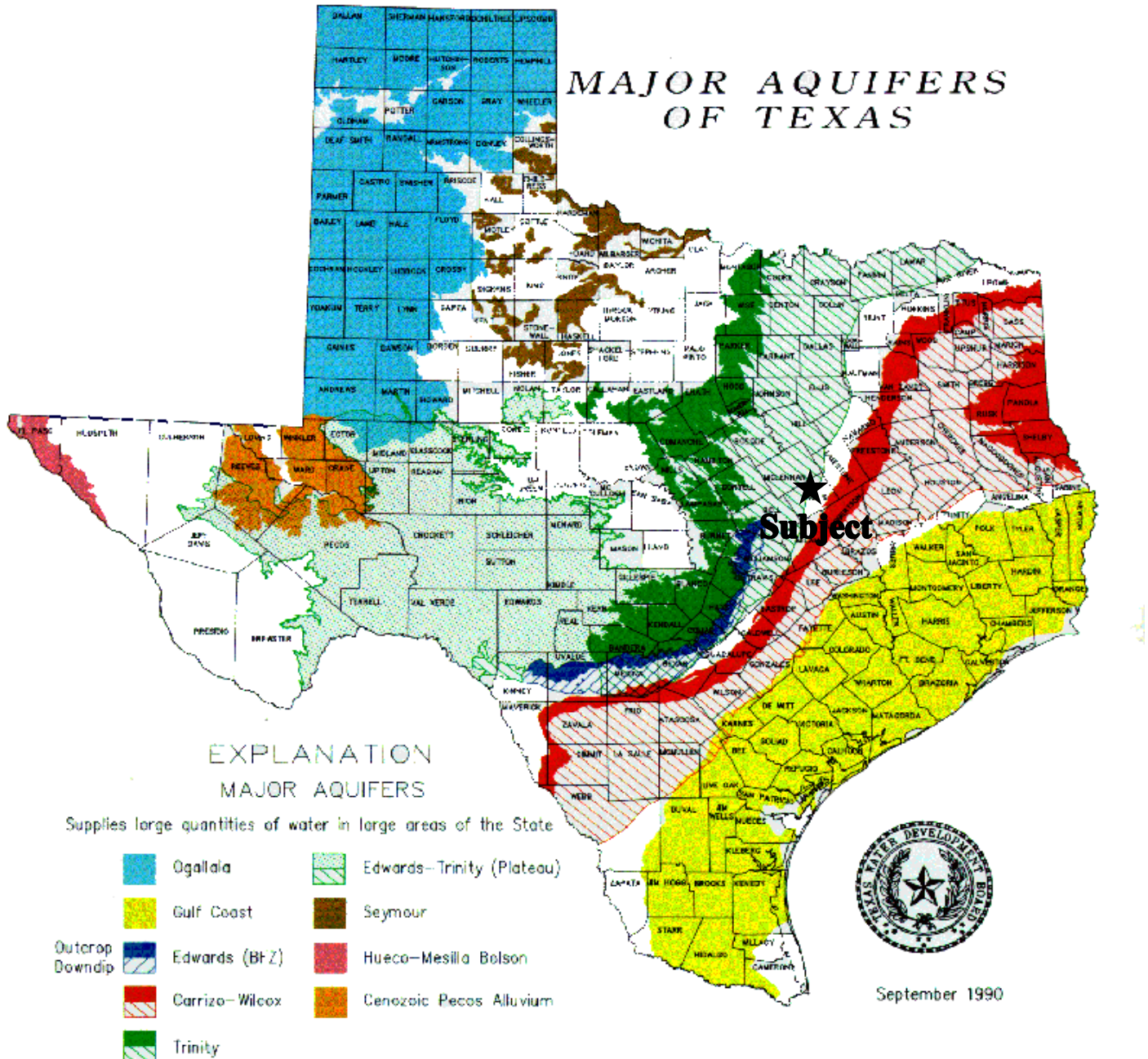
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Property Location to Major Aquifers of Texas



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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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.

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 coincidental 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@dubesccommercial.com	(254)803-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dube's Commercial, Inc.	484723	bob@dubesccommercial.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
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date