FOR SALE

114.191 Acres MOL

Pasture & Recreation Land

with Ranch Style Home

Waco, MSA, McLennan/Falls Counties, TX 76682

REDUCED ~~$993,462~~ $875,000

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 – 300 Rolinata Dr., Riesel, Texas. Located approximately 16 minutes southeast from Waco, 1.5 hours from Dallas, Texas, 1.5 hours from Austin and 2 hours 15 minutes from Houston.

Acres – 114.191 acres MOL according to a survey dated 10/19/23 located in this brochure.

Features – The property has many unique features including an existing water meter provided by the City of Riesel, TX. The property is fenced and cross-fenced and is in good condition. There are five stocked ponds on the property including a creek. A ranch style home with 3 bedrooms, 2 full bathrooms with a metal roof is situated at the entrance of the property. There are multiple outbuildings for animals and storage. The property has nice areas of thick woods for cattle and wildlife cover. The property has deer, hogs and migrating game. There are many potential home sites to choose from throughout the property. There are also numerous soil types for your farming or gardening pleasure. The property is Ag exempt for tax purposes.

Water – The house is serviced by the City of Riesel. There are five ponds located through the property. There is also a wet weather creek.

Electricity – TXU services the area and there is one meter on the property servicing the house.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map. FEMA maps are only available for the McLennan County portion of the property. 55% of the soil is Sandy Loam according to the USDA.

Minerals – Seller conveys all owned minerals.

Topography – The land is a combination of rolling hills with flat land areas and beautiful scenic views.

Current Use – Privately owned and is used for grazing cattle and recreational use including hunting.

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

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 - $875,000 - $7,663 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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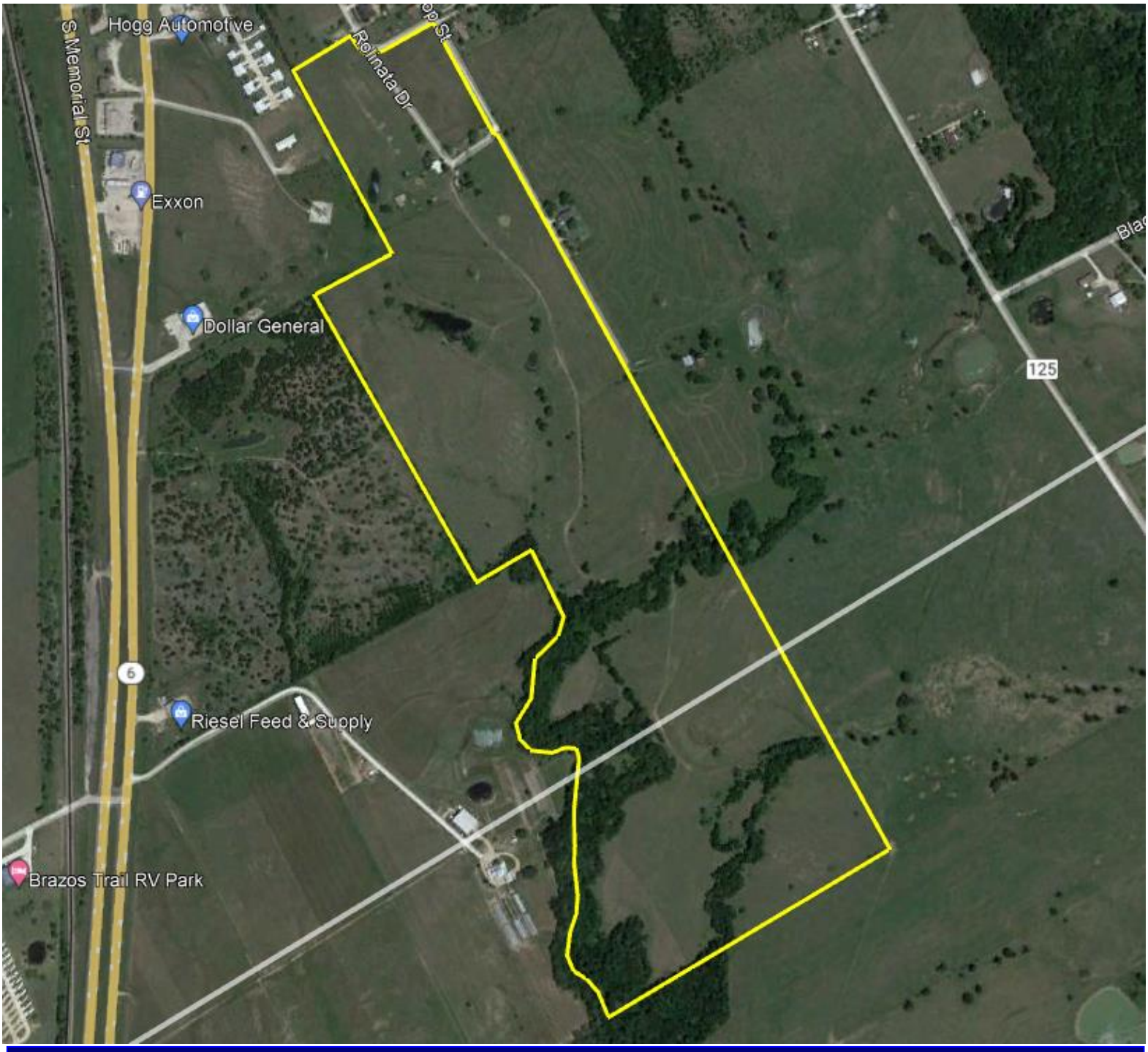
Property Aerial View



