

FOR SALE

26.373 Acres MOL

Pasture Land with Potential Home Site

Eddy, Falls County, TX 76524

\$184,611

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



A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

bob@texasfarmandranchrealty.com

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Property Highlights

Location – From the intersection of Loop 340 and Interstate 35 in Waco travel South on Interstate 35 for approximately 14 miles. Take exit 315 to Hwy 7. Turn left onto Hwy 7 and go 4.4 miles. The Property will be on the right. Look for the Texas Farm & Ranch Realty Sign. Located less than 20 minutes from Waco, approximately 1.5 hours from Fort Worth, Texas, 1 hour from Austin and 2.5 hours from Houston.

Acres – 26.373 acres MOL according to a survey prepared by Toby Tibbitt dated March 24, 2021

Features – The property fronts Hwy 7 allowing easy access. The property is four side fenced and covered with Coastal Bermuda and natural grasses. There is one pond. The property is Ag exempt.

Water – Bruceville Eddy Water Supply services the area and there is no water meter currently on the property. The property is located above the Trinity Aquifer (see enclosed aquifer map). A nearest well report is included in this brochure as well.

Electricity – There is no electric meter installed on the property at this time.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types and flooding information. NOTE: Falls County does not participate with FEMA thus Broker/Seller cannot represent if the Property is in the flood plain. The enclosed USDA soil report give indications which areas may flood which Broker/Seller deem reliable. Broker/Seller advises Buyer to perform its own research as to any potential flooding.

Minerals – Seller reserves all owned minerals.

Topography – The land is flat.

Current Use – Privately owned and is used for cattle and pasture. The land is currently leased with 30 days allowed for tenant to remove cattle.

Ground Cover – The property is covered in native grasses and Coastal Bermuda.

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

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 - \$184,611 - \$7,000 an acre

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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Property Pictures



