

# FOR SALE

## 142.72 Acres MOL

### Commercial or Crop Land

Eddy, Falls County, (Waco,MSA), TX 76524

# \$1,163,170

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



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

Bob Dube (Broker)

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# **142.72 Acres MOL Commercial & Crop Land Eddy, Falls County, TX 76524**

## **Property Highlights**

**Location** –255 State Highway 7, Eddy, TX 76524. Coming from Hwy 6 @ IH35 in Waco go 14 miles south on IH35. Take exit 315 towards Moody. Turn left onto Highway 7 and go 1 mile. The property will be on the left. Look for the Texas Farm and Ranch Realty sign. Located just 20 minutes from Waco, approximately 1 hour 30 minutes from Dallas, Texas, 1 hour 20 minutes from Austin and 2 hours 50 minutes from Houston.

**Acres** – 142.72 Acres MOL. See survey and field notes in the body of this brochure.

### **Amenities**

- Currently crop land
- Approximately 560 Linear Feet of frontage on Hwy 7
- Approximately 3,568 Linear Feet of frontage on CR 437
- 1 mile from IH 35
- Potential commercial site:  
Commercial, industrial, or retail uses.  
Single family home tracts  
Divide into 10-acre tracts
- Bruceville-Eddy school district

**Water** – There is no meter on the property View nearest well report in this brochure.

**Electricity** –There is not an electric meter on the property.

**Soil**– There are various soil types that make up the property. Please refer to the USDA Soil Map located in this brochure for soil types.

**Ag Exemption**- The property is currently under Ag Exemption for tax purposes.

**Minerals** – Seller retains.

**Topography** – The land is flat with gently rolling hills

**Current Use** – Privately owned and is used for crop land and can easily be converted for commercial use.

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

**Showings** - By appointment only.

**Presented At** - \$1,163,170 or \$8,150 per 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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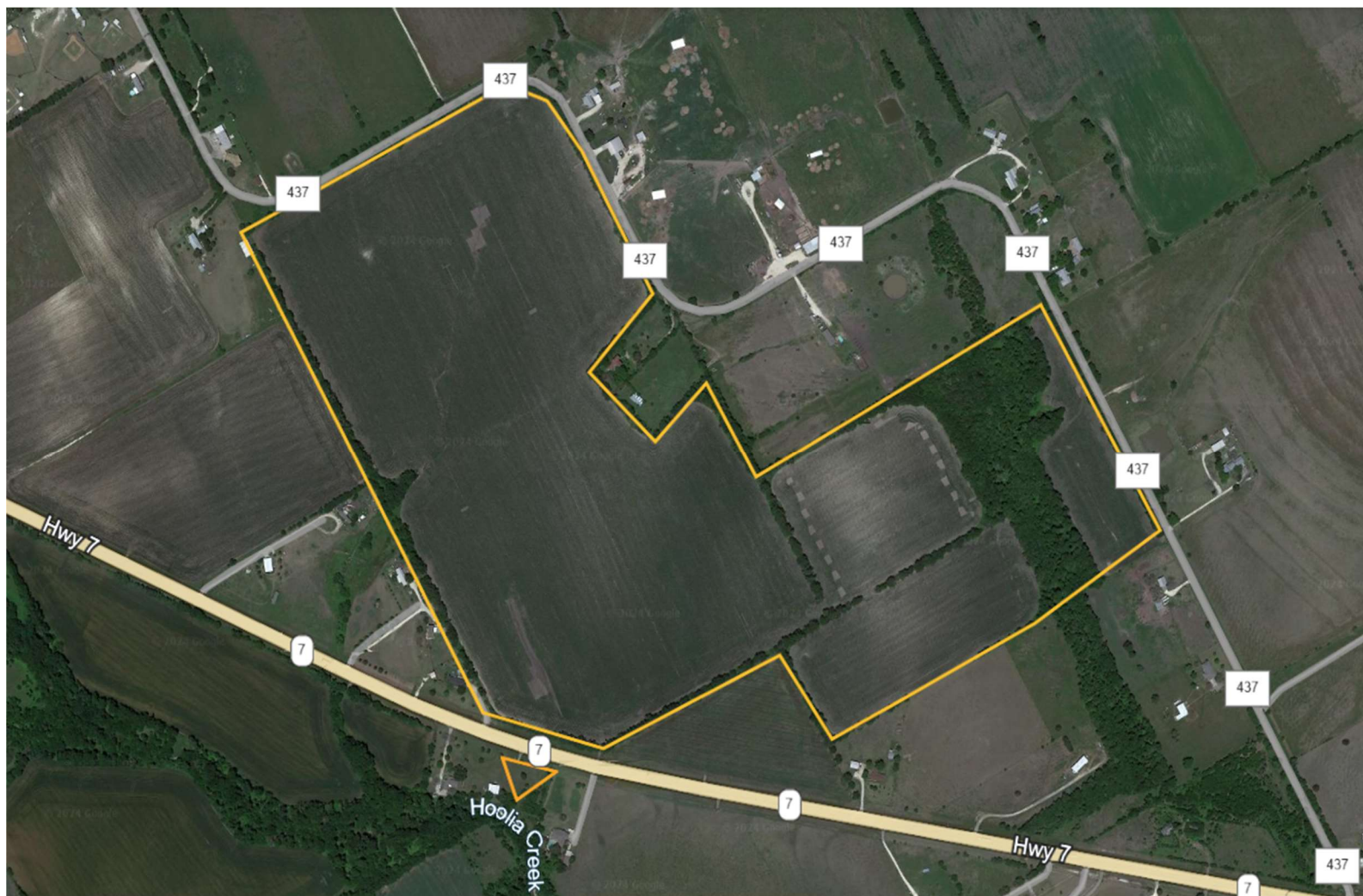
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## Property Aerial View



