

For Sale: Rosebud 224.65 Acres



PRIME DEVELOPMENT SITE | FM 413, ROSEBUD, TX 76570



SUBJECT SITE
224.65 ACRES





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



53
TEXAS



HEART of TEXAS
ELECTRIC CO-OP

SUBJECT SITE
224.65 ACRES

Rosebud, Texas

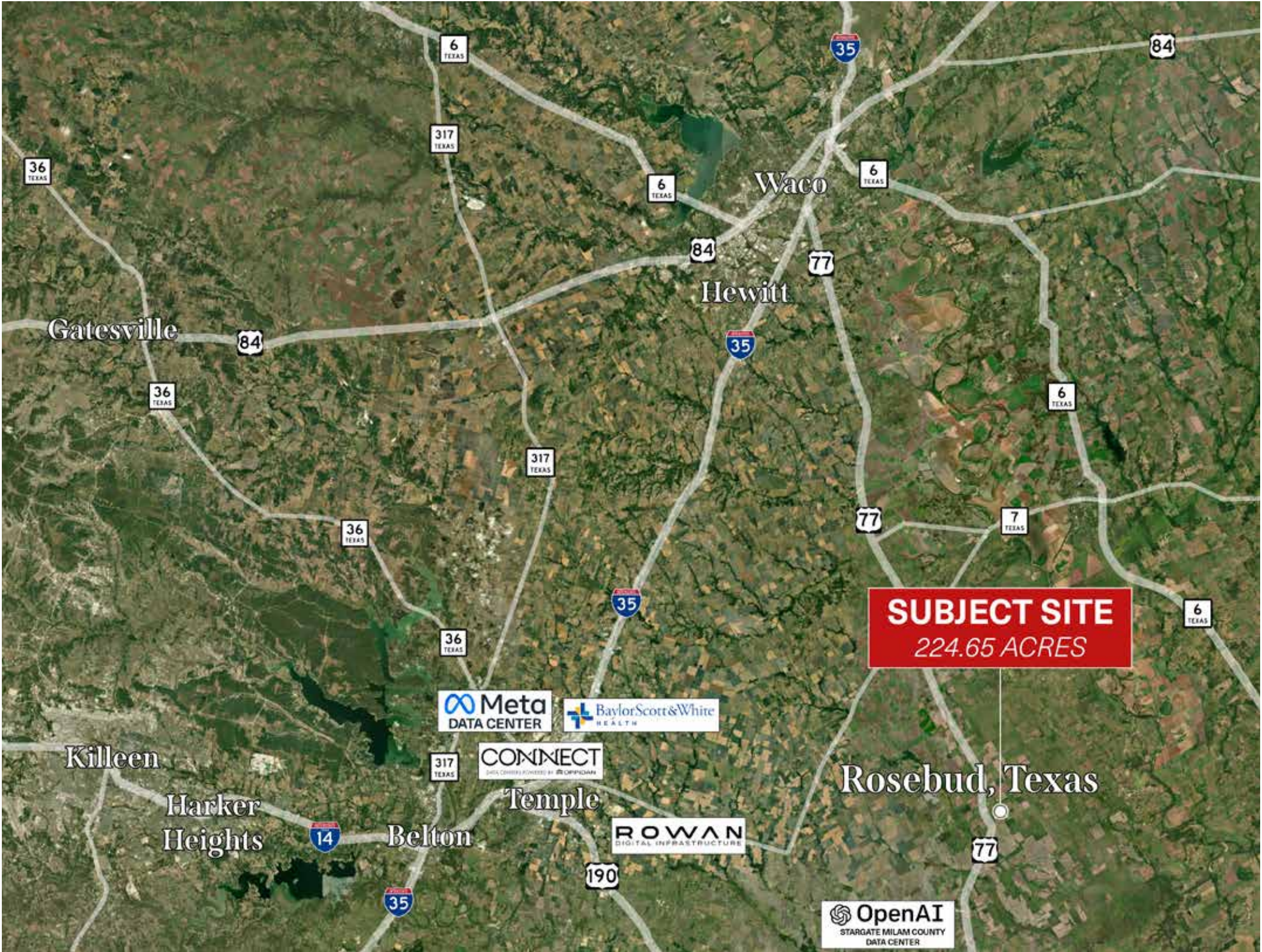


ROSEBUD
MIDDLE SCHOOL

DOLLAR
GENERAL

322
TEXAS





PROPERTY HIGHLIGHTS

ADDRESS: TBD Fm 413, Rosebud, TX, 76570

ASKING PRICE: \$3,145,100 (\$14,000/acre)

TOTAL AREA: 224.65 AC

JURISDICTION: Falls County

UTILITIES:

» Water Provider: Bell-Milam-Falls Water Supply Corporation.

6" Line at site.