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Property Aerial View



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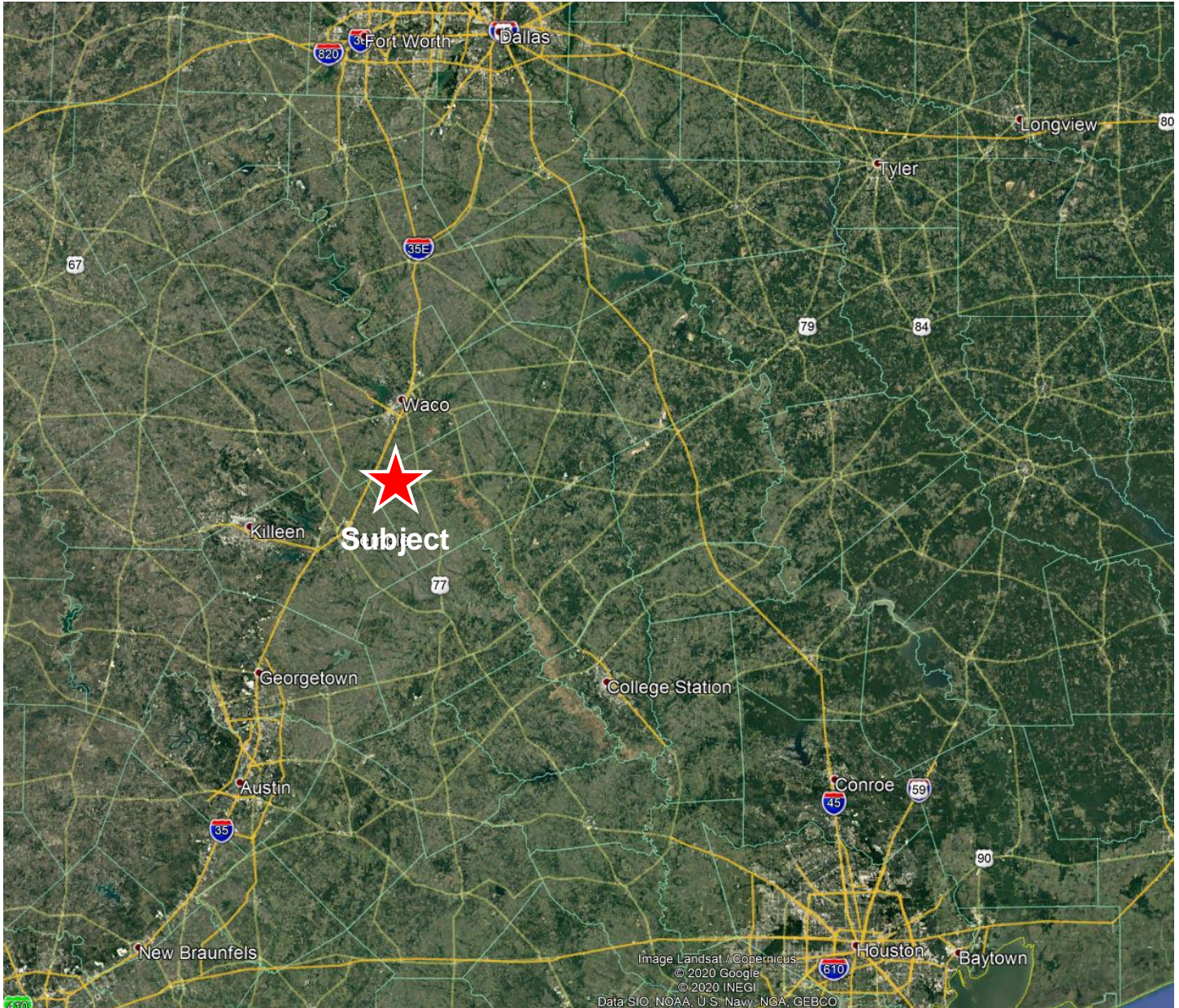
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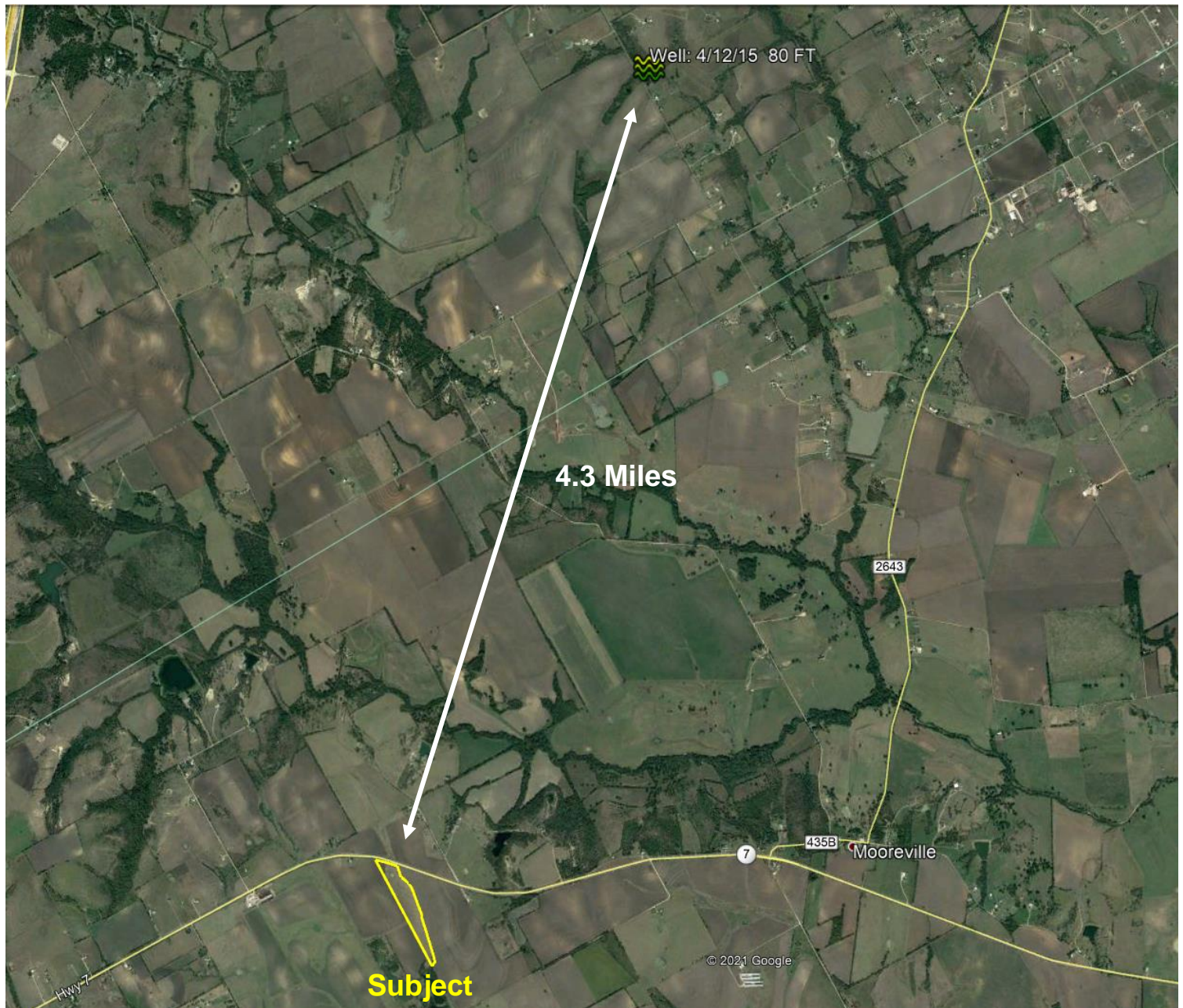
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Austin silty clay, 2 to 5 percent slopes, moderately eroded	1.2	4.4%
29	Heiden clay, 1 to 3 percent slopes	1.0	3.8%
35	Houston Black clay, 1 to 3 percent slopes	20.9	79.4%
59	Tinn clay, 0 to 1 percent slopes, frequently flooded	3.3	12.4%
Totals for Area of Interest		26.3	100.0%