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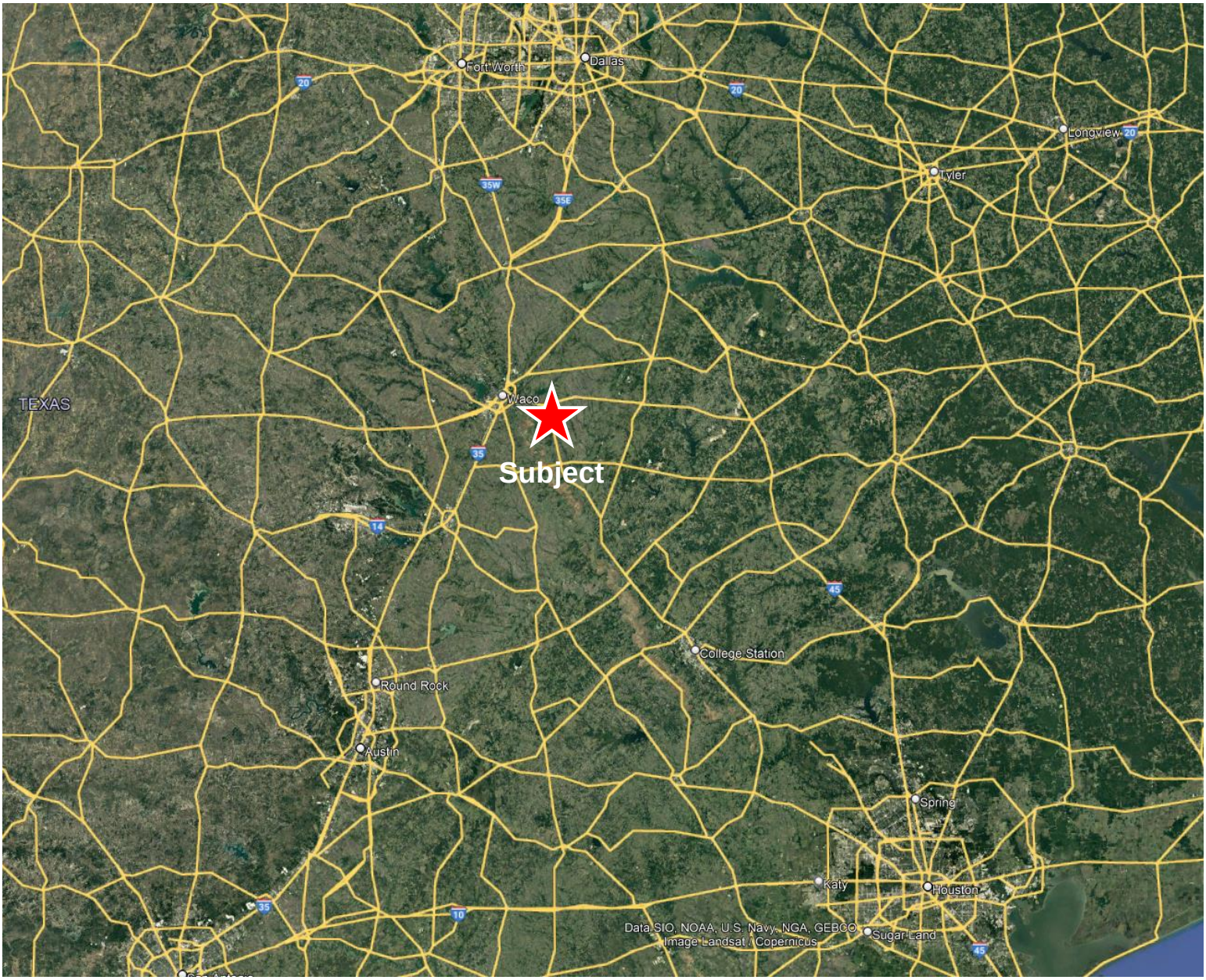
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Nearest Permitted Water Well