» No Wastewater

» Electrical Provider Oncor - Substation Close Proximity

» Close proximity 42" Natural Gas Line - Apex Pipeline

REMARKS:

» Currently operating as farmland

» Ag Exempt

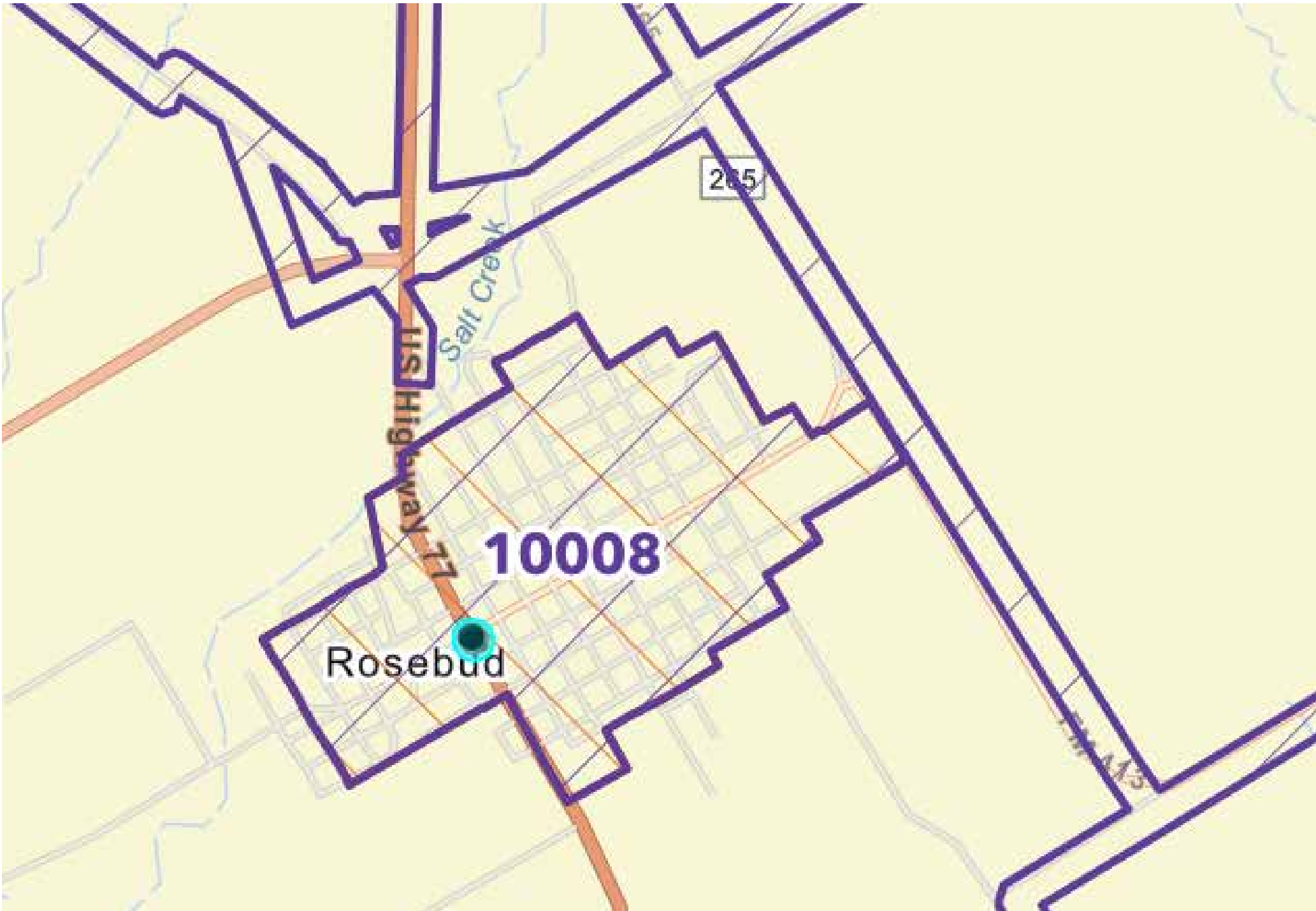
» Potential Data Center Site

**Buyer to do all independent research on development potential.*

GAS PIPELINE IN CLOSE PROXIMITY TO PROPERTY



WATER



SURVEY

LEGEND
 RF - STEEL ROD FOUND
 RS - 1/2" REBAR SET
 WITH "POLLOK
 & SONS" CAP
 CP - CORNER POST
 (DOWN/55" DIST.) - FIELD
 (DOWN/55" DIST.) - RECORD
 - x - BARBED WIRE FENCE
 "C" - POWER/UTILITY POLE
 "W" - WATER WELL/WATER METER
 (AS NOTED)
 "S" - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - I - WOOD PRIVACY FENCE

LEWIS RICHARDSON SURVEY ABSTRACT NO. 303



SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR JAMES SADLER, JR. NO LICENSE HAS BEEN OBTAINED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:

- VOL. 342, PG. 34 - DEED
 VOL. 146, PG. 598 - PIPELINE ESMNT. (BLNKT.)
 VOL. 297, PG. 87 - WATER ESMNT. (BLNKT.)

