

# FOR SALE

## 48.87 Acres MOL

### Pasture & Recreation Land

Rosebud, Falls County, TX 76570

# \$268,800

For slide show and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



Bob Dube (Broker) 512-423-6670 (mobile) 254-803-5263 (LAND)  
[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com) [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)

**FOR  
SALE**

# **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

## **Property Highlights**

**Location** – Located at 158 CR 330 Rosebud, TX. From Eddy, TX take Hwy 7 East for approximately 11.8 miles to Chilton, TX. Turn left onto Hwy 7 in Chilton and go 5.5 miles. Turn right onto TX-320 and go 1.1 miles. Turn Left onto FM 2027 and go 11.2 miles. Turn left onto CR 330 and go .3 miles. The property is located on your Right. Located less than 40 minutes from Waco, approximately 2 hours from Fort Worth, Texas, 1.5 hours from Austin and 2 hours from Houston.

**Acres** – 48.87 acres MOL according to Falls County Appraisal District.

**Features** – The property is fenced on all four sides. The property fronts FM 2027 and CR 330. There is also a 2 bedroom 1 bath house on the property. There are two ponds on the property and it has an Ag exemption.

**Water** – A water well serves the property.

**Electricity** – Oncore services the area and a line runs through the property. There is a meter installed 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 and flooding information. NOTE: Falls County does not participate with FEMA thus Broker/Seller cannot represent if the Property is in the flood plain. The enclosed USDA soil report gives indications which areas may flood which Broker/Seller deem reliable. Broker/Seller advises Buyer to perform its own research as to any potential flooding.

**Minerals** – Seller reserves all owned minerals.

**Topography** – The land is flat with scattered trees.

**Current Use** – Privately owned and is used for hay production, recreation and cattle. The property is leased and Tenant has 30 days to remove cattle.

**Ground Cover** – The property is covered in native grasses and Coastal Bermuda.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for electricity.

