FOR SALE

138.781 Acres MOL

Cropland & Custom Homesites

with Potential Conversion to Pasture Land

Eddy, Falls County, TX 76524

$469,080

For slide show and investment offering go to: www.texasfarmandranchrealty.com

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

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Property Highlights

Location – From the intersection of Loop 340 and Interstate 35 in Waco travel South on Interstate 35 for approximately 14 miles. Take exit 315 to Hwy 7. Turn left onto Hwy 7 and go 4.4 miles. The Property will be on the right. Look for the Texas Farm & Ranch Realty Sign. Located less than 20 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour from Austin and 2.5 hours from Houston.

Acres – 138.781 acres MOL which will be a carve out of an original 182.198 acres. A survey is included in this brochure showing the portion of the land that pertains to this property.

Features – The property fronts Hwy 7 and is all cropland currently planted in oats during winter and corn in fall. The property has potential to be converted to all pasture land for cattle and a potential home site. The property also fronts CR 440. The property is Ag Exempt.

Water – Bruceville Eddy Water Supply services the area and there is no water meter currently on the property. Pursuant to the city engineer, certain improvements would need to be completed before new water meter can be installed and at this moment there are no plans to upgrade the area. The buyer would have to run its own water line. The property is located above the Trinity Aquifer thus good potential for a water well. A nearest well report is included in this brochure.

Electricity – Oncore services the area and a line runs along the property. There is no meter installed on the property at this time.

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 reports give indications of areas that 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 and gently rolling.

Current Use – Privately owned and is used for cropland. The property is currently leased and tenant keeps possession of the land until crop is harvested.

Ground Cover – The property is covered in cropland.

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

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 - $469,080 - $3,380 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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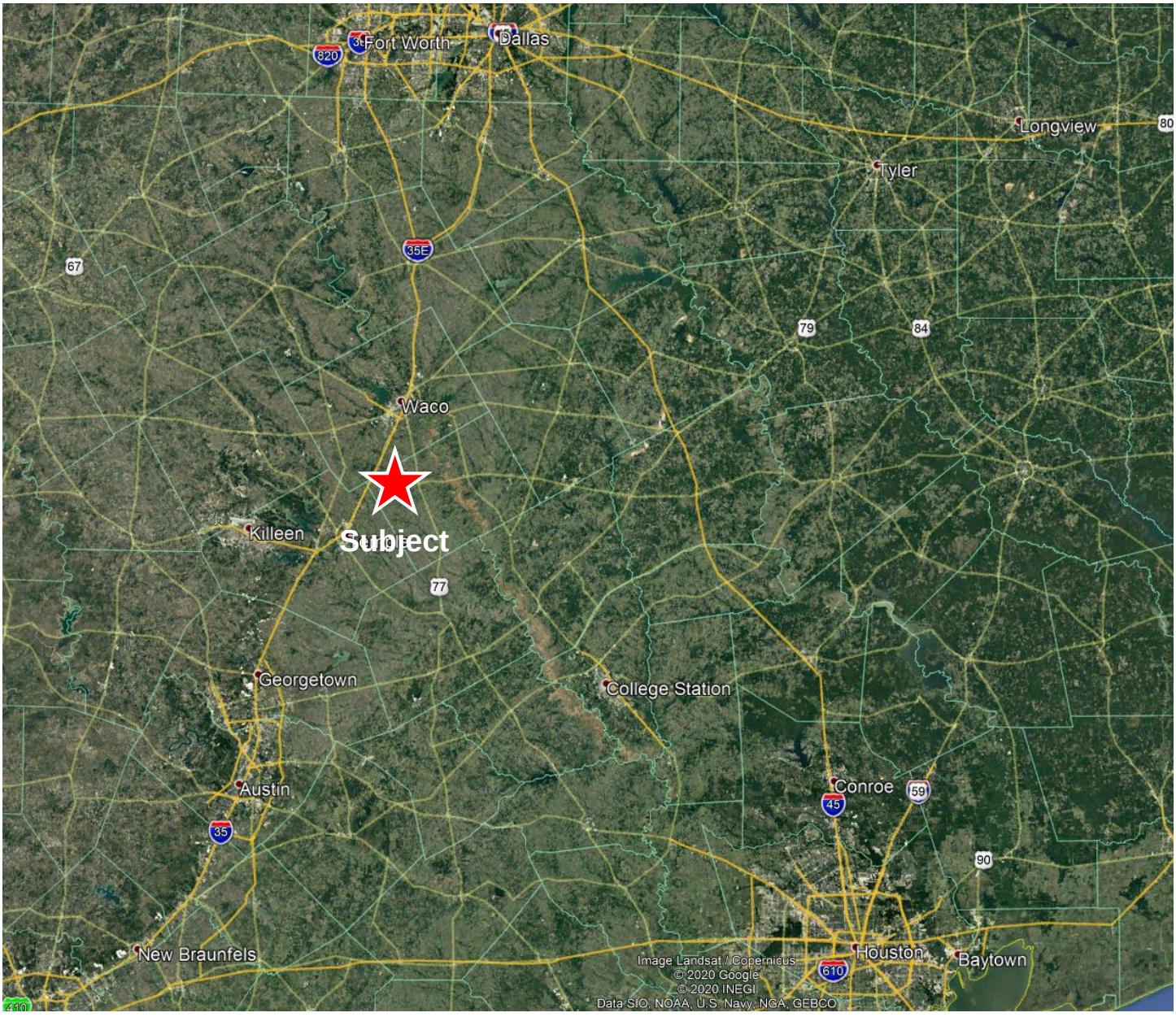
Property Location Relative to DFW, Austin and Houston



