

FOR SALE

89.816 Acres MOL

Pasture & Recreation Land

with Cabin and Custom Home Sites

Rosebud, Falls County, TX 76570

\$561,350

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



— "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

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Property Highlights

Location – Located at 321 CR 327 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 12.9 miles. Turn left onto CR 327 and go approximately 1 mile. The road curves left into the property. Located approximately 40 minutes from Waco, 2 hours from Fort Worth, Texas, 1.5 hours from Austin and 2 hours from Houston.

Acres – 89.816 acres MOL according to survey dated 7/4/21.

Features – the property is fenced and cross-fenced and is in good condition. There are two ponds on the property including an underground spring. There is a 3 bedroom, 1 full bathroom cabin with a metal roof plus an attached mother-in-law suite plumbed but not finished out. The property has a nice area of thick woods for cattle and wildlife cover. There have been deer sighted in this area. The property road ends at a dead end. Property can be subdivided into smaller tracts and has an Ag exemption.

Water – The property is served by water wells.

Electricity – Oncore services the area and a line runs along the property. There are meters on the property plus there are other areas that had meters and can be re-activated.

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 gentle rolling hills that will make for a good home site.

Current Use – Privately owned and is used for hay production, cattle and recreation. Property is currently leased and Tenant is allowed 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 utility. There is an oil pipeline running through the property.

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 - \$561,350 - \$6,250 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 Pictures



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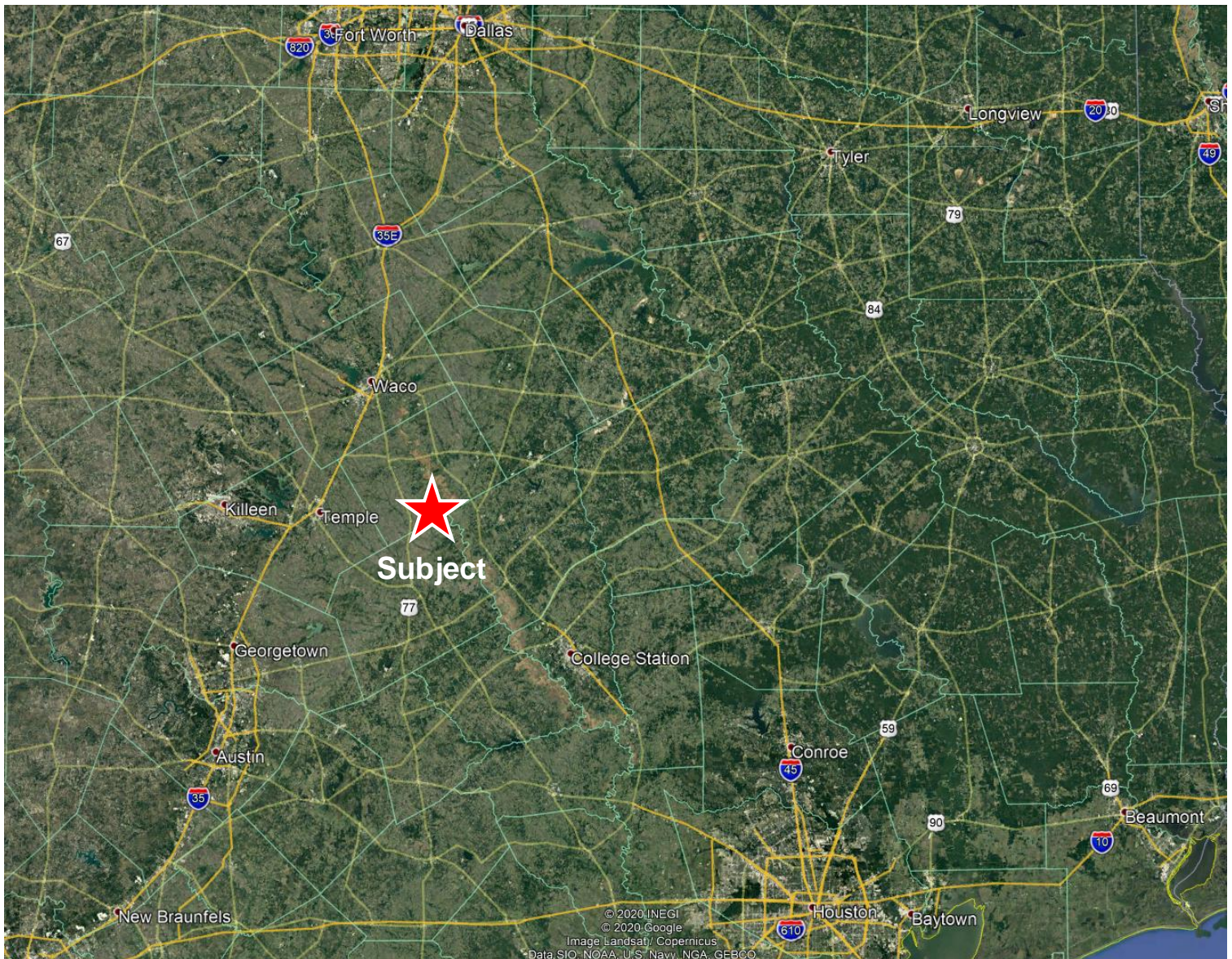
Property Aerial View