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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 openland and rangeland wildlife habitat is medium. Capability subclass IVE; Clay Loam range site.



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Soil Type – 29

29—Heiden clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on narrow ridges and foot slopes of the uplands. Slopes are convex. Areas are long and are narrow to broad. They range from 10 to about 120 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 21 inches thick. Between depths of 21 to 45 inches is grayish brown, moderately alkaline clay that has light yellowish brown mottles. The underlying material, to a depth of 80 inches, is yellow, moderately alkaline shaly clay.

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 Houston Black, Branyon, and Trinity soils. The Branyon soils occupy stream terraces and the Trinity soils are on flood plains. Houston Black 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 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. Terracing and growing crops that produce large amounts of residue help control erosion and maintain 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. The limitations that affect urban development are the shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The most restrictive limitations for this use are the clayey surface layer and the very slow permeability. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIe; 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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Soil Type – 59

59—Trinity clay, frequently flooded. This deep, somewhat poorly drained, nearly level soil is on flood plains of minor streams. It is flooded two or three times a year; flooding lasts from several hours to one day. These areas have plane to slightly concave slopes of 0 to 1 percent. The areas are in long, narrow bands paralleling the stream channel. Individual areas are 50 to about 500 acres in size.

The soil has a surface layer of dark gray, moderately alkaline clay about 47 inches thick. Between depths of 47 and 67 inches is gray, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is olive gray, moderately alkaline clay.

Permeability is very slow, and available water capacity is high. The root zone is deep, but the clayey material restricts root penetration. Runoff is very slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few areas of Trinity soils that are not flooded annually. Also included are a few intermingled areas of Ovan and Gowen soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. It is limited for this use by flooding, which can be overcome only by major flood control. The clayey surface layer also restricts some urban and recreation uses.