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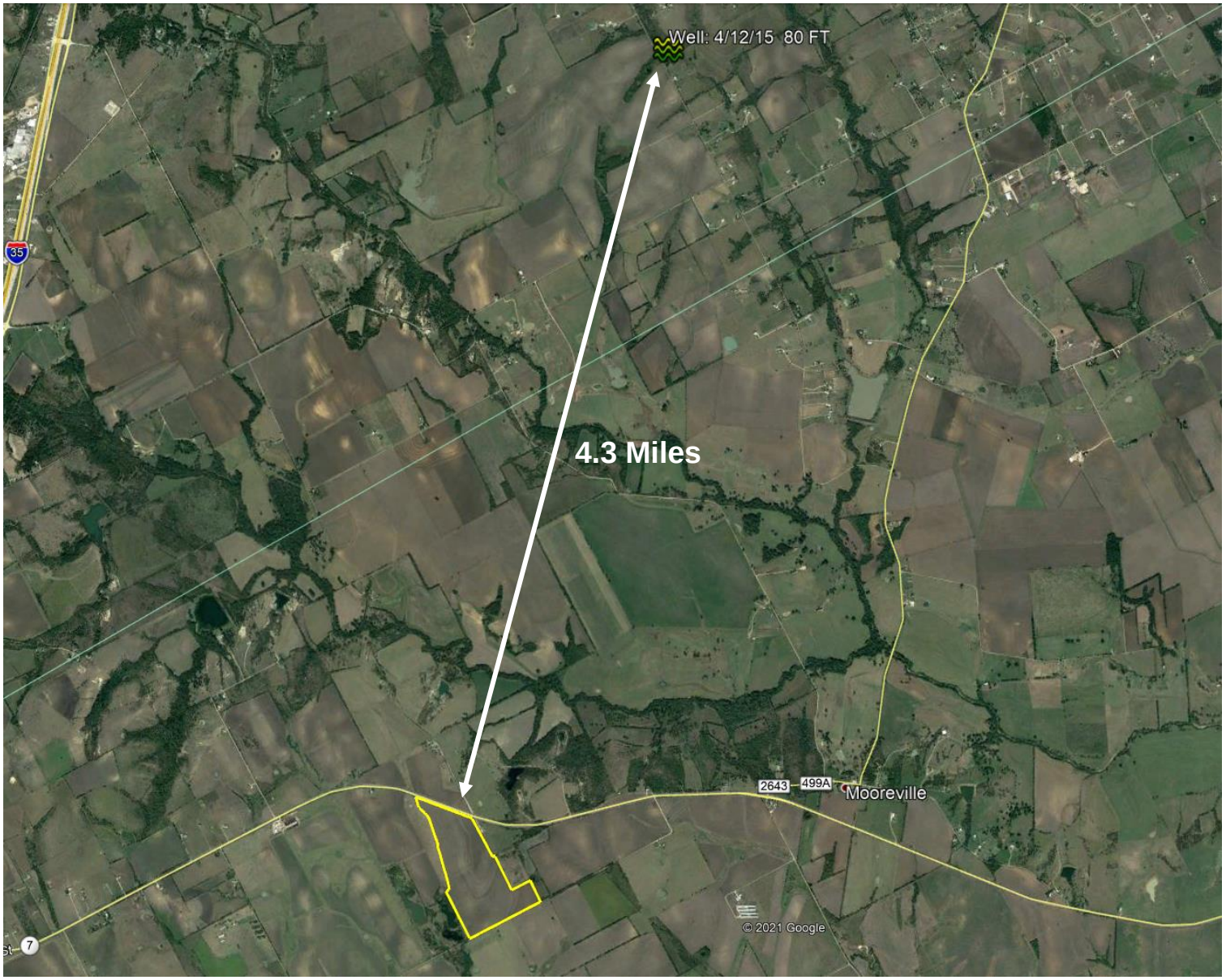
Aerial of Water Well Nearest Property