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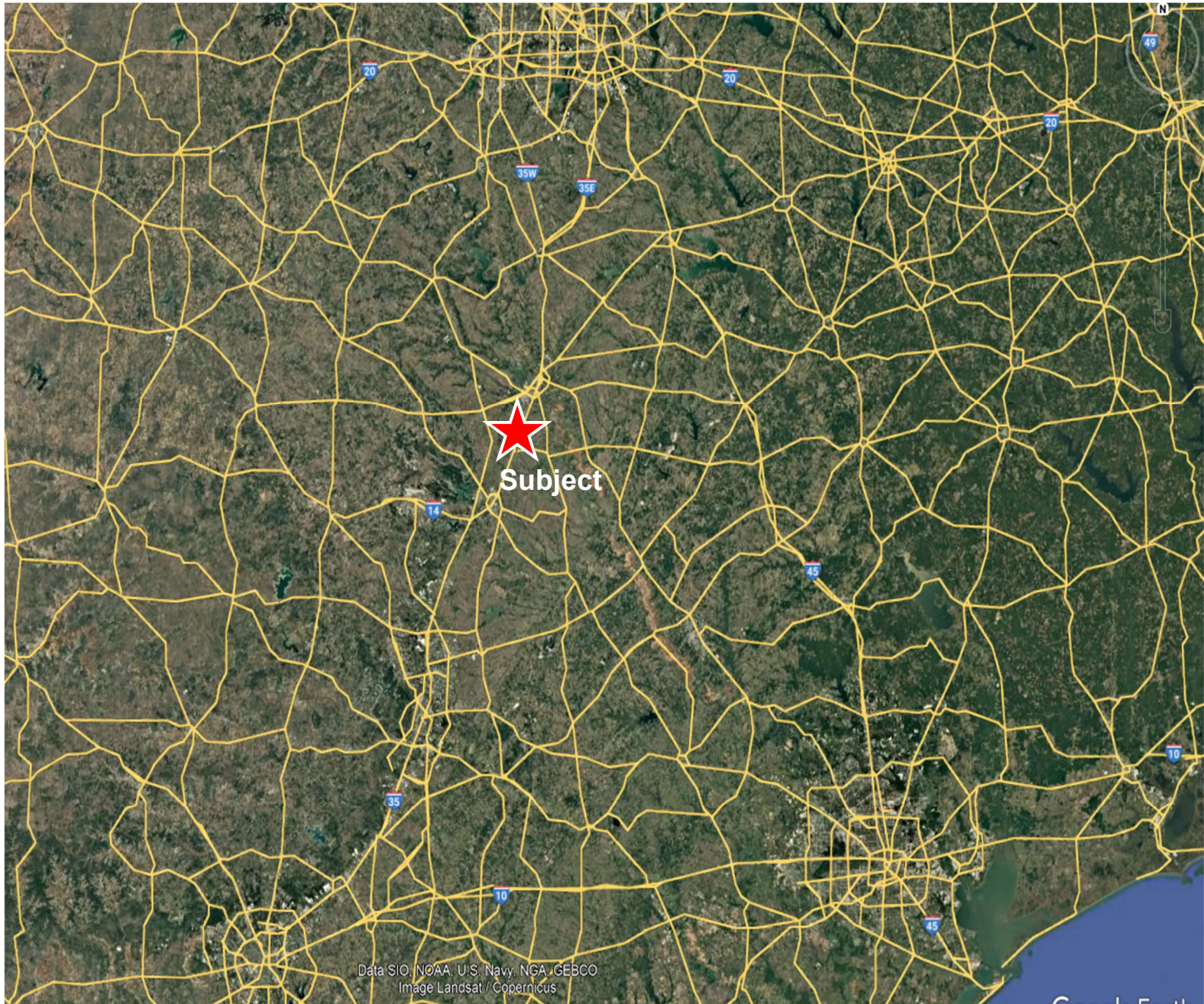
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**Property Location Relative to  
DFW, Austin and Houston**



