

FOR SALE

49.5 Acres MOL

Pasture & Recreation Land
with Barndominium & Arena

Waco, MSA, Falls County, TX 76653

\$753,500

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)

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Property Highlights

Location – 131 CR 279, Kosse, TX 76653. Coming from Hwy 6 @ IH35 in Waco go 29 miles south on Hwy 6 towards Marlin. Take the exit for TX 7, turn left and go fourteen miles. Turn right onto TX 14 and go four miles. Turn left onto CR 283 and go 0.3 miles. Turn left onto CR 279 and go 300 feet. The property will be on the left. Located approximately 45 minutes southeast from Waco, 1 hour 45 minutes from Dallas, Texas, 1 hour 45 minutes from Austin and 2 hours from Houston.

Acres – 49.5 acres MOL according to the Falls County Appraisal District.

The Headquarters

The Headquarters is comprised of approximately 7,884sf of high-quality metal roofing, as well as, 4,387sf of concrete slab. There is a 720sf living quarters and a 720sft workshop under the roof. This leaves approximately 2,947sf of concrete area for additional living quarters or workshop expansion.

Living Quarters

- 1 Bed/ 1 Bath
- Den
- Kitchen
- Dining Area
- Full Appliance
- Stained concrete floors
- Central Heat/Air
- Wood Cabinets
- Ceiling Fans
- Storm Windows
- Exterior doors with enclosed blinds

Work Shop

- Fully insulated
- Electricity throughout
- Storage Loft
- Shelving throughout
- Work bench and work area
- Concrete Slab
- 2 Oversized, insulated doors
- 10' Metal roll-up door

Tractor and Barn Area

- Ample space for multiple tractors and equipment
- Electricity and water
- Adjustable roof vents
- Outdoor light fixtures
- Concrete breezeway down the center of the barn

Carport

- Pull-through drive
- Concrete slab
- Adjustable roof vents
- Oversized, Roll-up door
- Ample space for multiple vehicles or trailers
- Outdoor light fixtures
- Electricity
- Access to house or work shop

Patio

- Outdoor fans and lighting
- Electricity and water
- House access via door

Shop Awning

- Outdoor light fixtures
- Shop access via roll-up door
- Electricity and water
- Electricity and water

Hunting

- Deer, Dove & Hogs



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Amenities

The property is entered by an iron gate and a long caliche drive past the outdoor arena. It has its own well and water is accessible throughout. The land is fenced and cross fenced into multiple pastures and paddocks with barbwire and electric fencing. There are 2 stocked ponds as well. One of the ponds has a concrete slab near the bank of the pond for your future outdoor space.

Outdoor Arena:

- Fully set up for Roping
- All Pipe and welded
- Covered roping chutes
- Electricity and water
- Automatic Priefert roping chute
- LED arena lights
- Arena watering system
- Horse stock next to roping box
- Attached paddocks with metal animal shelters and water troughs
- Insulated tack/feed/storage shed with attached awning

4- Horse Paddocks:

- Water and troughs
- Metal animal shelters
- Electric fences

Cattle Working Pens:

- Pipe Pens with manual chute
- Covered Portion
- Water trough

Well House:

- Fully Insulated
- Water softener installed
- Insulated Storm Door
- Electricity and lighting
- Metal building construction
- Concrete slab

Water – The property is served by a water well.

Electricity – Entergy 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. The property is Ag exempt for tax purposes.

Minerals – All owned minerals conveyed.

Topography – The land is flat.

Current Use – Privately owned and is used for horses, roping and cattle.

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

Showings - By appointment only.

Presented At - \$753,500 - \$15,222 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 Headquarters Living Quarters



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View of the Headquarters Exterior



