

FOR SALE

24.34 Acres MOL

Pasture & Recreation Land

Waco, MSA, Robertson County, TX 77837

\$340,000

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

www.texasfarmandranchrealty.com

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Property Highlights

Location – 9235 John Cotton Rd, Calvert, Robertson County, TX 77837. Coming from Hwy 6 @ IH35 in Waco go 48 miles south on Hwy 6 towards Marlin. Turn right onto Old Highway and go 1.4 miles. Turn left onto John Cotton Rd. and go 0.2 miles. The property will be on the left. Located approximately 40 minutes southeast from Waco, 1 hour 50 minutes from Dallas, Texas, 1 hour 45 minutes from Austin and 1 hour 45 minutes from Houston and 40 minutes from Bryan/ College Station.

Acres – 24.34 acres MOL according to the Robertson County Appraisal District.

Amenities

- Excellent home site ready to build your dream home
- New perimeter fencing made of goat & hog wire. 500' left open for contractors, moving of manufactured homes, cattle guards and custom entrance.
- Electric transformer on site ready for meter
- New working or garden pens
- Paved road frontage
- Deep stocked pond
- Good coastal Bermuda & native grasses
- New water well on site – 280' deep located in the Wilcox Aquifer
- Deer, dove & hogs seen on the property
- Bremond School District
- Beautiful mature oak trees
- Wood slate entrance
- 96% of the top soil is sandy loam per USDA

Water – The property is served by a new water well installed in mid 2023.

Electricity – Entergy services the area and a transformer located on a pole ready for meter connection.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map. See attached FEMA map for any flooding.

Minerals – Seller reports to own 10% of the minerals which convey with the property.

Topography – The land is flat.

Current Use – Privately owned and is used for recreation, hay production and site ready to build your dream home.

Easements – An abstract of title will need to be performed to determine any easements that may exist.

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 - \$340,000 - \$13,969 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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View of the Land



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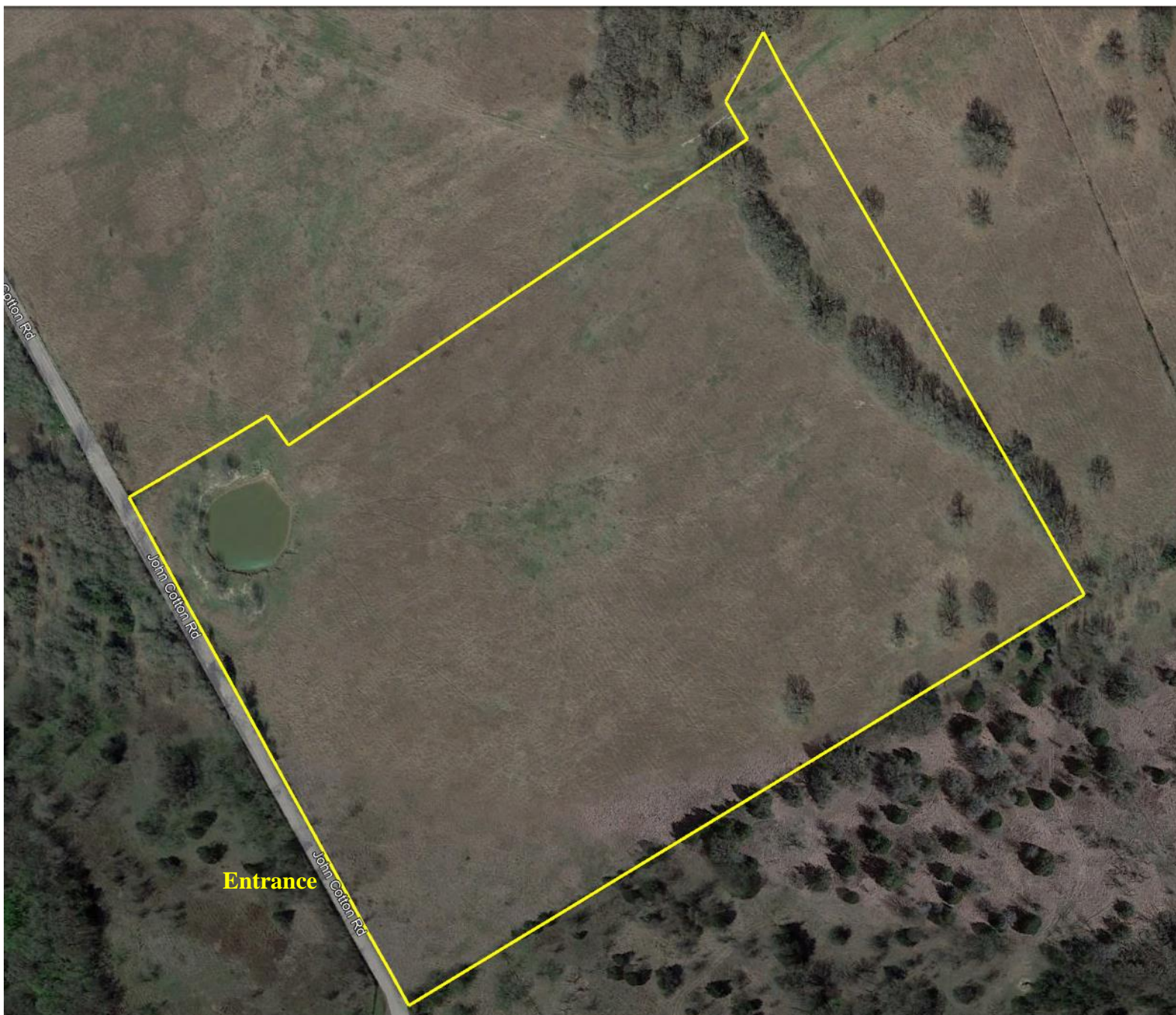
View of the Land