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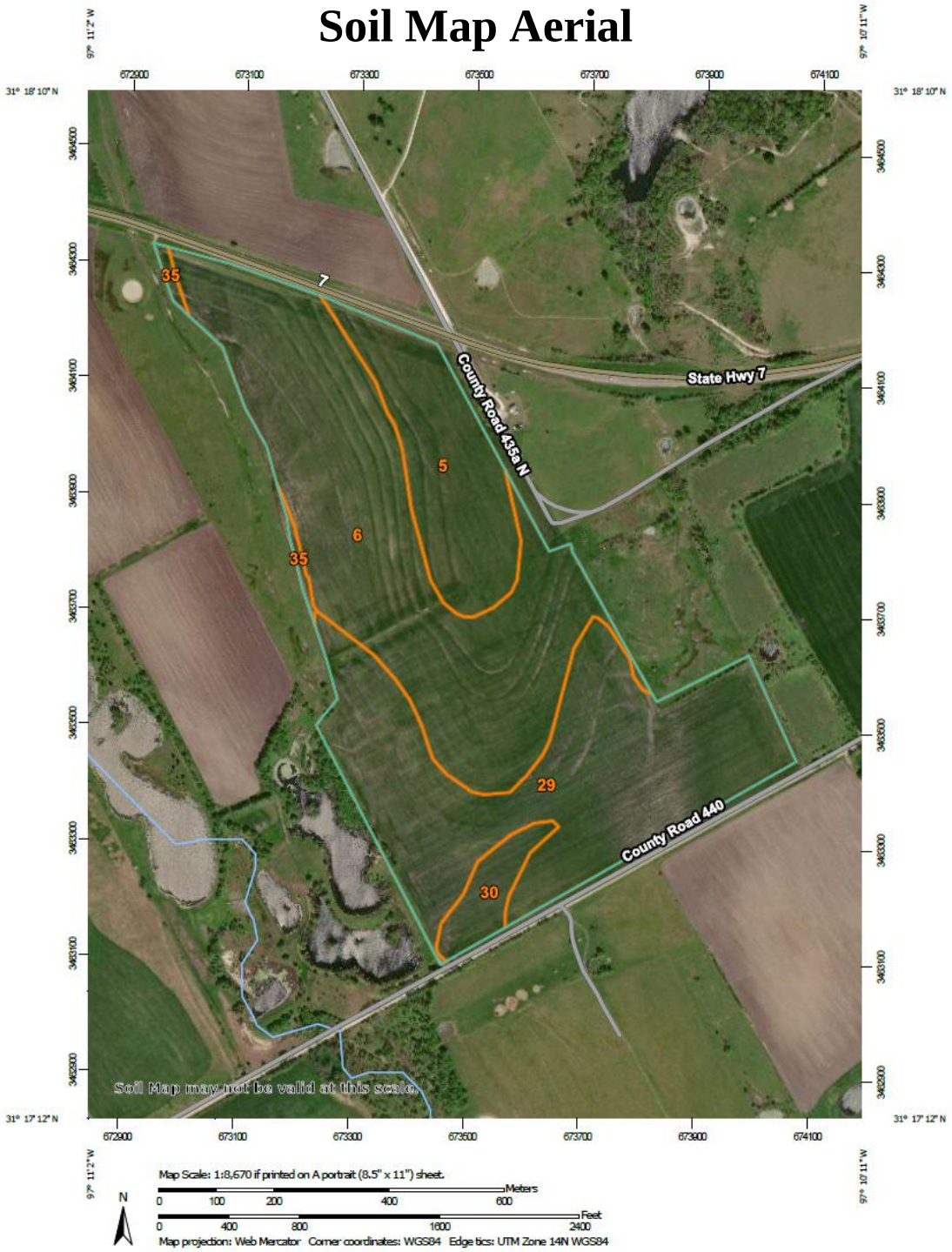
Soil Map Aerial