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Soil Map Aerial

USDA Natural Resources Conservation Service | Web Soil Survey National Cooperative Soil Survey | 2/21/2023 Page 1 of 4

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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Axtell fine sandy loam, 1 to 3 percent slopes	8.8	8.0%
21	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	7.8	7.1%
28	Gowen clay loam, frequently flooded	13.1	11.9%
66	Wilson silty clay loam, 1 to 3 percent slopes	2.3	2.1%
Subtotals for Soil Survey Area		**32.0**	**29.1%**
Totals for Area of Interest		**110.1**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AxB	Axtell fine sandy loam, 1 to 3 percent slopes	6.0	5.5%
Go	Gowen clay loam, frequently flooded	12.3	11.1%
HeB	Heiden clay, 1 to 3 percent slopes	12.5	11.3%
RgB	Riesel gravelly fine sandy loam, 1 to 3 percent slopes	38.3	34.8%
WnA	Wilson clay loam, 0 to 2 percent slopes	9.0	8.2%
Subtotals for Soil Survey Area		**78.1**	**70.9%**
Totals for Area of Interest		**110.1**	**100.0%**

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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.

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Soil Type – 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. Permeability is very slow, and 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 moderately severe.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling èrosion. Terracing, growing crops that produce large amounts of residue, and growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper pasture 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 a few live oak, elm, and hackberry trees along the 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, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVe; Claypan Prairie range site.

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Soil Type – 28

28—Gowen clay loam, frequently flooded. This deep, well drained, nearly level soil is on flood plains along major streams. It is flooded two or three times each year; flooding lasts from several hours to several days. Areas have plane slopes of 0 to 1 percent. These areas are on flood plains in long, narrow bands and are dissected by old creek beds and by meandering channels. Individual areas range from 20 to about 200 acres in size.

The soil has a surface layer of very dark grayish brown, neutral clay loam about 23 inches thick. Below the surface layer, to a depth of 36 inches, is brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is dark grayish brown, neutral clay loam stratified with fine sandy loam and clay in the lower part.

Permeability is moderate, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Bunyan and Trinity soils and areas of Gowen soils that are not flooded each year. The included soils make up about 15 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. The most restrictive limitation is flooding, which can only be overcome by major flood control.

This soil is well suited to pasture and has high potential for this use. It is well suited to improved bermudagrass, johnsongrass, common bermudagrass, and kleingrass. Proper management includes fertilization, controlled grazing, and weed control.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered oak, pecan, hackberry, elm, and cottonwood trees.

This soil has low potential for openland wildlife habitat and medium potential for rangeland wildlife habitat. Capability subclass Vw; Loamy Bottomland range site.

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Soil Type – 66

66—Wilson silty clay loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and ancient stream terraces. Slopes are plane or slightly concave. Areas range from 15 to 150 acres in size.

The soil has a surface layer of very dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface, to a depth of 28 inches, is dark gray, mildly alkaline clay. Between depths of 28 and 55 inches is gray, mildly alkaline clay. The underlying layer, to a depth of 80 inches, is light brownish gray, moderately alkaline clay that has brownish yellow mottles.

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and gummy. Permeability is very slow, and 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 Burleson, Crockett, and Normangee soils. Also included are a few areas of eroded Wilson 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 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 help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Needed pasture 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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Soil Type – AxB

AxB—Axtell fine sandy loam, 1 to 3 percent slopes

Setting

Landform: Pleistocene-age terraces along the Brazos River
Distinctive landscape features: None
Landscape position: Side slopes and ridges above drainageways
Slope: Gently sloping, convex
Shape of areas: Elongated or rounded
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 4 inches—grayish brown fine sandy loam

Subsurface layer:
4 to 7 inches—very pale brown fine sandy loam

Subsoil:
7 to 36 inches—reddish yellow, yellowish red, and gray clay
36 to 80 inches—light brownish gray, mottled clay loam

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Very slow
Available water capacity: Moderate
Root zone: Very deep, but slowly penetrated by plant roots
Natural soil fertility: Low
Soil reaction: Strongly acid to slightly acid in the surface layer and subsurface layer, very strongly acid or strongly acid in the upper part of the subsoil, and strongly acid to neutral in the lower part of the subsoil
Shrink-swell potential: High
Hazard of water erosion: Moderate
Hazard of wind erosion: Slight

Composition

Axtell soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The moderately well drained Mabank soils in depressions
- The well drained Minwells soils on hillsides and ridges
- The moderately well drained Chazos soils on ridgetops
- The moderately well drained Crockett soils on hillsides
- A soil that is similar to the Axtell soil but has a surface layer that is 10 to 20 inches thick; on foot slopes
- A soil that is similar to the Axtell soil but has a solum that is less than 60 inches thick

Land Uses

Major land use: Pasture
Other land uses: Rangeland, wildlife habitat, recreation, urban development

Management Concerns

Pasture

Major limitations:
- The very slow permeability limits the amount of moisture that can infiltrate the soil and be stored for plant use. Much of the annual rainfall is lost as runoff. Many areas support common bermudagrass and improved bermudagrass.