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## **Aerial of Nearest Permitted Water Well**



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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
2	Altoga silty clay, 1 to 3 percent slopes	0.2	0.2%
5	Austin silty clay, 1 to 3 percent slopes	100.2	72.8%
6	Austin silty clay, 2 to 5 percent slopes, moderately eroded	17.6	12.8%
34	Houston Black clay, 0 to 1 percent slopes	3.7	2.7%
35	Houston Black clay, 1 to 3 percent slopes	15.9	11.5%
<b>Totals for Area of Interest</b>		<b>137.6</b>	<b>100.0%</b>



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## **Soil Type –2**

**2—Altoga silty clay, 1 to 3 percent slopes.** This deep, well drained, gently sloping soil is on broad ridgetops of the uplands. Slopes are convex. Most areas are 10 to 40 acres in size.

This soil has a surface layer of grayish brown, moderately alkaline silty clay about 7 inches thick. Below the surface layer, to a depth of 24 inches, is light brownish gray, moderately alkaline silty clay. Between depths of 24 and 42 inches is light brownish gray, moderately alkaline silty clay that has brownish yellow mottles. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline silty clay that has brownish yellow mottles.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is moderate, and the available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium. 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 a few intermingled areas of Houston Black, Heiden, and Lewisville soils. The included soils make up about 5 to 10 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. The main crops are cotton and grain sorghum, but small grain is also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing high-residue crops help control erosion and maintain tilth.

This soil has high potential for pasture. It is well 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 and an overstory of scattered elm, hackberry, and oak trees.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. 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 –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 open-land and rangeland wildlife habitat is medium. Capability subclass IVe; Clay Loam range site.