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Property Aerial View



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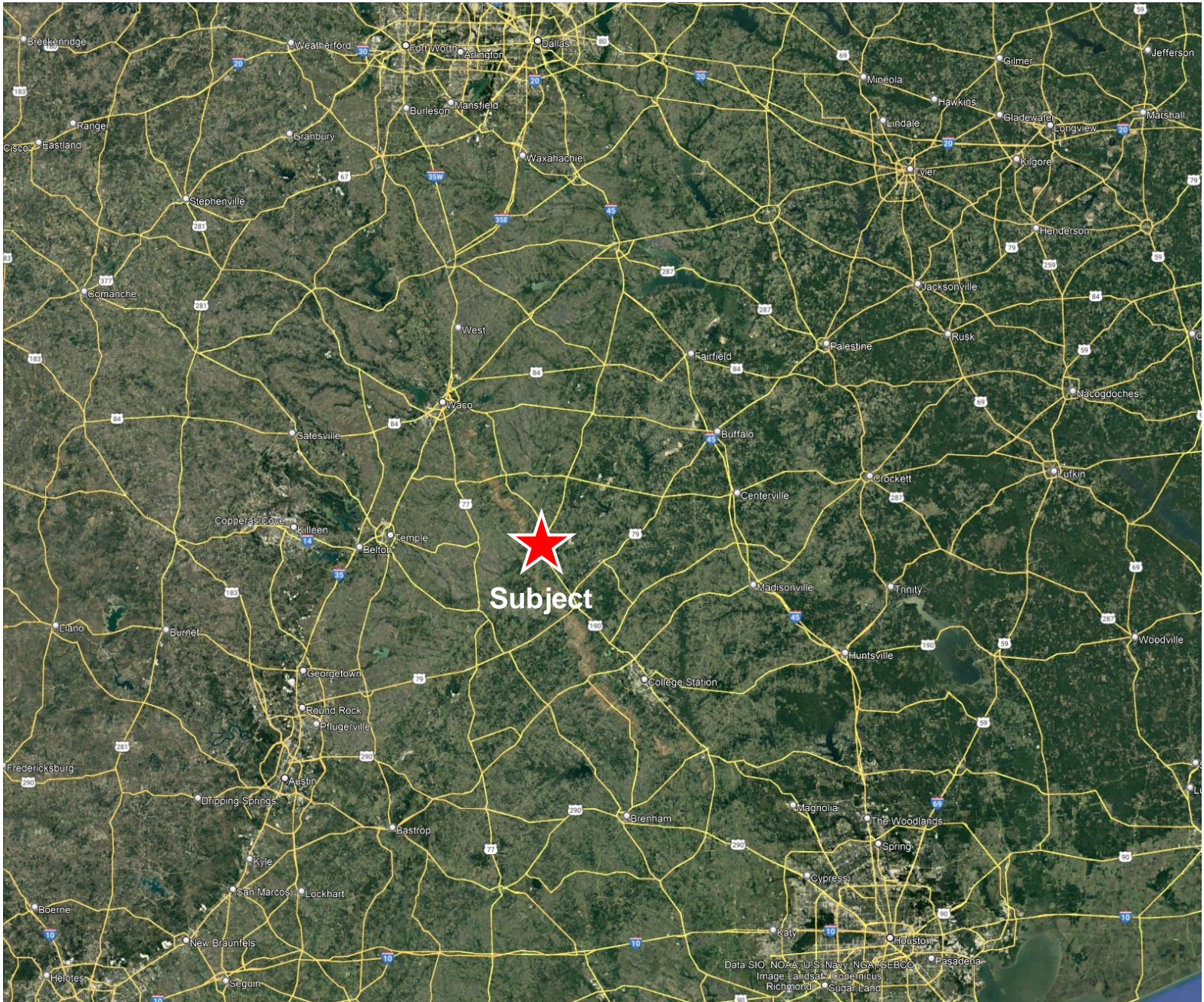