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View of Amenities



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View of the Land



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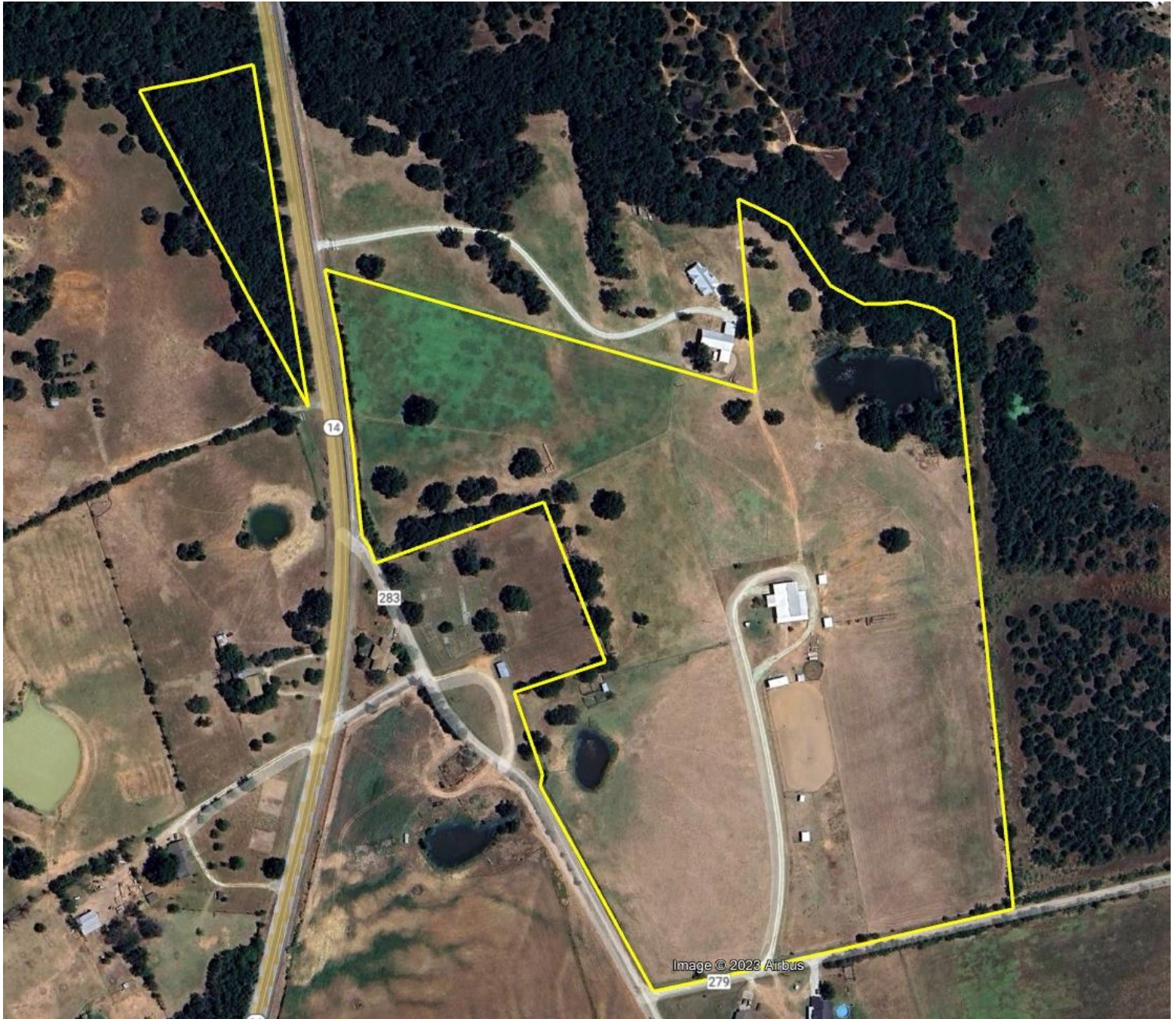
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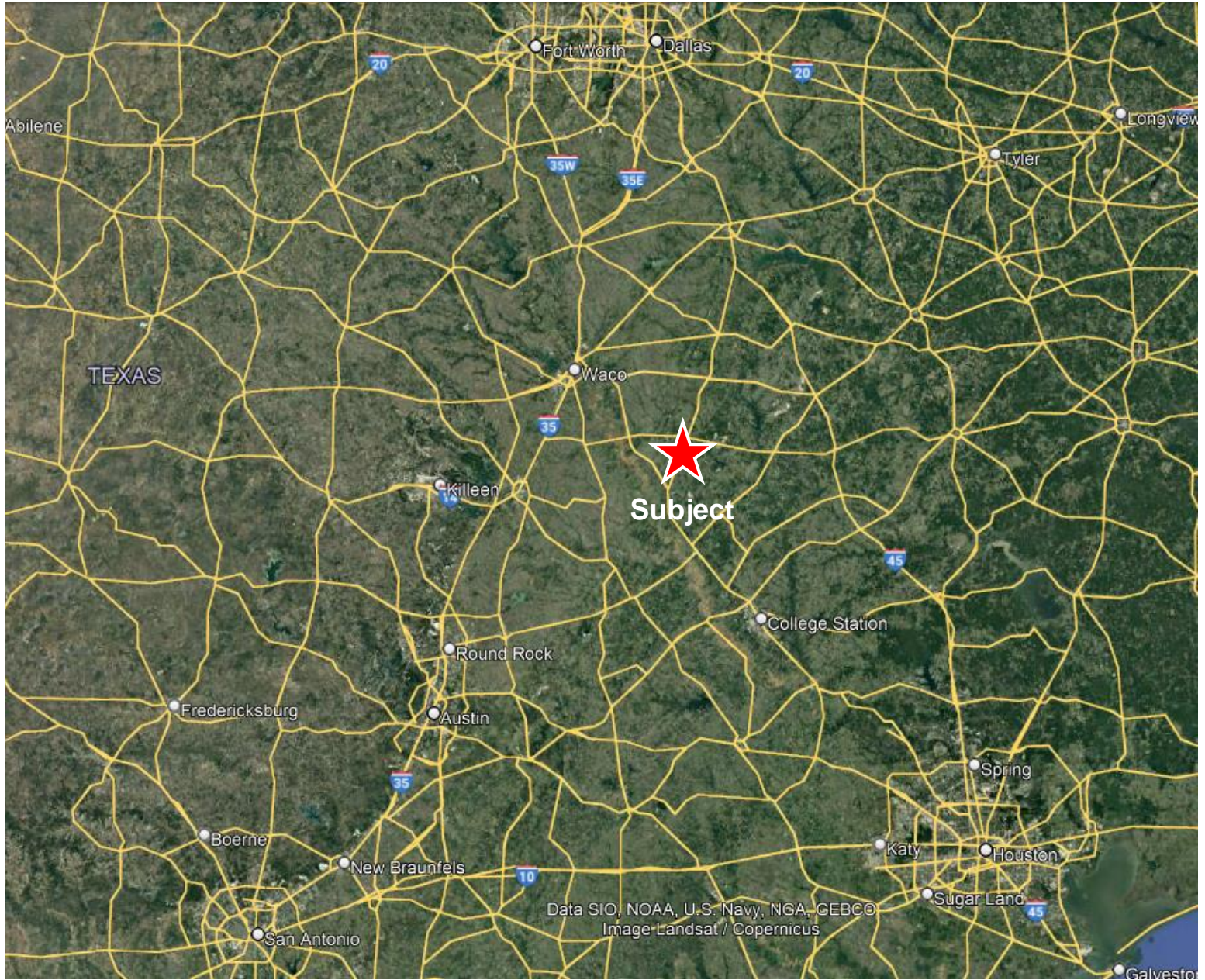
Property Aerial View