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## **Soil Type –34**

**34—Houston Black clay, 0 to 1 percent slopes.** This deep, moderately well drained, nearly level soil is on smooth ridges of uplands. Slopes are plane. Areas are long and narrow to broad. They range from 10 to about 175 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 25 inches thick. Between depths of 25 and 44 inches is gray, moderately alkaline clay; and between depths of 44 and 80 inches is light brownish gray, moderately alkaline clay that has pale brown 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 slight.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Heiden and Burleson 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 and small grain is high. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce a large amount of residue and growing deep-rooted legumes assist in maintaining 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. 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 IIw; 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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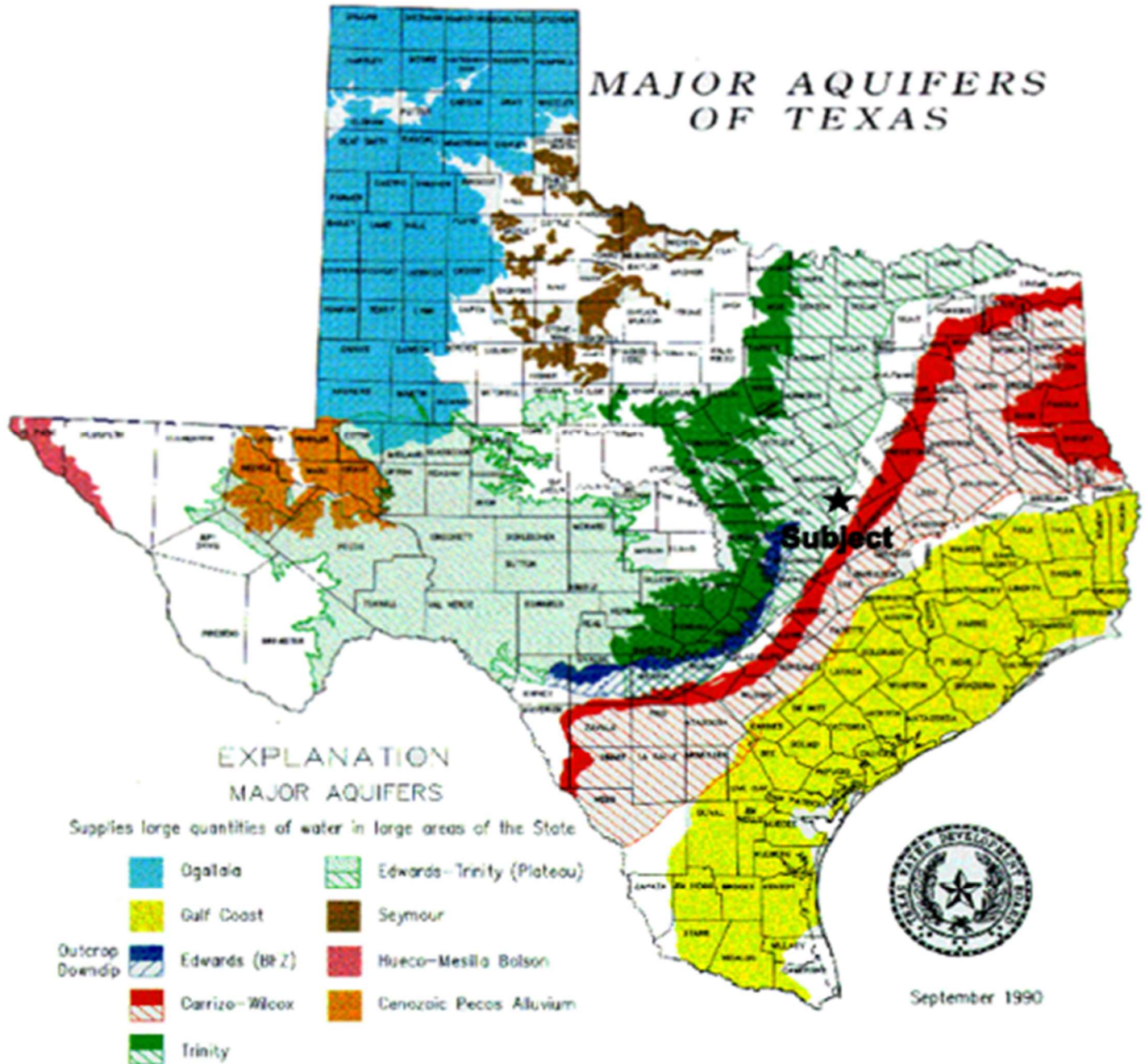
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## Property Location to Major Aquifers of Texas