Minor limitations:
- The moderate available water capacity limits the production potential.

Cropland

Major limitations:
- The very slow permeability in the subsoil limits the amount of water infiltrating the soil. Most of the cropland is used for cool-season crops, such as small grain, or fast-growing, early maturing crops, such as forage sorghum.

Minor limitations:
- In wet seasons the very slow permeability can cause the surface to be saturated and can result in erosion.
- The moderate hazard of water erosion limits the kinds of crops that can be grown. Crop residue should be left on the surface to prevent excessive soil loss and maintain the content of organic matter.

Rangeland

Major limitations:
- The very slow permeability limits the amount of water infiltrating the soil, and production may be low in dry years.

Minor limitations:
- The moderate available water capacity limits production.

Urban development

Major limitations:
- The very slow permeability in the subsoil is a severe limitation when a septic system is installed.
- Shrinking and swelling of the soil can cause buildings and roads to crack.
- Proper design and installation can overcome these limitations.

Minor limitations:
- Maintenance of lawns and landscape plants can be expensive because of the moderate available water capacity.

Interpretive Groups

Land capability classification: IIIe
Range site: Claypan Savannah

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Soil Type – Go

Go—Gowen clay loam, frequently flooded

Setting

Landform: Holocene-age flood plains along local streams
Distinctive landscape features: None
Landscape position: Bottomland
Slope: Nearly level
Shape of areas: Elongated and narrow
Size of areas: 20 to 300 acres

Typical Profile

Surface layer:
0 to 12 inches—dark brown clay loam

Subsurface layer:
12 to 42 inches—brown clay loam and sandy clay loam

Underlying material:
42 to 55 inches—grayish brown sandy clay loam
55 to 80 inches—very pale brown sandy clay loam

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: Frequent, of very brief duration
Runoff: Slow
Permeability: Moderate
Available water capacity: High
Root zone: Very deep
Natural soil fertility: High
Soil reaction: Neutral to moderately alkaline
Shrink-swell potential: Moderate
Hazard of water erosion: Slight
Hazard of wind erosion: Slight

Composition

Gowen soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The well drained, clayey Frio soils on flood plains
- The moderately well drained, clayey Tinn soils in slight depressions on flood plains

Land Uses

Major land use: Pasture
Other land uses: Cropland, rangeland, recreation

Management Concerns

Pasture

Major limitations:
- The soil is flooded about once every 1 to 2 years. Floods can destroy fences, cause scour erosion, and deposit sediment on established pastures.

Minor limitations:
- Construction of farm ponds is not recommended because of seepage.

Cropland

Major limitations:
- Crop losses can occur because of flooding. Some areas are used for small grain, forage sorghum, or other crops.

Minor limitations:
- The available water capacity is high, but crop stress can occur on this well drained soil during dry periods.

Rangeland

Major limitations:
- None

Minor limitations:
- Construction of farm ponds is not recommended because of excessive seepage.

Urban development

Major limitations:
- Flooding is a severe hazard on sites for streets, houses, or other urban structures.

Minor limitations:
- Effluent filtration is poor and ground-water contamination is possible in areas used for septic tank absorption fields.
- Shrinking and swelling of the soil can cause buildings and roads to crack or buckle.

Interpretive Groups

Land capability classification: Vw
Range site: Loamy Bottomland

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Soil Type – HeB

HeB—Heiden clay, 1 to 3 percent slopes

Setting

Landform: Uplands of Upper Cretaceous age
Distinctive landscape features: None
Landscape position: Foot slopes
Slope: Gently sloping, slightly concave
Shape of areas: Irregular or rounded
Size of areas: 10 to 400 acres

Typical Profile

Surface layer:
0 to 6 inches—dark grayish brown clay

Subsurface layer:
6 to 14 inches—dark grayish brown clay

Subsoil:
14 to 55 inches—dark grayish brown, grayish brown, and light brownish gray clay

Underlying material:
55 to 80 inches—yellow shale with clay texture

Soil Properties

Depth: Deep to shale
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Rapid
Permeability: Very slow
Available water capacity: High
Root zone: Deep
Natural soil fertility: High
Soil reaction: Moderately alkaline
Shrink-swell potential: Very high
Hazard of water erosion: Moderate
Hazard of wind erosion: Slight

Composition

Heiden soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The well drained Lott and McLennan soils on hillsides
- The moderately deep Austin soils on foot slopes and ridges
- The well drained, deep Ferris soils on hillsides
- The moderately well drained Houston Black soils on the lower foot slopes

Land Uses

Major land use: Cropland
Other land uses: Pasture, rangeland, wildlife habitat, recreation, urban development

Management Concerns

Pasture

Major limitations:
- None

Minor limitations:
- The very slow permeability can cause temporary wetness during wet periods.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Cropland

Major limitations:
- None

Minor limitations:
- The very slow permeability can cause temporary wetness, which can sometimes delay farming operations.
- Because of the moderate hazard of water erosion, management of crop residue, terraces, or grassed waterways may be needed to prevent excessive soil loss.
- Water enters the dry, cracked soil rapidly until the soil becomes sufficiently moist to swell and close the cracks, after which water enters the soil very slowly.