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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



 **Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/10/2023
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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	34.8	75.9%
9	Axtell fine sandy loam, 2 to 5 percent slopes, moderately eroded	9.6	20.9%
64	Wilson loam, 1 to 3 percent slopes	1.4	3.1%
Totals for Area of Interest		45.8	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 – 9

9—Axtell fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands and ancient stream terraces. Part of the original surface layer has been removed by erosion. Shallow gullies, 1 to 2 feet deep, occur at intervals of 200 to 500 feet. Slopes are convex, and average about 20 to 30 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 6 inches thick. Below the surface layer, to a depth of 24 inches, is yellowish red, strongly acid clay that has grayish brown and yellowish brown mottles. Between depths of 24 and 48 inches is brown, medium acid clay that has dark grayish brown, dark yellowish brown, and yellowish red mottles. Between depths of 48 and 59 inches is light yellowish brown, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish red mottles. The underlying layer, to a depth of 63 inches, is very pale brown, moderately alkaline sandy clay loam that has yellowish brown, brownish yellow, and strong brown mottles.

The surface layer is easily worked, but the underlying layers are difficult to work.

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 root development is slow in the underlying layer. Runoff is rapid. The hazard of water erosion is moderately severe.

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 this map unit.

This soil has low potential for crops and range, but it is limited because of the size of areas, slope, and loss of the surface layer by erosion. Terracing and planting crops that produce large amounts of residue help to control erosion and maintain soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and weeping lovegrass. Fertilization with nitrogen, phosphorus, and potassium; weed control; and controlled grazing are needed for high production of grass.