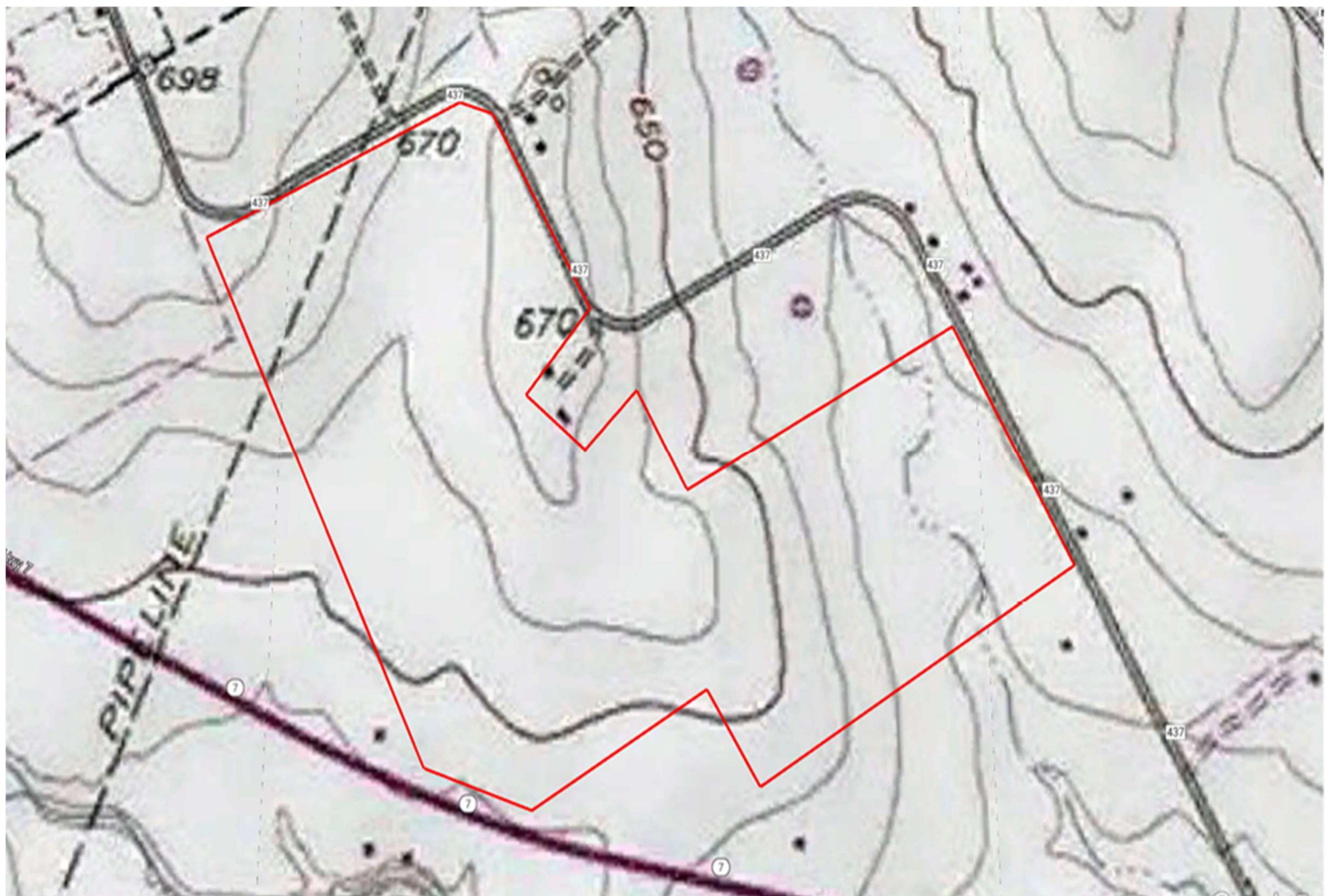
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## Topo Map