Rangeland

Major limitations:
- None

Minor limitations:
- The very slow permeability can cause temporary wetness.
- Maintenance of fences is costly because of shrinking and swelling of the soil.

Urban development

Major limitations:
- Shrinking and swelling of the soil can cause houses, sidewalks, roads, and streets to crack or buckle.
- The very slow permeability may cause septic systems to work improperly.
- Establishing and maintaining lawns and landscape plants can be difficult on this clayey soil.
- Shallow excavations sometimes cave in.

Minor limitations:
- The very slow permeability can cause water to accumulate for short periods in some areas.

Interpretive Groups

Land capability classification: IIe
Range site: Blackland

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FOR SALE

114.191 Acres MOL – Pasture & Recreation Land with Ranch Style Home

Waco, MSA, McLennan/Falls Counties, TX 76682

Soil Type – RgB

RgB—Riesel gravelly fine sandy loam, 1 to 3 percent slopes

Setting

Landform: Ancient terraces along the Brazos River
Distinctive landscape features: None
Landscape position: Side slopes and ridges above drainageways
Slope: Gently sloping, convex
Shape of areas: Elongated or rounded
Size of areas: 10 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—dark brown gravelly fine sandy loam

Subsurface layer:
4 to 16 inches—brown very gravelly fine sandy loam

Subsoil:
16 to 26 inches—red very gravelly clay
26 to 48 inches—light yellowish brown very gravelly clay
48 to 55 inches—pale yellow very gravelly clay

Underlying material:
55 to 80 inches—pale yellow very gravelly fine sand

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Medium
Permeability: Slow
Available water capacity: Moderate
Root zone: Very deep
Natural soil fertility: Low
Soil reaction: Slightly acid or neutral in the surface layer and subsurface layer, moderately acid to slightly alkaline in the subsoil, and neutral to moderately alkaline in the underlying material
Shrink-swell potential: Moderate
Hazard of water erosion: Slight
Hazard of wind erosion: Slight

Composition

Riesel soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- The moderately well drained Mabank soils in depressions
- The well drained Minwells soils on hillsides and ridges
- The moderately well drained Chazos soils on ridgetops
- The moderately well drained Axtell and Crockett soils on hillsides

Land Uses

Major land use: Pasture
Other land uses: Rangeland, wildlife habitat, recreation, urban development

Management Concerns

Pasture

Major limitations:
- The slow permeability limits the amount of moisture that can infiltrate the soil.
- The gravelly surface layer limits the amount of water stored for plant use. Much of the annual rainfall is lost as runoff. Many areas support common bermudagrass and improved bermudagrass.

Minor limitations:
- The moderate available water capacity limits the production potential.
- Because of the gravelly surface layer, establishing pasture species is difficult.

Cropland

Major limitations:
- This soil is poorly suited to cropland because cultivating the gravelly surface layer is difficult.

Minor limitations:
- The moderate available water capacity and the content of gravel limit yields.

Rangeland

Major limitations:
- The slow permeability limits the amount of water infiltrating the soil, and production may be low in dry years.

Minor limitations:
- The moderate available water capacity limits production.

Urban development

Major limitations:
- The slow permeability in the subsoil is a severe limitation when a septic system is installed.

Minor limitations:
- Maintenance of lawns and landscape plants can be expensive because of the moderate available water capacity, and lawns are difficult to establish because of the gravelly surface layer.
- Shrinking and swelling of the soil can cause buildings and roads to crack or buckle.