This soil has low potential for most urban uses. Shrinking and swelling with changes in moisture, low strength, corrosivity to uncoated steel, and slow percolation are the most restrictive limitations. Potential for recreation is medium. The very slow permeability is the most restrictive limitation. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is high. Capability subclass IVE; Claypan Savannah 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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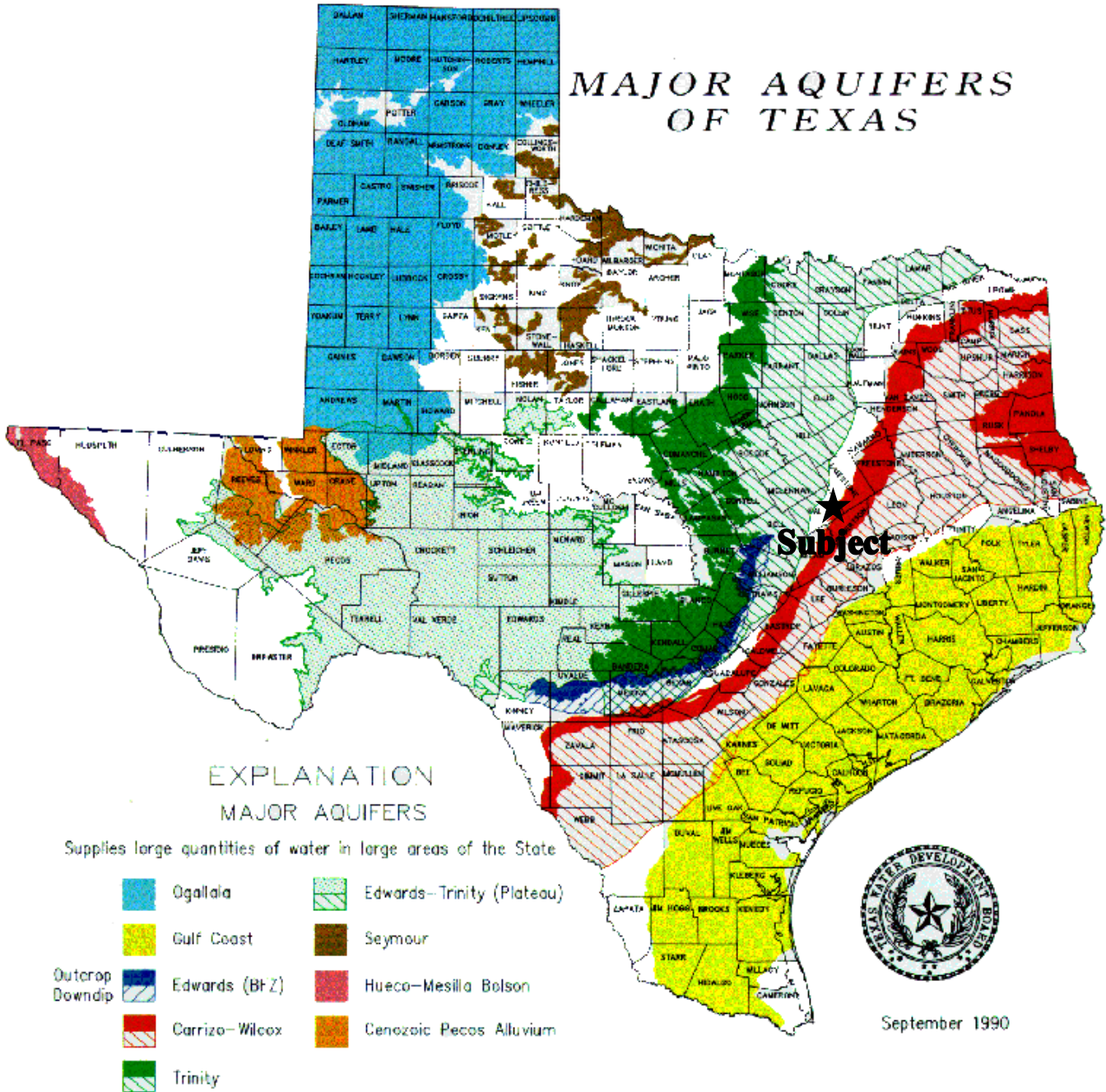
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Property Location to Major Aquifers of Texas



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Topo Map



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

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IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
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**TEXAS REAL ESTATE COMMISSION
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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<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
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

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



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