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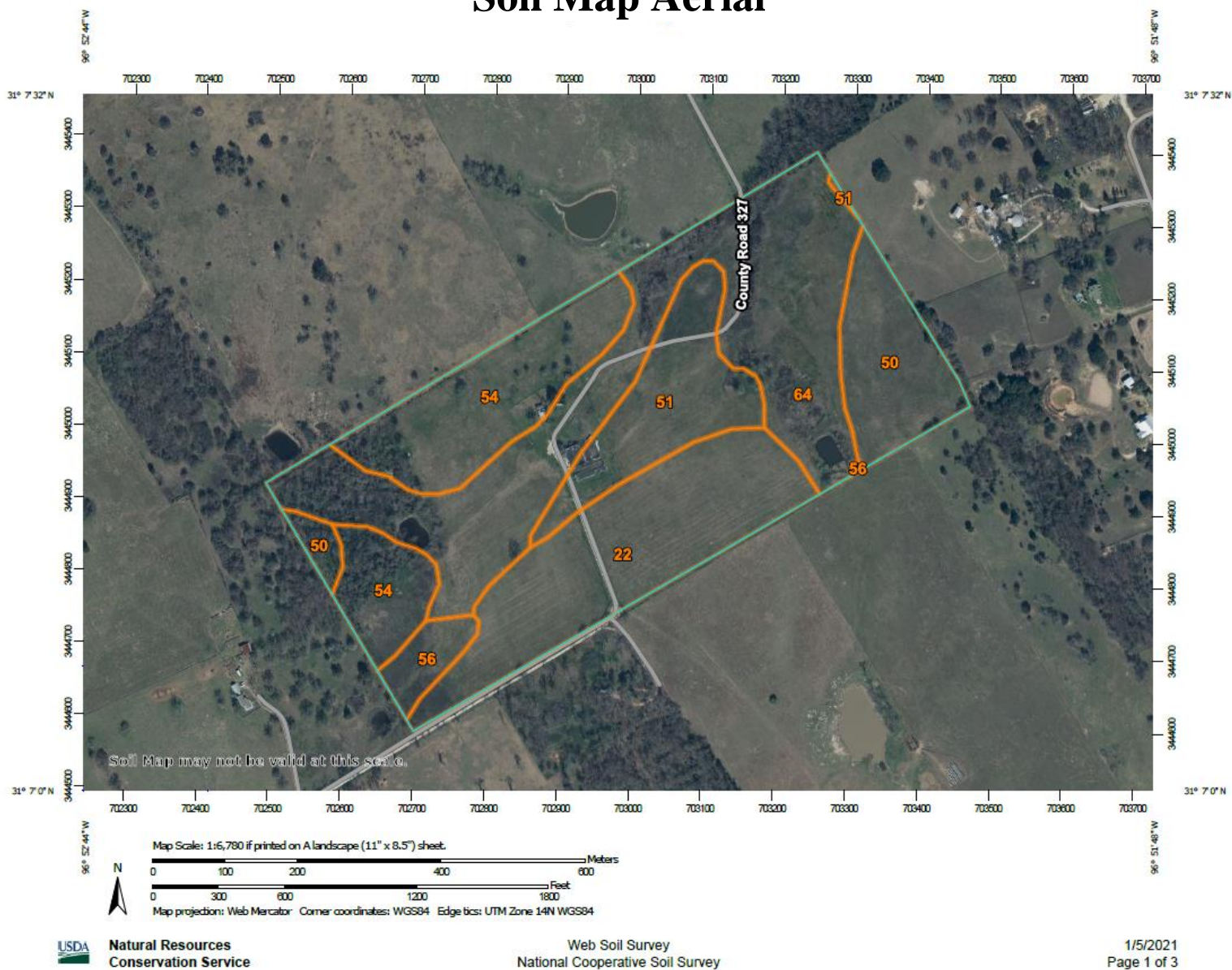
**Property Location Relative to
DFW, Austin and Houston**