Interpretive Groups

Land capability classification: VIs
Range site: Gravelly

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114.191 Acres MOL – Pasture & Recreation Land with Ranch Style Home

Waco, MSA, McLennan/Falls Counties, TX 76682

Soil Type – WnA

WnA—Wilson clay loam, 0 to 2 percent slopes

Setting

Landform: Stream terraces of Pleistocene age
Distinctive landscape features: None
Landscape position: Broad flats
Slope: Nearly level or gently sloping
Shape of areas: Irregular or rounded
Size of areas: 10 to 500 acres

Typical Profile

Surface layer:
0 to 8 inches—dark grayish brown clay loam

Subsoil:
8 to 18 inches—dark gray clay
18 to 32 inches—very dark gray clay
32 to 65 inches—dark gray and grayish brown clay

Underlying material:
65 to 80 inches—reddish yellow clay

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: None; however, may be saturated above the subsoil for short periods after heavy rainfall
Flooding: None
Runoff: Slow
Permeability: Very slow
Available water capacity: Moderate
Root zone: Deep
Natural soil fertility: Medium
Soil reaction: Moderately acid to neutral in the surface layer, moderately acid to slightly alkaline in the upper part of the subsoil, and neutral to moderately alkaline in the lower part of the subsoil
Shrink-swell potential: High
Hazard of water erosion: Moderate
Hazard of wind erosion: Slight

Composition

Wilson soil and similar inclusions: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

- Mabank soils, which have a surface layer of fine sandy loam and are on slight mounds
- The moderately well drained Axtell soils on the slightly higher ridges
- The moderately well drained Crockett and well drained Lamar soils on hillsides
- The moderately well drained Bremond soils in the slightly higher positions
- The moderately well drained Burleson soils in the slightly lower positions

Land Uses

Major land use: Pasture
Other land uses: Cropland, rangeland, recreation, urban development

Management Concerns

Pasture

Major limitations:
- None

Minor limitations:
- The very slow permeability in the subsoil limits water infiltration and root penetration.
- The moderate available water capacity limits the production of forage.

Cropland

Major limitations:
- None

Minor limitations:
- The very slow permeability in the subsoil limits the penetration of water and plant roots.
- Because of the medium natural fertility and a low content of organic matter, the soil is crusty and difficult to cultivate when dry.
- The moderate available water capacity limits crop yields.
- Because of the moderate hazard of water erosion, crop residue should be left on the surface to prevent excessive soil loss.
- In wet years the very slow permeability and slow runoff can cause temporary wetness.

Rangeland

Major limitations:
- None

Minor limitations:
- The very slow permeability limits the penetration of water and plant roots.
- The moderate available water capacity limits production.

Urban development

Major limitations:
- The very slow permeability and slow runoff can cause septic systems to fail in wet periods.
- Shrinking and swelling of the soil can cause houses, roads, streets, and sidewalks to crack or buckle.

Minor limitations:
- The slow runoff and very slow permeability can cause water to accumulate on yards or streets for short periods.

Interpretive Groups

Land capability classification: IIIe
Range site: Claypan Prairie

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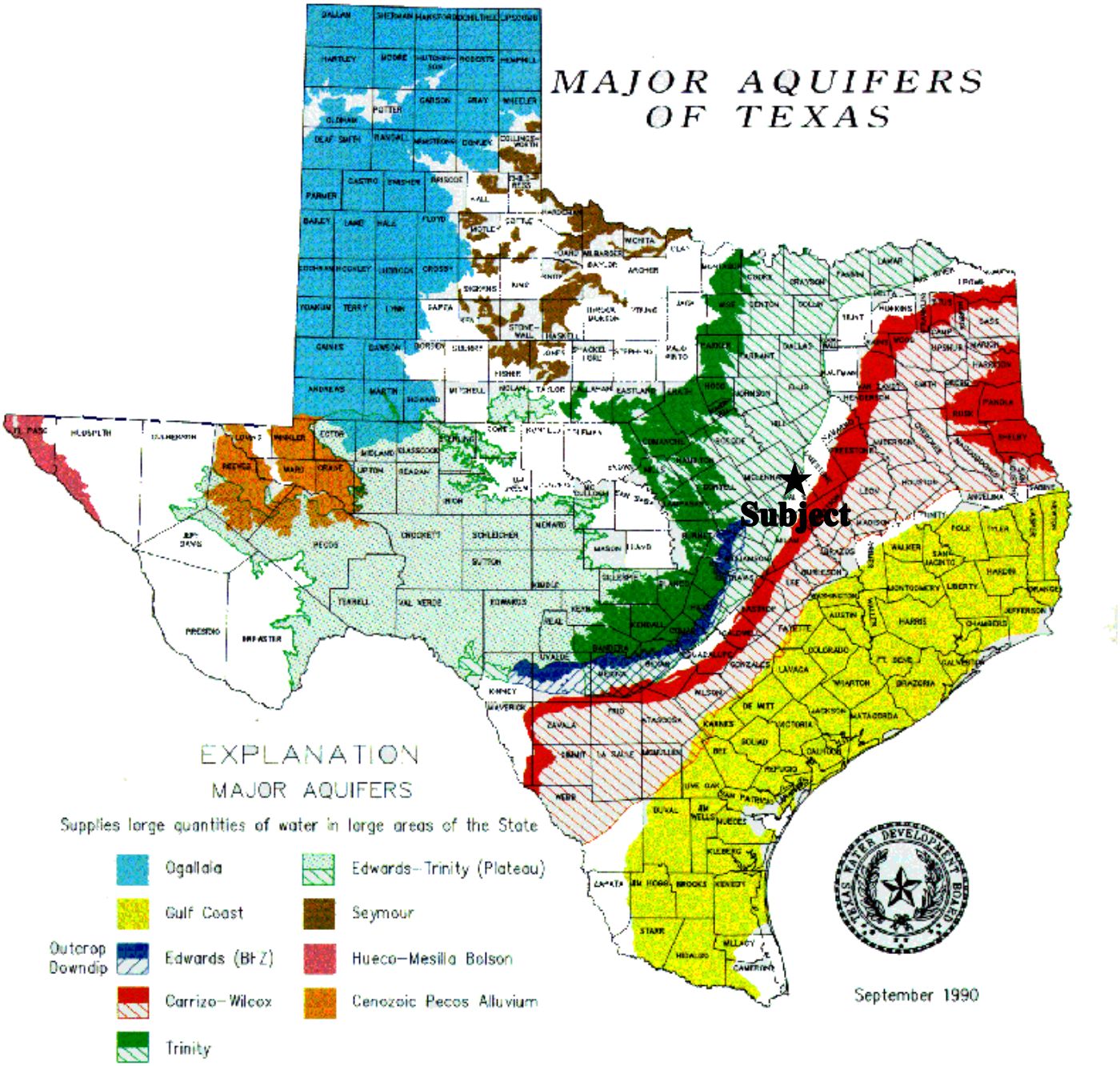
Property Location to Major Aquifers of Texas