USDA Natural Resources Conservation Service | Web Soil Survey, National Cooperative Soil Survey | 1/26/2021 Page 1 of 3

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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Austin silty clay, 1 to 3 percent slopes	19.5	14.3%
6	Austin silty clay, 2 to 5 percent slopes, moderately eroded	59.6	43.6%
29	Heiden clay, 1 to 3 percent slopes	51.7	37.9%
30	Heiden clay, 3 to 5 percent slopes	4.6	3.4%
35	Houston Black clay, 1 to 3 percent slopes	1.1	0.8%
Totals for Area of Interest		**136.5**	**100.0%**

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Soil Type – 5

5—Austin silty clay, 1 to 3 percent slopes. This moderately deep, well drained, gently sloping soil is on high ridges and convex knolls on uplands. Most areas are broad, but some are long and narrow. Individual areas range from 25 to 100 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 17 inches thick. Below the surface layer, to a depth of 29 inches, is brown, moderately alkaline silty clay and platy fragments of chalky limestone that increase in amount in the lower part. The underlying material is white, platy, chalky limestone.

This soil has good tilth and can be easily worked. When plowed, the soil crumbles and forms good seedbeds. Permeability is moderately slow, and available water capacity is low. The root zone is moderately deep, and it is easily penetrated by roots. Runoff is medium, and 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 small areas of Altoga, Eddy, Stephen, and Houston Black soils. The Eddy and Stephen soils are on shallow side slopes and ridgetops. Altoga soils are on side slopes. Narrow areas of Houston Black are along drainageways. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for row crops, but it is limited for this use by low available water capacity and moderate depth to rock. The major crops are grain sorghum and cotton, but small grain is also grown. Terracing and a cropping system that includes 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. 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; hackberry, elm, and pecan trees along drainageways; and scattered oak trees.

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, slow percolation, and depth to rock. 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 – 6

6—Austin silty clay, 3 to 5 percent slopes, eroded. This moderately deep, well drained, gently sloping soil is on uplands. Areas are long and narrow. Most areas are dissected by shallow gullies that are 1 to 2 feet deep and about 100 feet apart. Slopes are convex. Individual areas range from 10 to 50 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 8 inches thick. The subsoil is brown, moderately alkaline silty clay to a depth of 24 inches and is about 30 percent platy fragments of chalky limestone in the lower part. The soil is underlain by white, platy, chalky limestone.

This soil has good tilth and can be worked throughout a wide range of moisture conditions. Permeability is moderately slow, and the available water capacity is low. Roots easily penetrate the moderately deep root zone. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are intermingled areas of Eddy, Stephen, and Altoga soils. Narrow bands of Houston Black soils are included along some drainageways. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for row crops, but it is limited for this use by the low available water capacity and moderate depth to rock. It is used mainly for grain sorghum and small grain, but corn and cotton are also grown. The major objective in management is controlling erosion. Terraces with suited vegetation are needed to help control runoff.

This soil has high potential for pasture. It is suited to King Ranch bluestem, kleingrass, weeping lovegrass, and improved bermudagrass. Necessary 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 hackberry, elm, and pecan trees along drainageways, and scattered oak trees.

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, slow percolation, and depth to rock. 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 IVe; 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 – 30

30—Heiden clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are long and narrow and range from 5 to 20 acres in size.

The surface layer of this soil, to a depth of 20 inches, is dark grayish brown, moderately alkaline clay. Between depths of 20 and 41 inches is olive, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is yellow, moderately alkaline clay that has olive yellow mottles.