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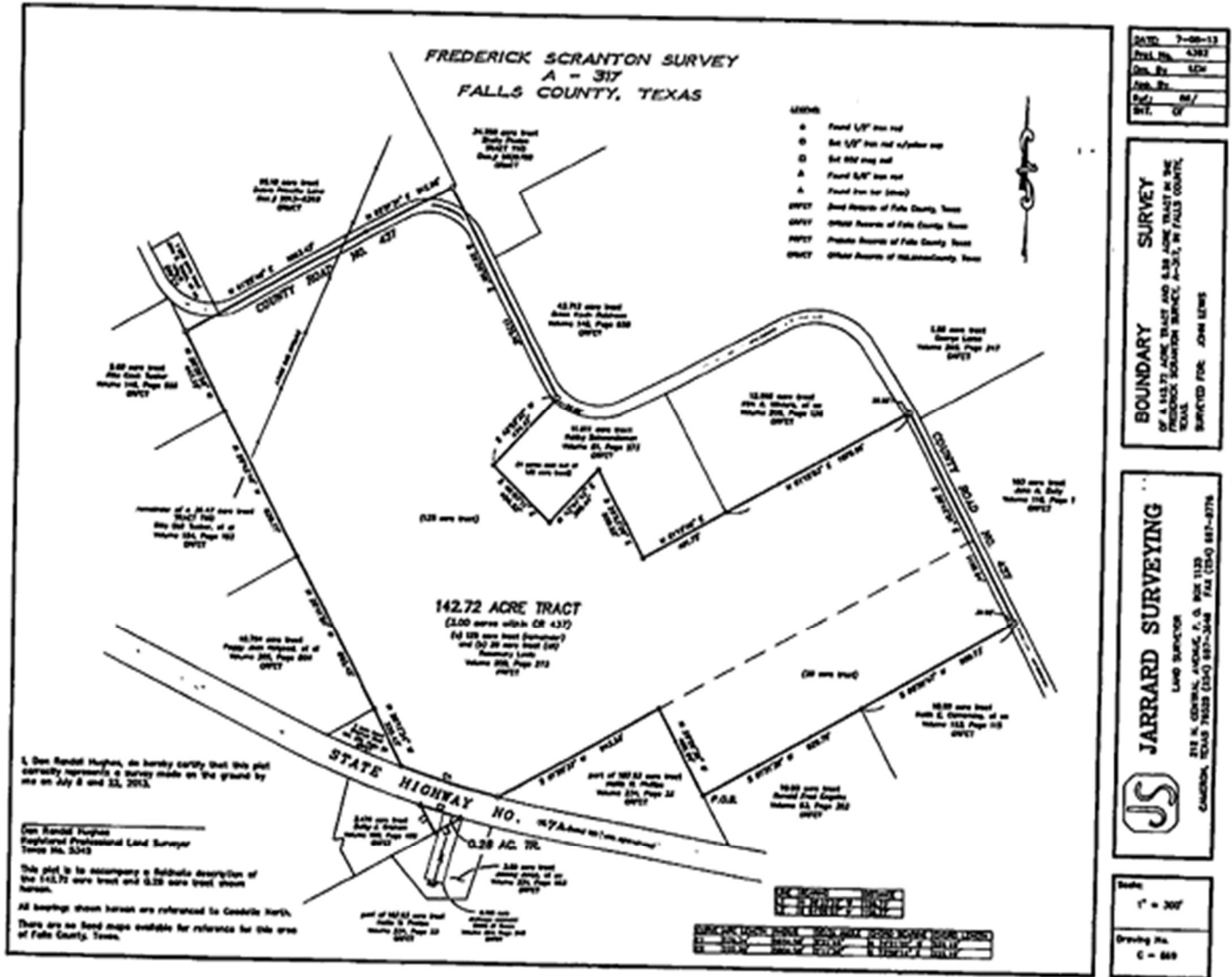
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## Survey



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142.72 Acres MOL

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Eddy, Falls County, TX 76524

## Field Notes

### FIELDNOTE DESCRIPTION FOR: JOHN LEWIS

STATE OF TEXAS )  
COUNTY OF FALLS )

#### 142.72 ACRE TRACT

Being a 142.72 acre tract of land in the Frederick Scramton Survey, Abstract No. 317, Falls County, Texas and being a part of that certain 125 acre tract of land designated as (a) and all of that certain 20 acre tract designated as (b) in a will to Rosemary Lewis, recorded in Volume 20B, Page 273 of the Probate Records of Falls County, Texas. Said 142.72 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod at the southwest corner of above mentioned 20 acre tract, same being the northwest corner of a 10.00 acre tract of land to Ronald Fred Engelke (93/353 ORFCT) and being in the east line of a 107.63 acre tract of land to Hollis W. Phillips (234/33 ORFCT);