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Topo Map

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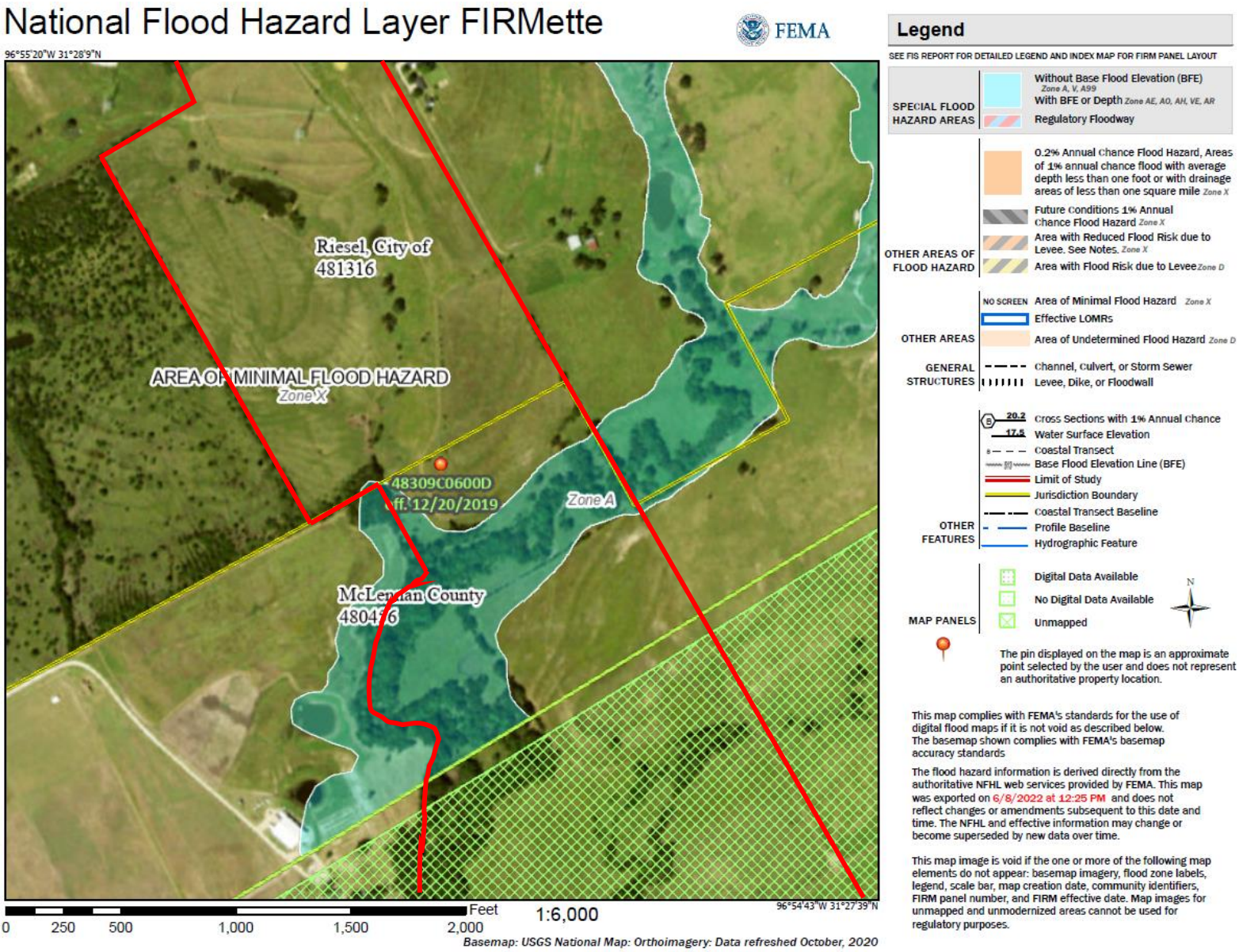
FEMA Flood Map for McLennan County Only