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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
22	Desan loamy fine sand, 0 to 5 percent slopes	18.8	20.9%
50	Silawa loamy fine sand, 0 to 3 percent slopes	9.2	10.3%
51	Silawa fine sandy loam, 1 to 3 percent slopes	10.2	11.4%
54	Silstid loamy fine sand, 0 to 3 percent slopes	16.7	18.7%
56	Tabor fine sandy loam, 0 to 1 percent slopes	2.4	2.6%
64	Wilson loam, 1 to 3 percent slopes	32.4	36.2%
Totals for Area of Interest		89.7	100.0%

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Soil Type – 22

22—Desan loamy fine sand, 0 to 5 percent slopes. This deep, somewhat excessively drained, nearly level to gently sloping soil is on uplands and ancient stream terraces. Slopes are convex to concave, and areas range from 25 to 1,000 acres in size.

The soil has a surface layer of reddish yellow, neutral loamy fine sand about 54 inches thick. Below the surface layer, to a depth of 64 inches, is red, medium acid sandy clay loam. Between depths of 64 and 74 inches is reddish yellow, slightly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is red, medium acid sandy clay loam.

This soil can be easily worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is low. The root zone is deep and easily penetrated by plant roots. Runoff is medium. 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 Padina, Silawa, and Silstid soils. The included soils make up 10 to 20 percent of the map unit.

This soil has low potential for production of crops, but it is limited by low natural fertility and low available water capacity. The major crops are corn and small grain. Some areas are used for such specialty crops as tomatoes and watermelons. The major objectives in management are controlling soil blowing, conserving moisture, and improving soil fertility. Proper management includes growing crops that produce large amounts of residue, strip-cropping, and fertilizing.

The soil is used mainly for pasture, but it has medium potential for this use. Use of this soil is limited by low natural fertility and low available water capacity. This soil is well suited to weeping lovegrass and improved bermudagrass. It is difficult to develop a firm seedbed. Emerging grass seedlings can be killed by the cutting action of blowing sand unless management practices for soil blowing are used. Weed control, controlled grazing, and fertilization are needed for sustained forage production.

This soil has low potential for range, but it is limited for this use by low available water capacity and low natural fertility. The climax plant community is an open savannah of post oak and blackjack oak and an understory of mid and tall grasses.

This soil has high potential for most urban uses. It is limited for shallow excavations by caving of the sandy surface layer. The potential for recreation is low. The sandy surface layer and the soil blowing hazard are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IIIe; Deep Sand 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 – 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 – 56

56—Tabor fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on uplands and high stream terraces. Slopes are plane. Areas range from 10 to about 75 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 12 inches thick. Between depths of 12 and 32 inches is yellowish brown, strongly acid clay that has grayish brown and light gray mottles; and between depths of 32 and 49 inches is brownish yellow, strongly acid clay that has light gray and light yellowish brown mottles. Between depths of 49 and 59 inches is light gray, mildly alkaline clay that has yellow and very pale brown mottles. The underlying layer, to a depth of 70 inches, is white, mildly alkaline clay loam that has yellow mottles.

This soil can be worked throughout a wide range of moisture conditions. Permeability is very slow, and available water capacity is high. 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 a few intermingled areas of Axtell, Chazos, and Silstid 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 because of low natural fertility and very slow permeability. It was extensively cultivated in the past, but at the time of this survey only a few acres were planted to corn and such specialty crops as tomatoes. The major objectives of management are to improve soil tilth and improve fertility. Growing crops that produce large amounts of residue or growing deep-rooted legumes help 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 weed control, controlled grazing, and application of a complete fertilizer.

This soil has high 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 low potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, 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 high. Capability subclass IIIs; Sandy Loam 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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P. O. Box 1112 - Temple, Texas 76503
254-718-8134 - TBGTSURVEYING.COM

LEGEND

- = 1/8" HIGH IRON PIN SET
 ● = 1/2" HIGH IRON PIN FOUND (UNLESS LABEL OTHERWISE)
 ○ = 1/8" HIGH IRON PIPE FOUND
 □ = CALCULATED CORNER (LAST SET)
 ⊙ = BOX SPICE SET
 □ = TELEPHONE PEDESTAL/STORAGE (COUNT)
 ——— UP ——— = UNDERGROUND PIPELINE [BURIED PIPELINE]
 ——— X ——— = WIRE FENCE
 ——— E ——— = OVERHEAD ELECTRICAL LINE
 (RECORD DATA — VOLUME 14, PAGE 184)

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Plat and accompanying Field Note description were prepared from a survey made on the ground, April 6, 2021, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 7TH DAY OF APRIL, 2021.