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

Included with this soil in mapping are small areas of Ferris, Houston Black, Burleson, and Trinity soils. The Ferris soils occupy gullies and steeper side slopes. The Houston Black and Burleson soils are on less sloping parts of the landscape and the Trinity soils occupy flood plains. The included soils make up 10 percent of this map unit.

This soil is used about equally for crops and pasture. It has medium potential for production of crops, but it is limited by slope. 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 help control erosion and maintain soil 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 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 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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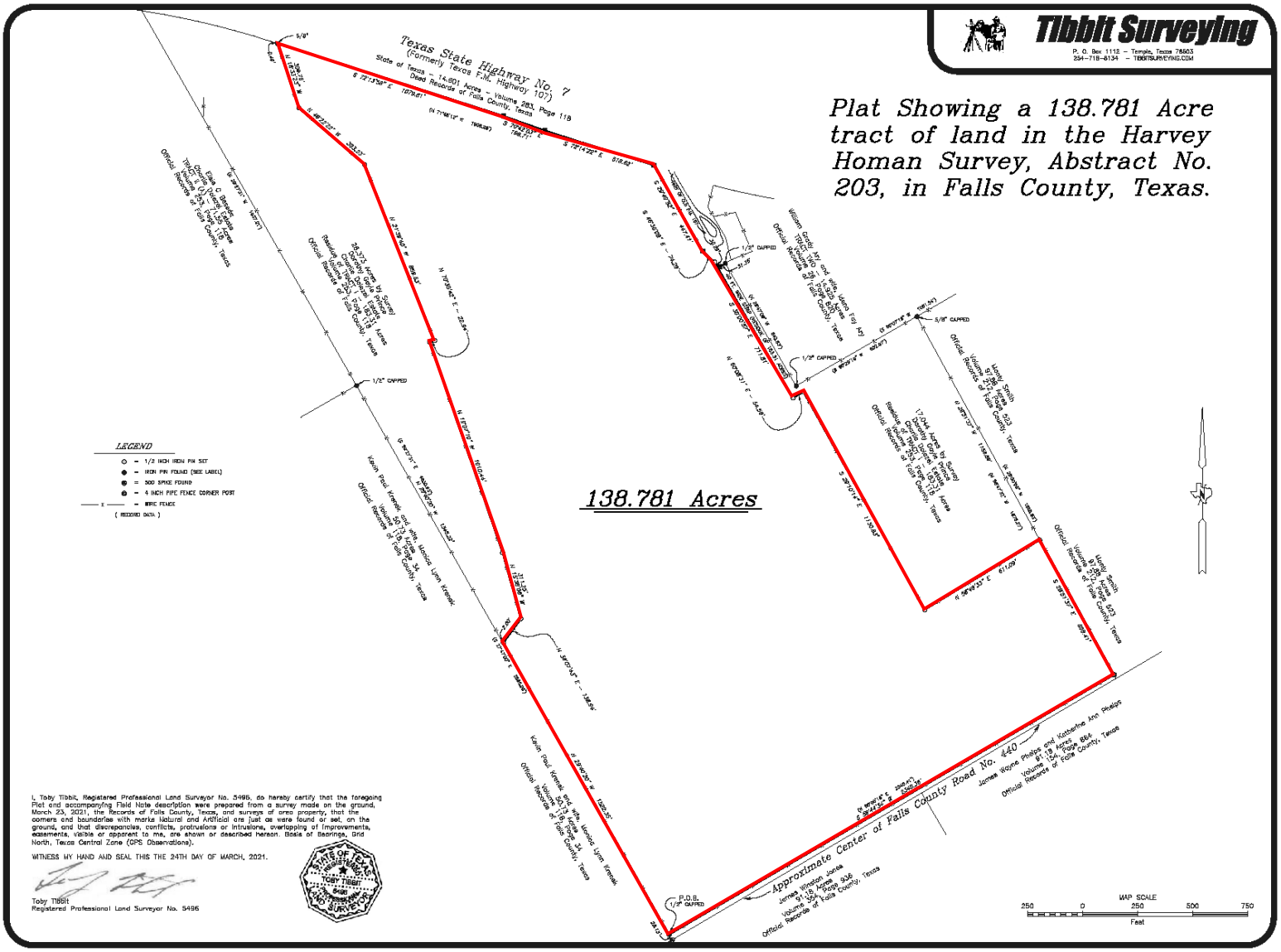
Survey