**Restrictions** – Contact agent for a copy of any restrictions.

**Showings** - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings.

**Presented At** - \$268,800 - \$5,500 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.



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**



**FOR  
SALE**

# **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

## **Property Pictures**





**FOR  
SALE**

# **48.87 Acres MOL – Pasture & Recreation Land**

## **Rosebud, Falls County, TX 76570**

### **Property Aerial View**

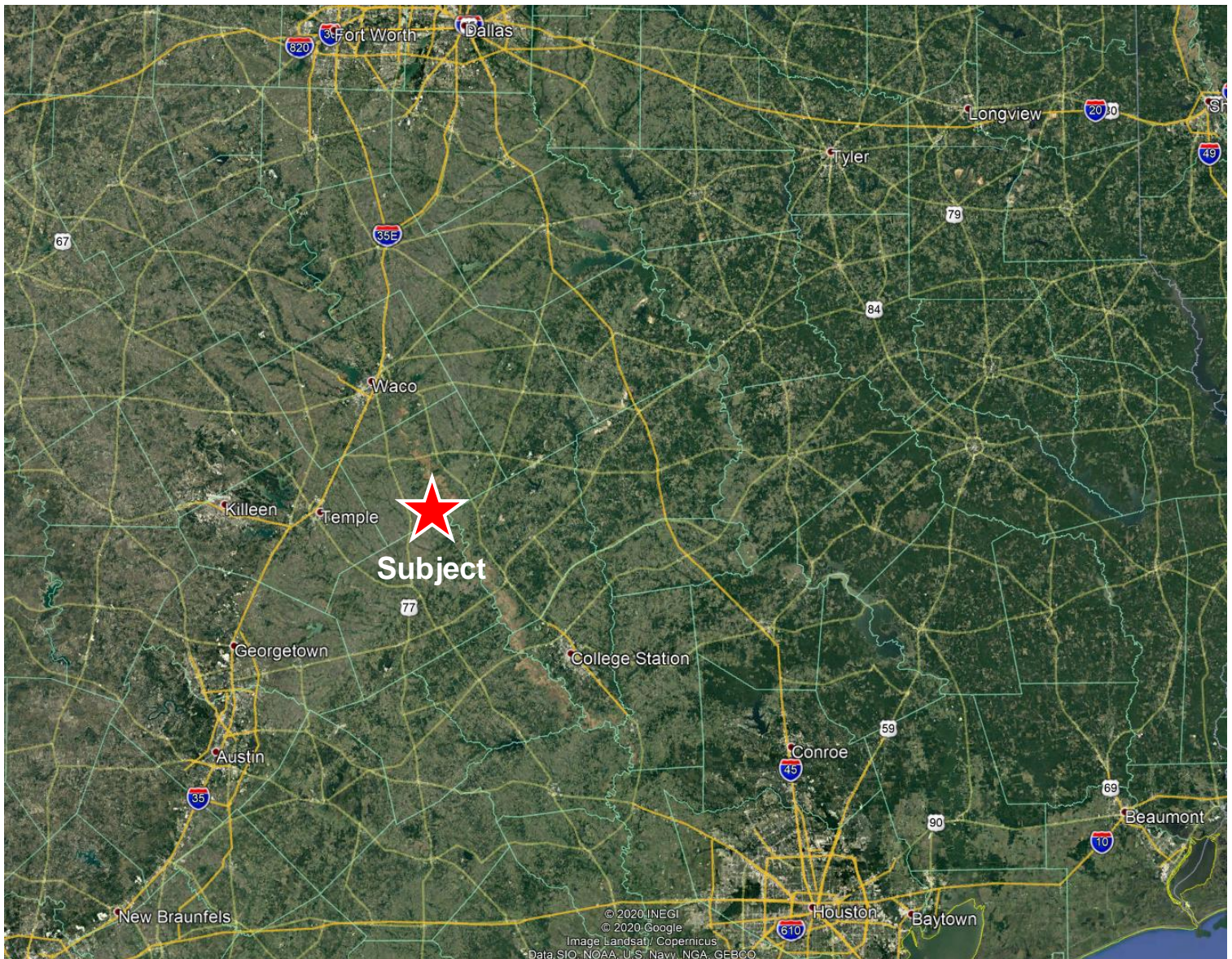




**FOR  
SALE**

# **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

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



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**

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



FOR  
SALE

# 48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570



**FOR  
SALE**

# **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

## **Soil Type Legend**

<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
8	Axtell fine sandy loam, 1 to 3 percent slopes	4.0	8.1%
50	Silawa loamy fine sand, 0 to 3 percent slopes	34.1	68.9%
54	Silstid loamy fine sand, 0 to 3 percent slopes	0.6	1.2%
63	Wilson loam, 0 to 1 percent slopes	10.7	21.7%
<b>Totals for Area of Interest</b>		<b>49.4</b>	<b>100.0%</b>



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**

**FOR  
SALE**

## **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

### **Soil Type – 8**

**8—Axtell fine sandy loam, 1 to 3 percent slopes.** This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are convex, and areas average about 50 acres in size.

This soil has a surface layer of dark brown and brown, slightly acid fine sandy loam about 9 inches thick. Below this layer, to a depth of 19 inches, is brown, strongly acid clay that has light brownish gray, red, and light yellowish brown mottles. Between depths of 19 and 34 inches is brownish yellow, slightly acid clay that has light brownish gray mottles. Between depths of 34 and 50 inches is brownish yellow, moderately alkaline sandy clay loam that has light gray, yellow, and yellowish red mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, moderately alkaline sandy clay loam that has very pale brown, yellow, and yellowish red mottles.

The surface layer is easily worked, but in places large clods of the underlying layer are plowed up. The permeability is very slow. The available water capacity is high, but the lower layers receive and release water slowly. The root zone is deep, but plant roots have difficulty in penetrating the lower layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are small intermingled areas of Silawa and Tabor soils. The included soils make up 10 to 20 percent of the map unit.

This soil has medium potential for crops, but it is limited by low natural fertility and droughtiness. The

main 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 and improving soil tilth and fertility. Terracing and use of high-residue crops help control erosion and maintain soil tilth.

This soil has high potential for pasture. It is suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilizing with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for range. It is limited for this use by droughtiness.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, corrosivity to uncoated steel, low strength, and slow percolation are its most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IIIe; Claypan Savannah range site.



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**

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



**FOR  
SALE**

## **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

### **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.



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**

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

**FOR  
SALE**

## **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

### **Soil Type – 54**

**54—Siltstid 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.



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**bob@texasfarmandranchrealty.com**

**www.texasfarmandranchrealty.com**

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



**FOR  
SALE**

## **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

### **Soil Type – 63**

**63—Wilson loam, 0 to 1 percent slopes.** This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 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 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The 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 slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain 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. 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 IIIw; Claypan Prairie range site.