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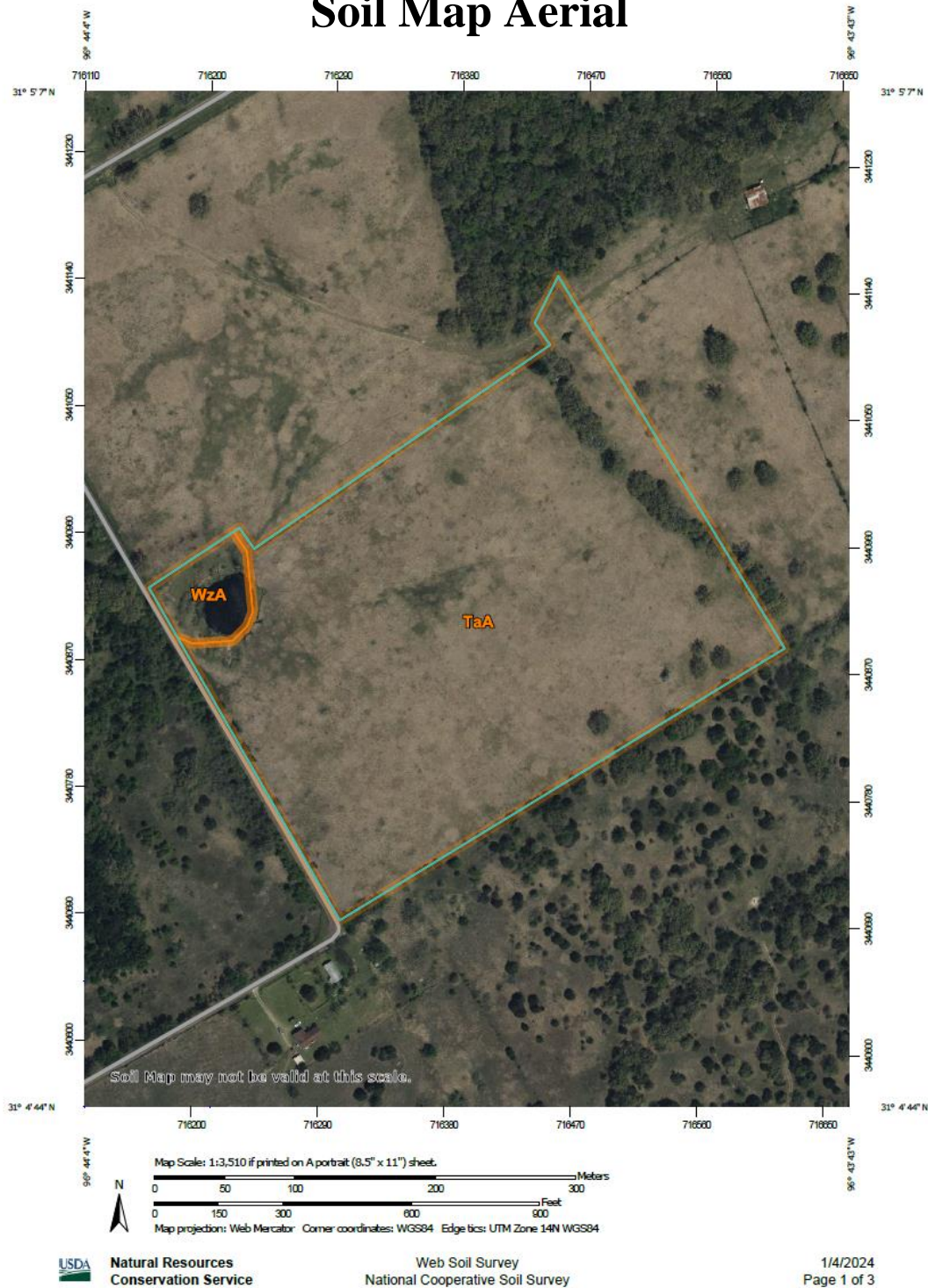
Property Location Relative to DFW, Austin and Houston