**THENCE** along the west line of said 20 acre tract, same being the east line of said 107.63 acre tract and generally along a fence, North 29 degrees 26 minutes 36 seconds West, a distance of 486.99 feet to a found 1/2" iron rod at a wood corner post, in the south line of above mentioned 125 acre tract;

**THENCE** along the south line of said 125 acre tract, same being the north line of said 107.63 acre tract, South 61 degrees 20 minutes 37 seconds West, a distance of 943.33 feet to a set 1/2" iron rod with yellow cap located in the curving northerly right-of-way line of State Highway No. 7, a called 150 feet wide right-of-way;

**THENCE** along the northerly right-of-way line of State Highway No. 107 with a curve to the right for an arc length of 529.34 feet, with a radius of 5654.58 feet, a chord bearing of North 74 degrees 21 minutes 02 seconds West and having a chord length of 529.15 feet to a found 1/2" iron rod in the west line of said 125 acre tract, at the southeast corner of a 1 acre tract of land to Stephen Cast (332/29 ORFCT);

**THENCE** along the west line of said 125 acre tract, same being the east line of said 1 acre tract, North 28 degrees 11 minutes 34 seconds West, a distance of 320.43 feet to a found 1/2" iron rod at the southeast corner of a 10.794 acre tract of land to Peggy Jean Halgood, et al (205/804 ORFCT);

**THENCE** continuing along the west line of said 125 acre tract, same being the east line of said 10.794 acre tract, North 28 degrees 41 minutes 07 seconds West, a distance of 855.45 feet to a found 1/2" iron rod at the southeast corner of the remainder of a 36.47 acre tract of land to Rita Gail Tucker, et al (TRACT TWO - 184/103 ORFCT);

**THENCE** continuing along the west line of said 125 acre tract, same being the east line of said 36.47 acre tract, North 28 degrees 43 minutes 49 seconds West, a distance of 820.77 feet to a found 1/2" iron rod at the southeast corner of a 5.00 acre tract of land to Rita Cook Tucker (146/658 ORFCT);

**THENCE** continuing along the west line of said 125 acre tract, same being the east line of said 5.00 acre tract, North 28 degrees 25 minutes 58 seconds West, a distance of 447.15 feet to a set 1/2" iron rod with yellow cap for the northwest corner of said 125 acre tract;

**THENCE** along the center prolongation of County Road No. 437, the following courses and distances:

North 61 degrees 25 minutes 40 seconds East, a distance of 1063.43 feet;

North 62 degrees 51 minutes 21 seconds East, a distance of 512.96 feet to a set 1/2" iron rod with yellow cap for the northeast corner of said 125 acre tract;

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South 28 degrees 29 minutes 08 seconds East, a distance of 1175.18 feet to a set 1/2" iron rod with yellow cap;

THENCE entering said 125 acre tract, South 42 degrees 52 minutes 32 seconds West, at a distance of 25.00 feet passing a found 1/2" iron rod at a wood corner post at an exterior corner of an 11.611 acre tract of land to Kathy Schwendeman (81/273 ORFCT), continuing along said course, generally along a fence for a total distance of 474.42 feet to a found 1/2" iron rod at a wood corner post;

THENCE along a west line of said 11.611 acre tract and generally along a fence, South 46 degrees 07 minutes 11 seconds East, a distance of 404.52 feet to a found 1/2" iron rod at a wood corner post;

THENCE along a south line of said 11.611 acre tract and generally along a fence, North 42 degrees 44 minutes 43 seconds East, a distance of 366.44 feet to a found 1/2" iron rod at a wood post, in the east line of said 125 acre tract;

THENCE along an east line of said 125 acre tract, same being a west line of said 11.611 acre tract and generally along a fence, South 28 degrees 53 minutes 20 seconds East, a distance of 500.55 feet to a found 1/2" iron rod at a wood corner post;