**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)**

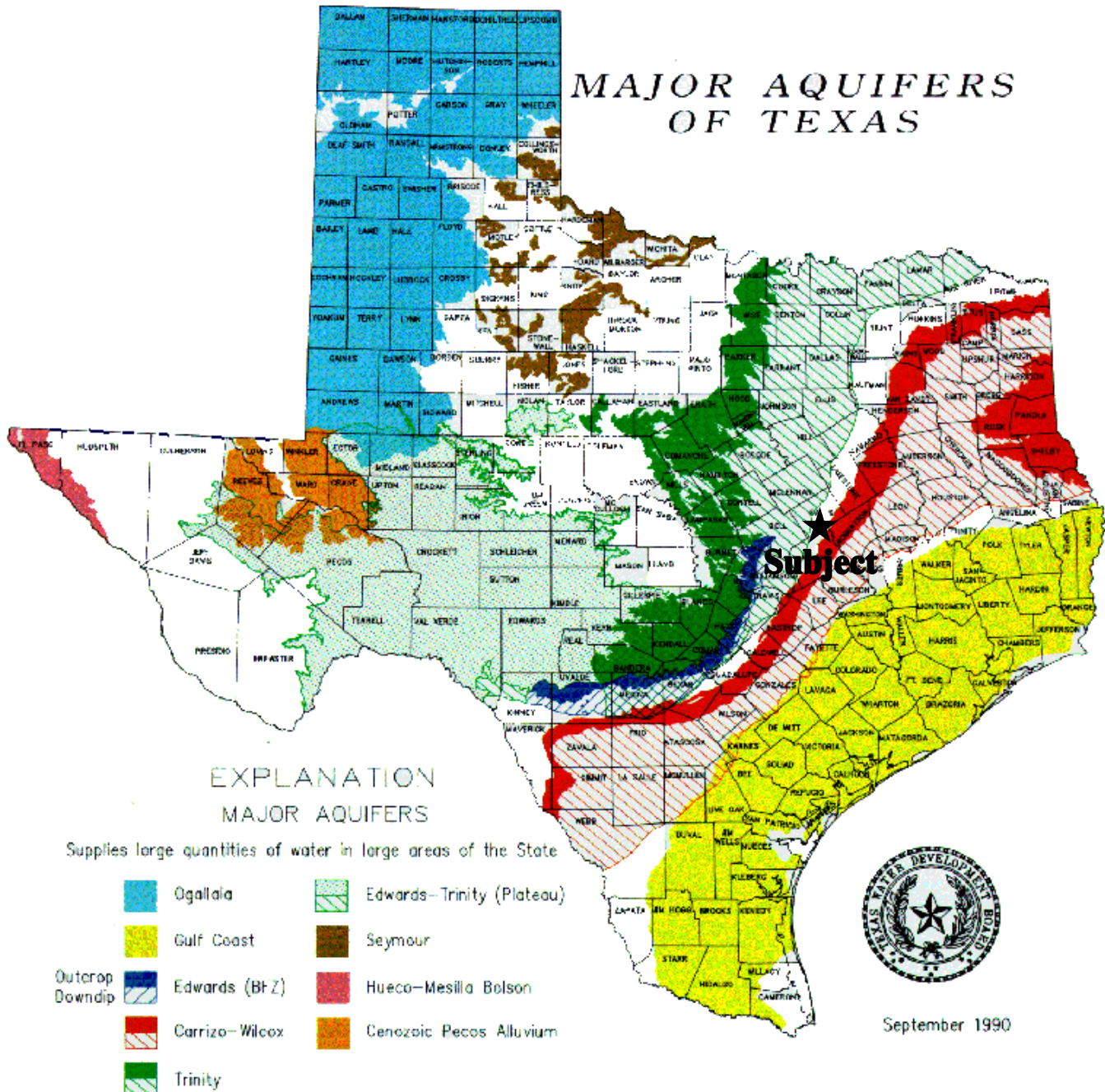
**[www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**

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

FOR  
SALE

# 48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570

## Property Location to Major Aquifers of Texas



**TEXAS**  
FARM & RANCH REALTY

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

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com



**FOR  
SALE**

## **48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570**

### **CONFIDENTIALITY & DISCLAIMER**

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial Inc. and should not be made available to any other person or entity without the written consent of Dube's Commercial Inc. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial Inc. makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial Inc. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

**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](http://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**



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

**Bob Dube (Broker)**

**512-423-6670 (mobile) 254-803-5263 (LAND)**

**[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)**

**[www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)**

FOR  
SALE

# 48.87 Acres MOL – Pasture & Recreation Land Rosebud, Falls County, TX 76570

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Dube's Commercial Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.com</u>	<u>(254)803-5263</u>
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](http://www.trec.texas.gov)  
IABS 1-0 Date



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

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

[bob@texasfarmandranchrealty.com](mailto:bob@texasfarmandranchrealty.com)

[www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)