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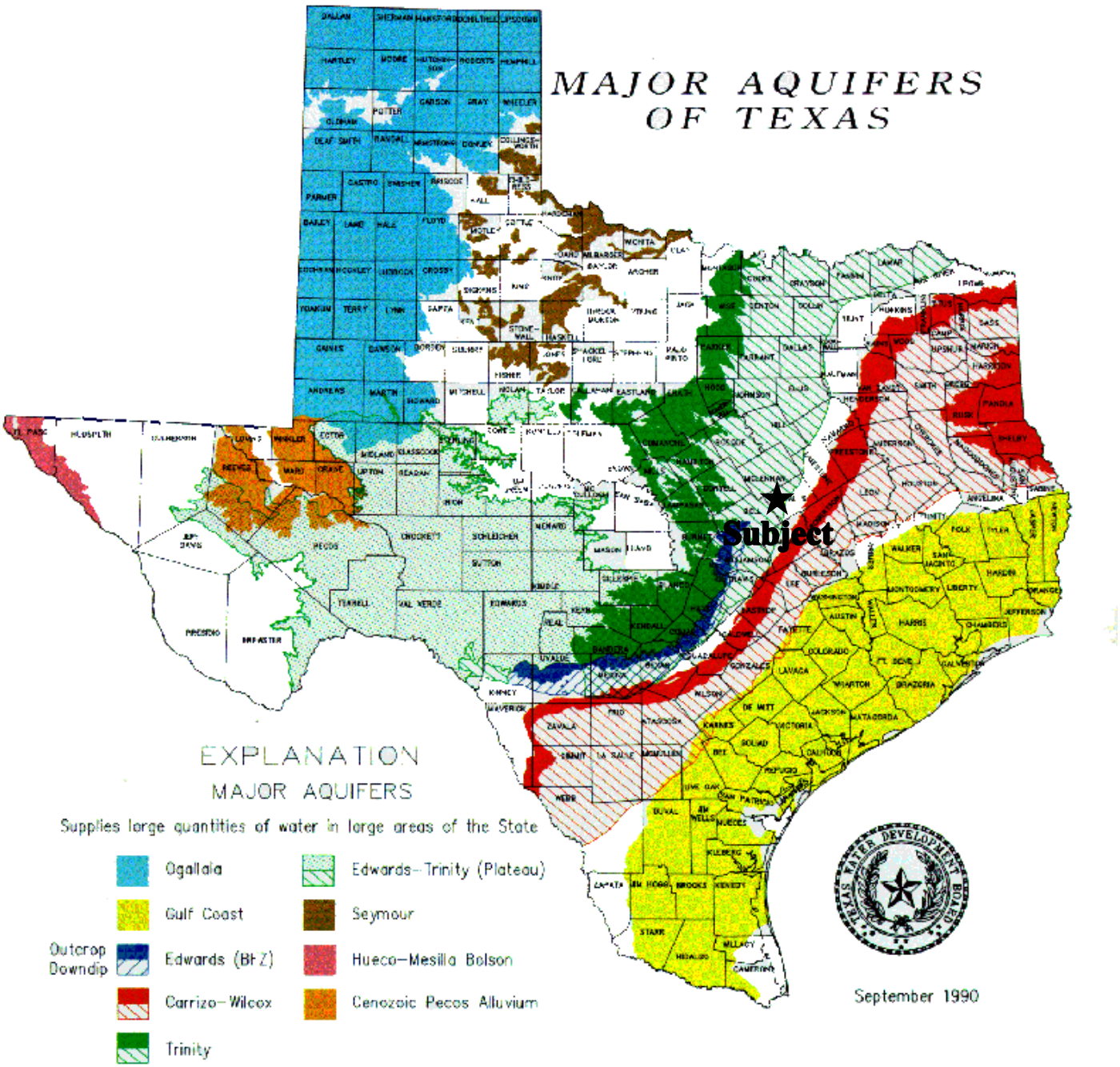
Property Location to Major Aquifers of Texas



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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

TREC
TEXAS REAL ESTATE COMMISSION

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 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@dubescommercial.com	(254)803-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dube's Commercial, Inc.	484723	bob@dubescommercial.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