THENCE along a north line of said 125 acre tract, same being a south line of said 11.611 acre tract and generally along a fence, North 61 degrees 19 minutes 46 seconds East, a distance of 491.75 feet to a found 1/2" iron rod at the southwest corner of a 15.998 acre tract of land to Kirk A. Winters, et ux (209/126 ORFCT);

THENCE continuing along a north line of said 125 acre tract, same being a south line of said 15.998 acre tract and generally along a fence, North 61 degrees 15 minutes 03 seconds East, a distance of 1078.96 feet to a set mag nail in the center of County Road No. 437, from which a found 1/2" iron rod at a wood corner post in the west line of said road bears South 61 degrees 15 minutes 03 seconds West, a distance of 26.58 feet;

THENCE along the center of County Road No. 437, South 28 degrees 42 minutes 51 seconds East, a distance of 1186.84 feet to a set mag nail for the southeast corner of said 20 acre tract;

THENCE along the south line of said 20 acre tract, South 60 degrees 59 minutes 47 seconds West, at a distance of 30.60 feet passing a found 1/2" iron rod at a wood corner post at the northeast corner of a 10.00 acre tract of land to Keith E. Oehlerking, et ux (193/115 ORFCT), continuing along said course and generally along a fence for a total distance of 909.73 feet to a found 1/2" iron rod at a wood corner post at the northeast corner of said Engleke 10.00 acre tract;

THENCE continuing along the south line of said 20 acre tract, same being the north line of said Engleke 10.00 acre tract and generally along a fence, South 61 degrees 21 minutes 35 seconds West, a distance of 929.79 feet to the POINT OF BEGINNING, containing 142.72 acres of land, of which approximately 3.00 acres lie within County Road No. 437.

All bearings recited herein are referenced to Geodetic North.

July 8, 2013  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5345

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142.72 Acres MOL

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Eddy, Falls County, TX 76524

FIELDNOTE DESCRIPTION  
FOR: JOHN LEWIS

STATE OF TEXAS    )  
COUNTY OF FALLS    )

0.28 ACRE TRACT

Being a 0.28 acre tract of land in the Frederick Scranton Survey, Abstract No. 317, Falls County, Texas and being a part of that certain 125 acre tract of land designated as (a) in a will to Rosemary Lewis, recorded in Volume 20B, Page 273 of the Probate Records of Falls County, Texas. Said 0.28 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod at a wood corner post at the southwest corner of above mentioned 125 acre tract, same being the southeast corner of a 3.479 acre tract of land to Betty J. Grisham (109/408 ORFCT) and being in the north line of a 3.05 acre tract of land to Johnny Jones, et ux (334/463 DRFCT);

THENCE along the west line of said 125 acre tract, same being the east line of said 3.479 acre tract, North 28 degrees 33 minutes 52 seconds West, a distance of 156.73 feet to a found iron bar (deep) located in the curving southerly right-of-line of State Highway No. 7, a called 150 feet wide right-of-way);

THENCE along the southerly right-of-way line of State Highway No. 7, along a curve to the left for an arc length of 222.20 feet, with a radius of 5804.58 feet, a chord bearing and distance of South 73 degrees 59 minutes 14 seconds East, 222.19 feet to a found 5/8" iron rod in the south line of said 125 acre tract, same being an exterior corner of said 3.05 acre tract;

THENCE along the south line of said 125 acre tract, same being the north line of said 3.05 acre tract, South 61 degrees 09 minutes 07 seconds West, a distance of 158.27 feet to the POINT OF BEGINNING, containing 0.28 acres of land.

All bearings recited herein are referenced to Geodetic North.

Surveyed July 23, 2013  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5345

STATE OF TEXAS                      COUNTY OF FALLS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
in Official Public Records of Falls County  
Falls County                      Aug 20, 2014 at 01:05P





**FOR SALE**

**142.72 Acres MOL**

**Commercial & Crop Land**

**Eddy, Falls County, TX 76524**

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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](http://WWW.TREC.TEXAS.GOV)**

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

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

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



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



ercial, Inc. TREC# 484723

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FOR SALE

142.72 Acres MOL

Commercial & Crop Land  
Eddy, Falls County, TX 76524

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date



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

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