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TaA	Tabor fine sandy loam, 0 to 2 percent slopes	23.5	96.1%
WzA	Wilson loam, 0 to 1 percent slopes	0.9	3.9%
Totals for Area of Interest		24.5	100.0%



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Soil Type – TaA

TaA—Tabor fine sandy loam, 0 to 2 percent slopes

Setting

Landform: Stream terrace and relict terraces on uplands

Landscape position: Broad, smooth areas

Slope: Nearly level; plane to slightly concave surfaces

Shape of areas: Elongated to oblong

Size of areas: 20 to 200 acres

Typical Profile

Surface layer:

0 to 4 inches—brown, slightly acid fine sandy loam

Subsurface layer:

4 to 13 inches—light yellowish brown, slightly acid fine sandy loam

13 to 17 inches—pale brown, slightly acid fine sandy loam that has brown mottles

Subsoil:

17 to 28 inches—yellowish brown, strongly acid clay that has red and brownish yellow mottles

28 to 40 inches—light brownish gray, slightly acid clay that has yellowish brown and red mottles

40 to 58 inches—light brownish gray, neutral clay that has brownish yellow mottles

58 to 80 inches—light gray, slightly alkaline clay loam that has strong brown mottles

Soil Properties

Depth: Very deep

Drainage class: Moderately well drained

Water table: None within a depth of 6 feet

Flooding: None

Runoff: Very high

Permeability: Very slow

Available water capacity: Moderate

Root zone: Very deep

Natural soil fertility: Moderate

Shrink-swell potential: High

Hazard of water erosion: Moderate

Composition

Tabor soil and similar inclusions: 85 to 95 percent

Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:

- Bremond soils and the slowly permeable Chazos soils in the slightly higher positions in convex areas on terraces
- Crockett soils in broad, convex areas on adjacent uplands
- Rader soils in similar positions on terraces

Contrasting inclusions:

- The well drained, moderately permeable Silawa soils in the slightly higher positions in convex areas on terraces
- The Lufkin soils in concave areas on terraces

Use and Management

Major land use: Pasture

Other land uses: Rangeland and cropland (fig. 13)

Pasture

Major limitations:

- The very slow permeability in the subsoil restricts water movement and the root development of improved grasses.

Minor limitations:

- Water erosion is a moderate hazard during seedbed preparation for improved grasses.
- The moderate available water capacity limits the growth of improved grasses during periods of drought.

Cropland

Major limitations:

- The very slow permeability restricts water movement and the root development of crops.

Minor limitations:

- Water erosion is a moderate hazard when this soil is cultivated.
- The moderate available water capacity limits the growth of crops during periods of drought.

Rangeland

Major limitations:

- The very slow permeability restricts water movement and the root development of native plants.

Minor limitations:

- The moderate available water capacity limits the growth of native plants during periods of drought.
- The moderate natural fertility limits the yield potential of native plants.

Urban development

Major limitations:

- The high potential for shrinking and swelling can cause structural damage to residential and small commercial buildings.
- The very slow permeability can interfere with the proper functioning of septic tank absorption fields.
- The shrink-swell potential and low soil strength are limitations affecting the construction of local roads and streets.
- The risk of corrosion is high for uncoated steel and concrete.

Interpretive Groups

Land capability classification (nonirrigated areas): 3e

Ecological site: Sandy Loam

Pasture management group: Loamy Claypan



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Soil Type – WzA

WzA—Wilson loam, 0 to 1 percent slopes

Setting

Landform: Stream terrace and relict Pleistocene terrace on uplands

Landscape position: Broad, smooth areas

Slope: Nearly level; slightly concave and plane surfaces

Shape of areas: Oval or irregular

Size of areas: 10 to 200 acres

Typical Profile

Surface layer:

0 to 7 inches—dark grayish brown, neutral loam

Subsoil:

7 to 19 inches—very dark gray, neutral clay loam

19 to 31 inches—very dark gray, slightly alkaline clay

31 to 42 inches—dark gray, slightly alkaline clay that has brown mottles

42 to 52 inches—grayish brown, slightly alkaline clay that has light brownish gray mottles