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

This soil has medium potential for range production. The climax plant community is a mixture of tall and mid grasses and an overstory of oak, elm, hackberry, cottonwood, and black willow trees adjacent to the stream.

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



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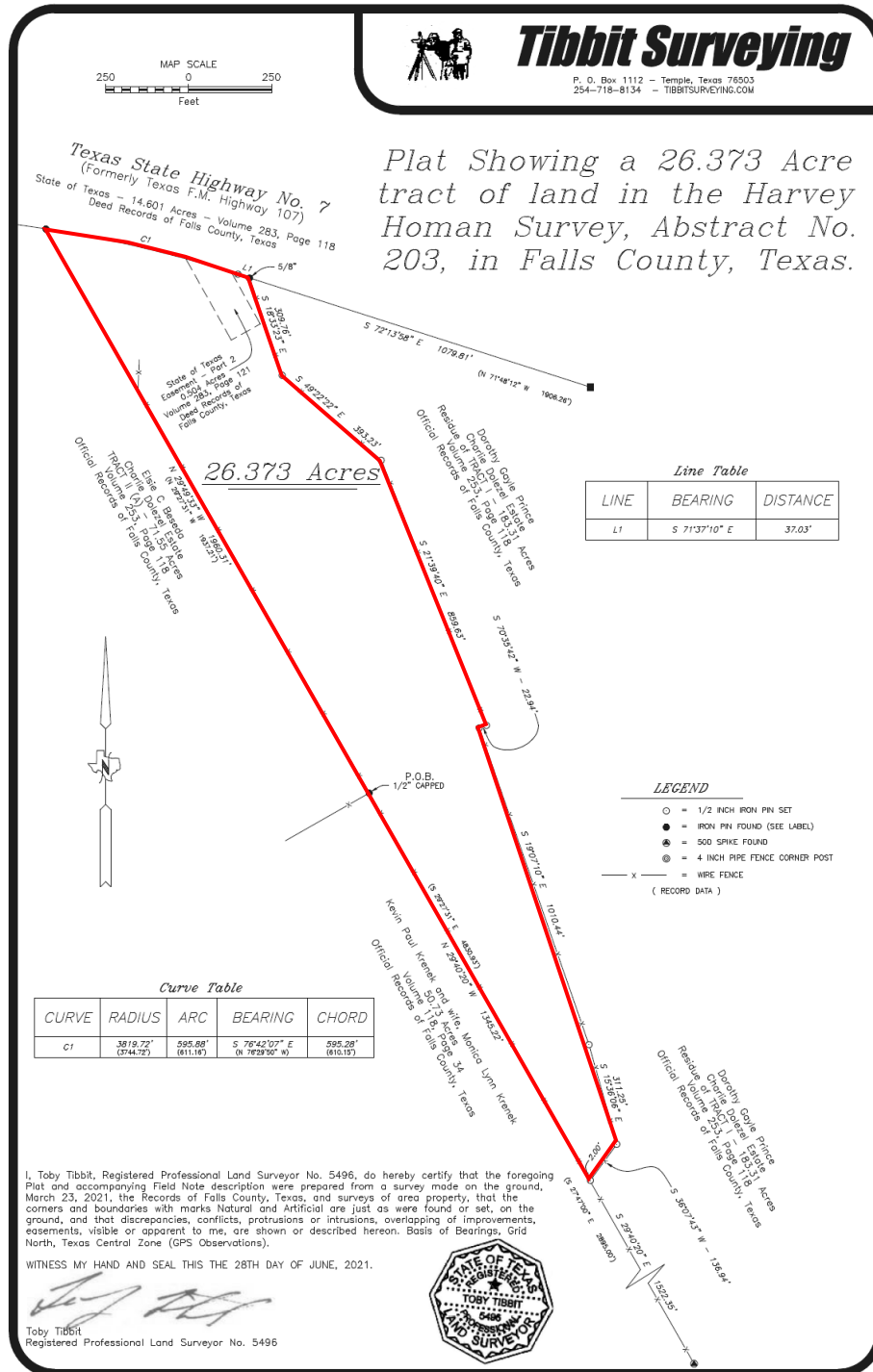
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Survey