Toby Tibbit
Registered Professional Land Surveyor No. 5406

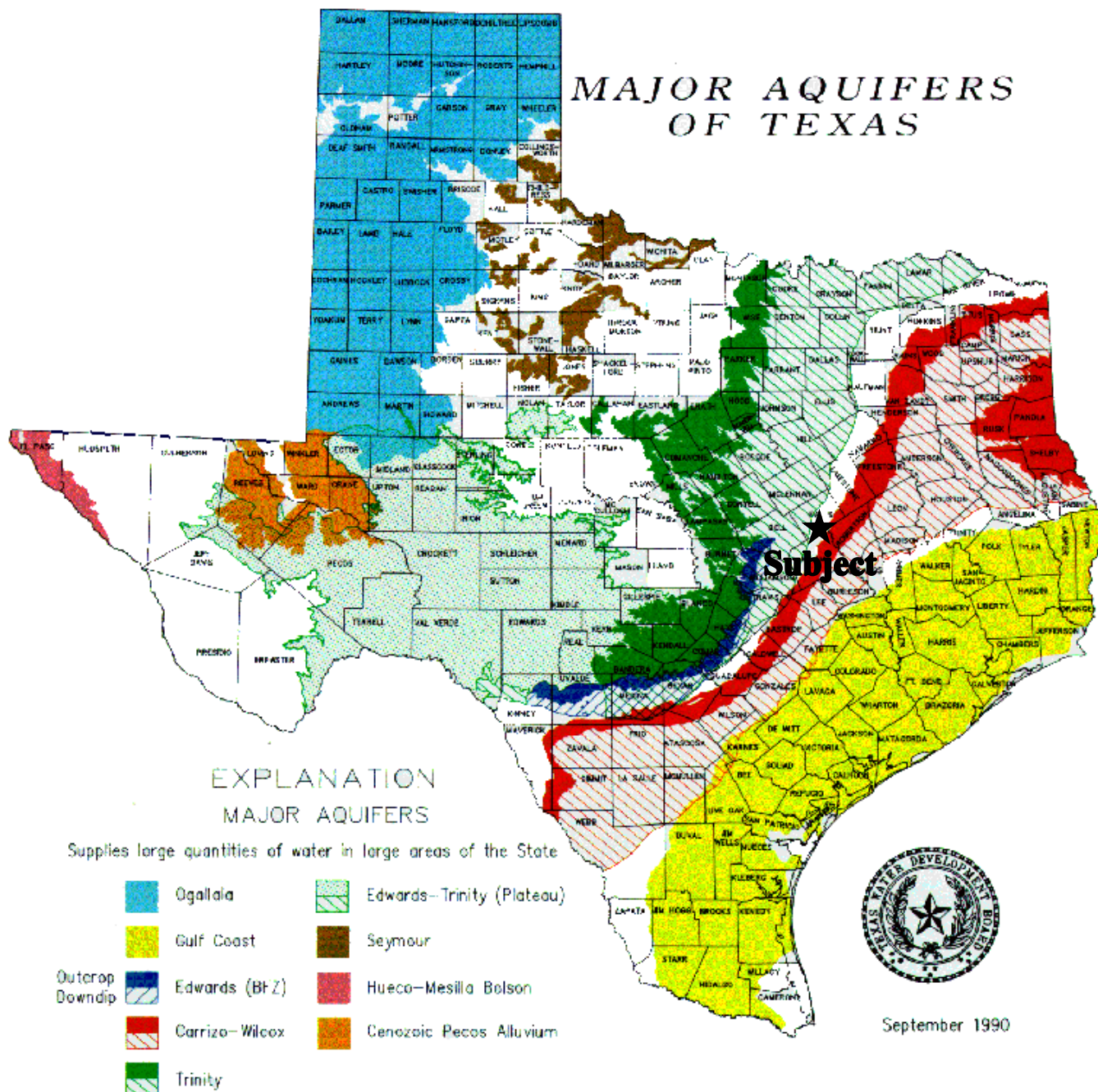


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Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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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:
 - 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			
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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