52 to 67 inches—light gray, slightly alkaline clay

Underlying material:

67 to 75 inches—mottled light gray and light brown, moderately alkaline clay

75 to 80 inches—light brown, moderately alkaline clay that has gray mottles

Soil Properties

Depth: Very deep

Drainage class: Moderately well drained

Water table: None within a depth of 6 feet; surface layer and upper part of subsoil are seasonally wet and saturated during winter and spring for a period of 10 to 30 days

Flooding: None

Runoff: High

Permeability: Very slow

Available water capacity: Moderate

Root zone: Very deep

Natural soil fertility: Moderate

Shrink-swell potential: High

Hazard of water erosion: Slight

Composition

Wilson soil and similar inclusions: 85 to 95 percent

Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:

- Burleson soils in similar broad, smooth areas
- Lufkin soils in the slightly lower concave areas

Contrasting inclusions:

- Bremond soils in the slightly higher convex areas on terraces

Use and Management

Major land use: Rangeland

Other land uses: Pasture and cropland

Pasture

Major limitations:

- The very slow permeability restricts water movement and the root development of improved grasses.

Minor limitations:

- The moderate available water capacity limits the yield potential of improved grasses during periods of drought.

Cropland

Major limitations:

- The very slow permeability restricts water movement and the root development of crops.

Minor limitations:

- Extended periods of wetness delay field operations.
- A crust forms on the surface when the soil is dry, thus inhibiting the growth of seedlings.
- The moderate available water capacity limits the yield potential of crops during periods of drought.

Rangeland

Major limitations:

- The very slow permeability restricts water movement and the root development of native plants.

Minor limitations:

- The moderate natural fertility limits the growth of native plants.
- The moderate available water capacity limits the yield potential of native plants during periods of drought.

Urban development

Major limitations:

- The high potential for shrinking and swelling can cause structural damage to residential and small commercial buildings.
- The very slow permeability and seasonal wetness can interfere with the proper functioning of septic tank absorption fields.
- The low soil strength and shrink-swell potential are limitations affecting the construction of local roads and streets.
- The risk of corrosion is high for uncoated steel and concrete.

Interpretive Groups

Land capability classification (nonirrigated areas): 3w

Ecological site: Claypan Prairie

Pasture management group: Seasonally Wet Loamy Claypan



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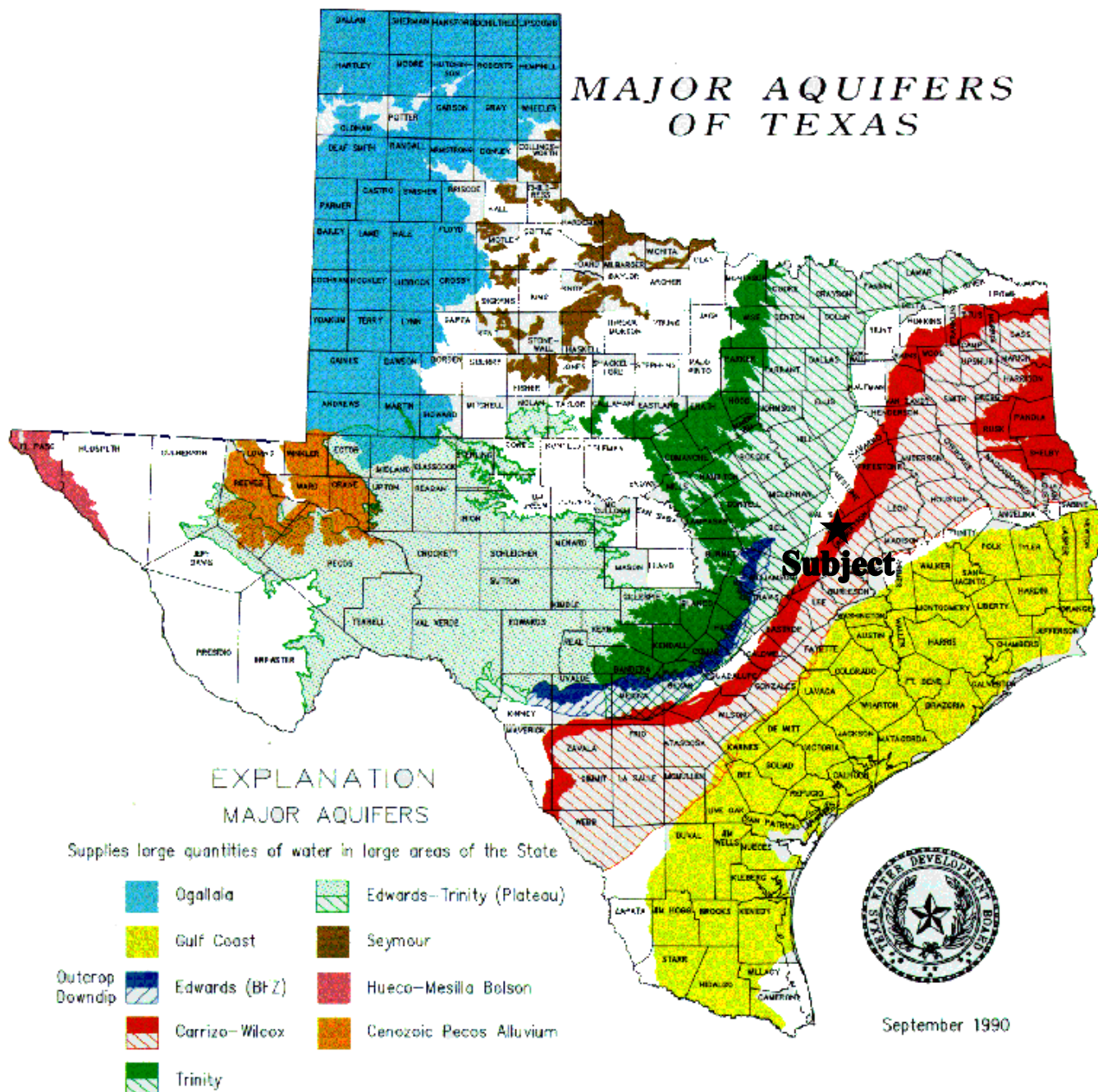
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Property Location to Major Aquifers of Texas