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Tibbit Surveying

1-254-718-8134
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being **26.373 Acres**, more or less, of the Harvey Homan Survey, Abstract No. 203, and being part of a 183.31 Acre tract described as TRACT I in a deed to Charlie Dolezel as recorded in Volume 253, Page 118 of the Official Records of Falls County, Texas;

BEGINNING at a ½ inch capped iron pin, found, in the Southwest line of said 183.31 Acre tract and at the Northernmost corner of a 50.73 Acre tract of land described in a deed to Kevin Paul Krenek and wife, Monica Lynn Krenek as recorded in Volume 118, Page 34 of said official records and at the Easternmost corner of a 71.55 Acre tract described as TRACT II (A) in said deed to Charlie Dolezel;

THENCE, N 29° 49' 33" W, with the common line of said 183.31 Acre tract and said 71.55 Acre tract, at 1959.20 Feet, pass a ¾ inch capped iron pin, found, on line, and continuing in all **1960.31 Feet**, to the calculated Northwest corner of said 183.31 Acre tract and the calculated Northeast corner of said 71.55 Acre tract and also being in the South R-O-W line of Texas State Highway No. 7, formerly Texas F. M. Highway 107 and in the South line of a 14.601 Acre tract of land described in a deed to the State of Texas as recorded in Volume 283, Page 118 of the Deed Records of Falls County, Texas;

THENCE, with the North line of said 183.31 Acre tract and the South R-O-W line of said Texas State Highway No. 7 and said 14.601 Acre tract, as follows; around a curve in a clockwise direction having **an arc distance of 595.88 Feet**, a radius of 3819.72 Feet, and a chord of S 76° 42' 07" E, 595.28 Feet, to the calculated end of said curve; and **S 72° 13' 58" E, 36.74 Feet**, to the Northeast corner hereof, from whence a concrete R-O-W monument, found, Brs. S 72° 13' 58" E, 1079.81 Feet;

THENCE, along an interior fence line, used for division line, crossing said 183.31 Acre tract, as follows; **S 18° 33' 23" E**, at 0.49 Feet, pass a ¾ inch iron pin, found, on line, and continuing in all **309.76 Feet**, to a ½ inch iron pin, set, at fence line intersection; and **S 49° 22' 22" E, 393.23 Feet**, to a ½ inch iron pin, set, at fence line intersection; and **S 21° 39' 40" E, 859.63 Feet**, to a ½ inch iron pin, set, at fence corner post; and **S 70° 35' 42" W, 22.94 Feet**, to a ½ inch iron pin, set, at fence corner post; and **S 19° 07' 10" E, 1010.44 Feet**, to a ½ inch iron pin, set, at fence post; and **S 15° 36' 06" E, 311.25 Feet**, to a ½ inch iron pin, set, at fence corner post; and **S 36° 07' 43" W**, at 134.94 Feet, pass a ½ inch iron pin, set, at fence post, on line, and continuing in all **136.94 Feet**, to the Southernmost or Southwest corner hereof, in the Southwest line of said 183.31 Acre tract and in the Northeast line of said 50.73 Acre tract, from whence a ½ inch capped iron pin, found, at the Southernmost corner of said 183.31 Acre tract, Brs. S 29° 40' 20" E, 1522.35 Feet;

THENCE, N 29° 40' 20" W, with a common line of said 183.31 Acre tract and said 50.73 Acre tract, **1345.22 Feet**, to the **PLACE OF BEGINNING** containing **26.373 Acres**, more or less.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, March 23, 2021, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 28TH DAY OF JUNE, 2021.