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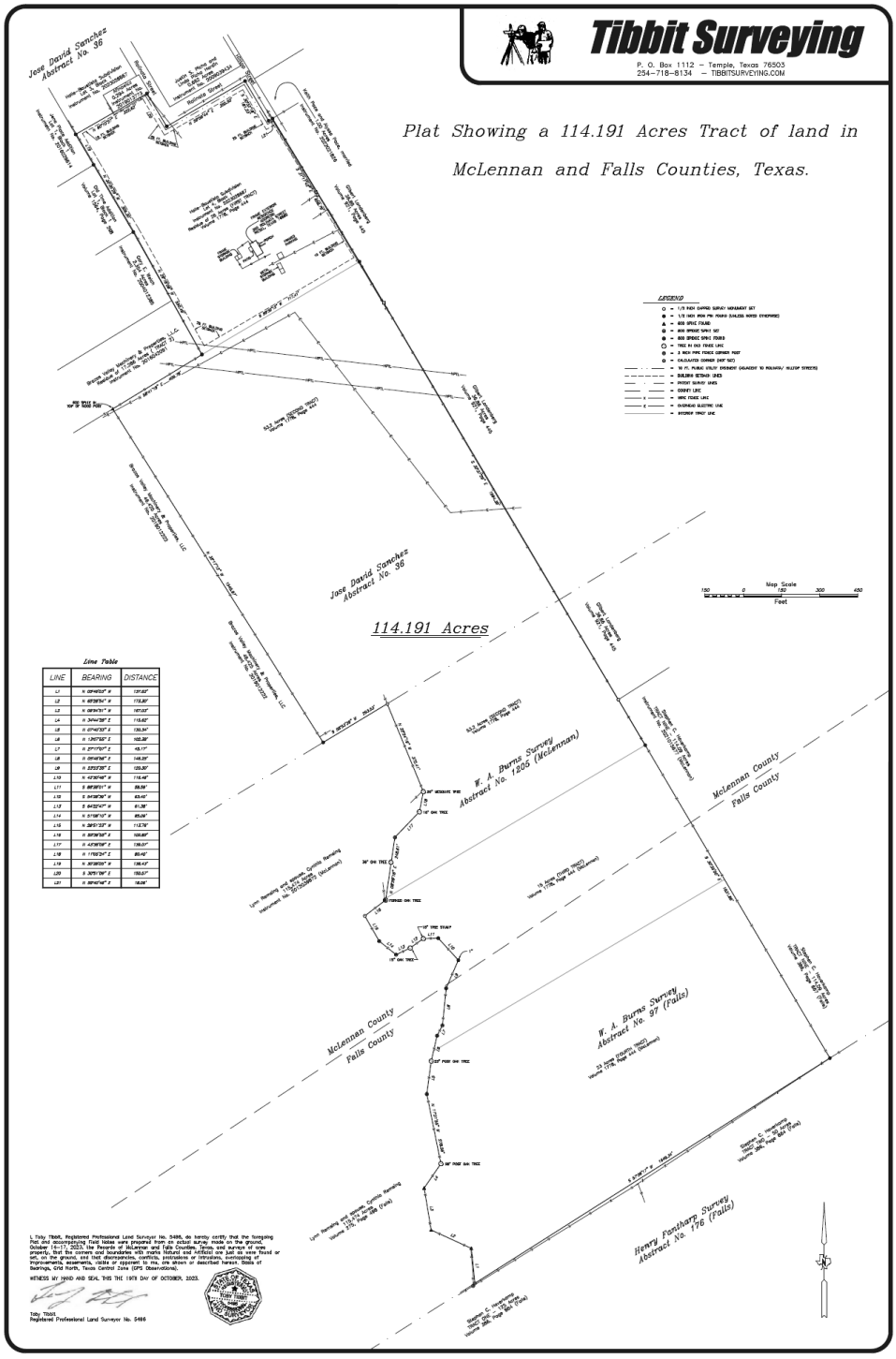
Survey



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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

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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
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Designated Broker of Firm	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	(254)803-5263
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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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IABS 1-0 Date