TEXAS
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Topo Map



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FEMA Flood Map

National Flood Hazard Layer FIRMette

96°44'19"W 31°59'N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

96°43'42"W 31°4'38"N

Basemap Imagery Source: USGS National Map 2023



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2024 at 12:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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GENERAL NOTES:

- Bearing Orientation is based upon relating the northwest line of the 49.38 Ac. to grid north, NAD83, Texas State Plane, Central Zone, as derived by GPS observations.
- All existing easements and/or utilities may not be shown on this plat.
- The easement to Tri-County Water Supply Corporation in Volume 316, Page 575 may affect this tract, although its exact location is unknown.
- • Denotes a 1/2" Iron Rod W/Cop stamped "RPLS 6658" found.

This survey was prepared with the benefit of the assistance of the following:
 University Title Company. Any easement information shown, is shown according to the commitment in GP No. 22004-20HE

Merilee Hammond
 LAs Per Robertson
 County Appraisal District
 Formerly
 Millicent Reed
 Called 50 Ac.
 5/1/17

S.W. Corner of 49.38 Ac. A
 Calculated Point in John Cotton Road

John Cotton Road
 (No deed found.)

8" Cressole Fence
 (Corner Marked by
 Michael Cotton and
 Estelita Cotton
 Called 2 Ac.
 826/359

92.75' 12.00'

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

3/8" Iron Rod Fnd.

Estelita Johnson Cotton, Et Al
 Called 48,548 Ac.
 624/688

I, Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, do hereby certify that this survey substantially complies with the minimum standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

I further certify that no visible improvements on this property encroach on adjacent property, nor do any visible improvements on adjacent property encroach on this property, except as shown on this plat. This plat was prepared from a plat of the same property, as depicted from FLOOD INSURANCE RATE MAP NO. 48395C0250C, DATED JULY 18, 2011

LUKE WAYNE SMITH, RPLS
 LWS@LUKEWAYNESMITHSURVEYING.COM
 7475 FARM RD. (S) WYOMING

N.E. Corner of 49.38 Ac.
 Calculated Point in
 From Which a 1/2" Iron Rod
 Bears: S 57°01'43" E - 32.96'

John P. Randolph and
 Judith Randolph
 Called 25.04 Ac.
 186/727

Barbed-Wire Fence

N 53°40'47" E 824.49'

Barbed-Wire Fence

Frankie Mae Rigby
 Called 49.38 Ac.
 855/46

Barbed-Wire Fence

Frankie Mae Rigby
 Called 100 Ac.
 1333/266
 Reference: 132/401

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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**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any 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
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

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



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