Toby Tibbit
Registered Professional Land Surveyor No. 5496



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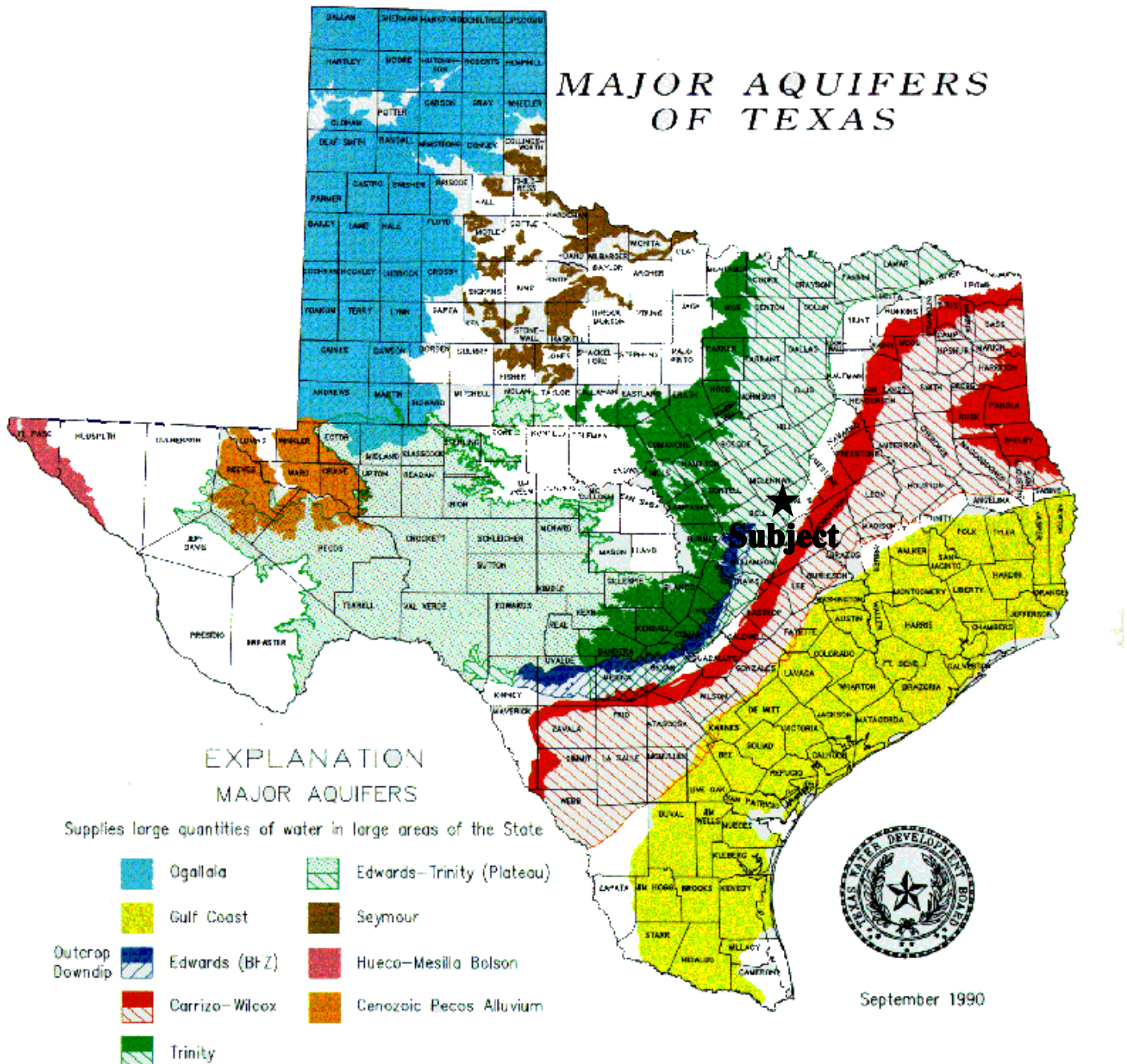
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Property Location to Major Aquifers of Texas



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FARM & RANCH REALTY

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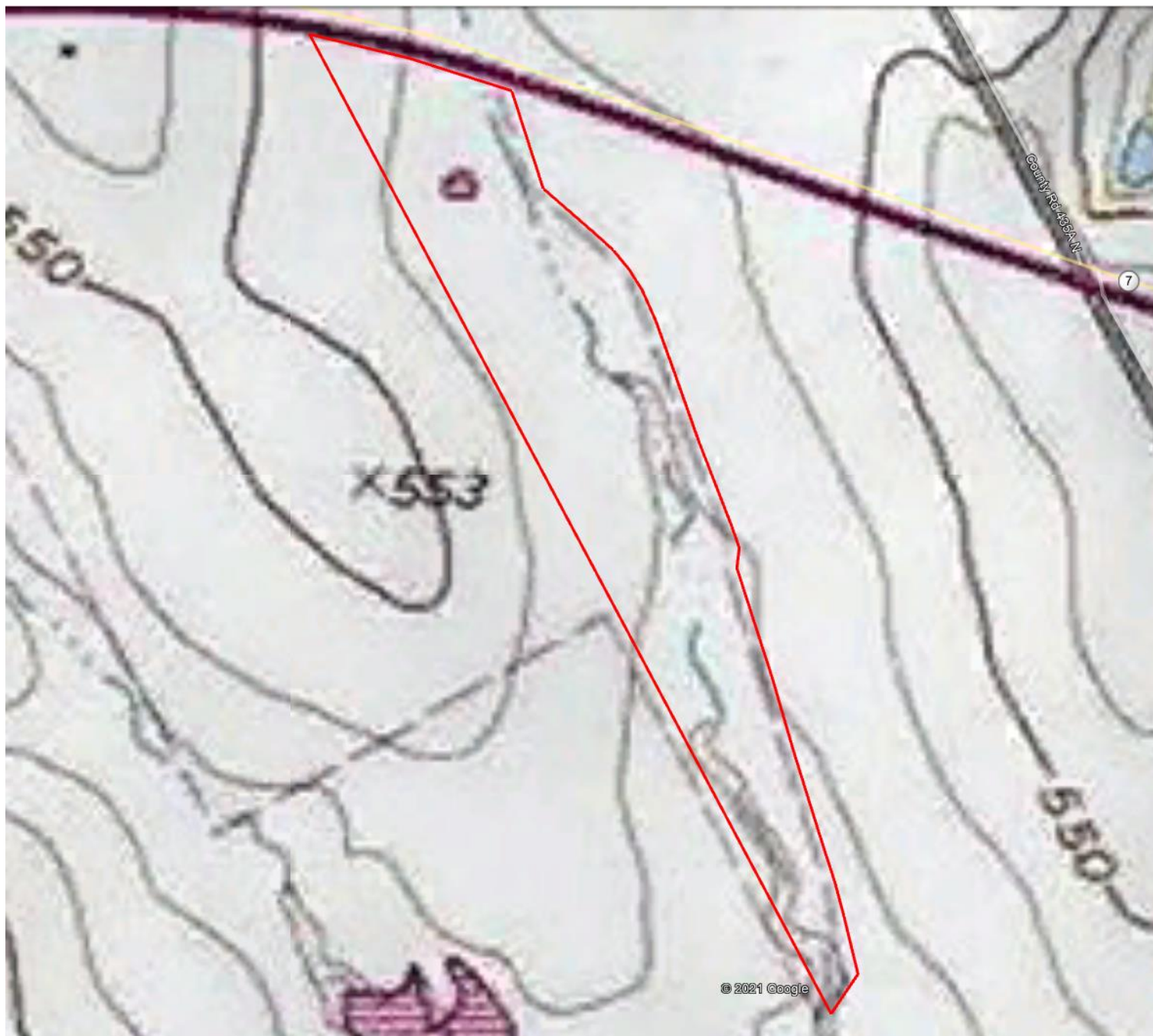
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Topo Map



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CONFIDENTIALITY & DISCLAIMER

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@dubesccommercial.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@dubesccommercial.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		

Regulated by the Texas Real Estate Commission

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



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