SURVEY PLAT OF 224.65 ACRES OF LAND OUT OF THE LEWIS RICHARDSON SURVEY, ABSTRACT NO. 303, FALLS COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN CONVEYANCES TO JAMES EDWIN SADLER, JR. IN THE DEED OF RECORD IN VOLUME 189, PAGE 479 OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS AND IN VOLUME 342, PAGE 34 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS.



**POLLOK & SONS
 SURVEYING, INC.**
 FIRM NO. 10052700
 FLORESVILLE, TEXAS
 (830) 393-4770



STATE OF TEXAS
 COUNTY OF FALLS

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 22ND DAY OF FEBRUARY, 2022 A.D.

LARRY J. POLLOK

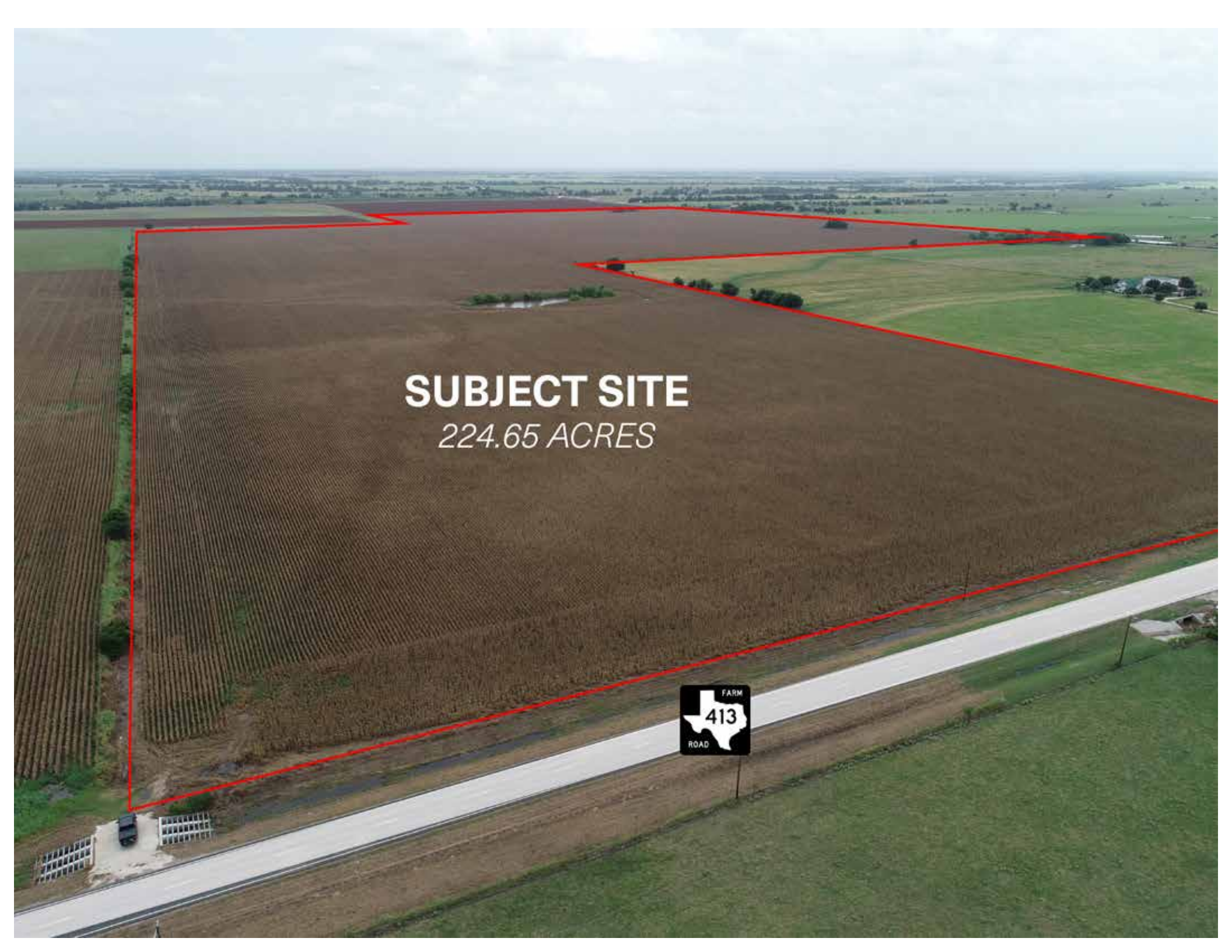
R.P.L.S. NO. 5186

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JOB NO. 22-0102

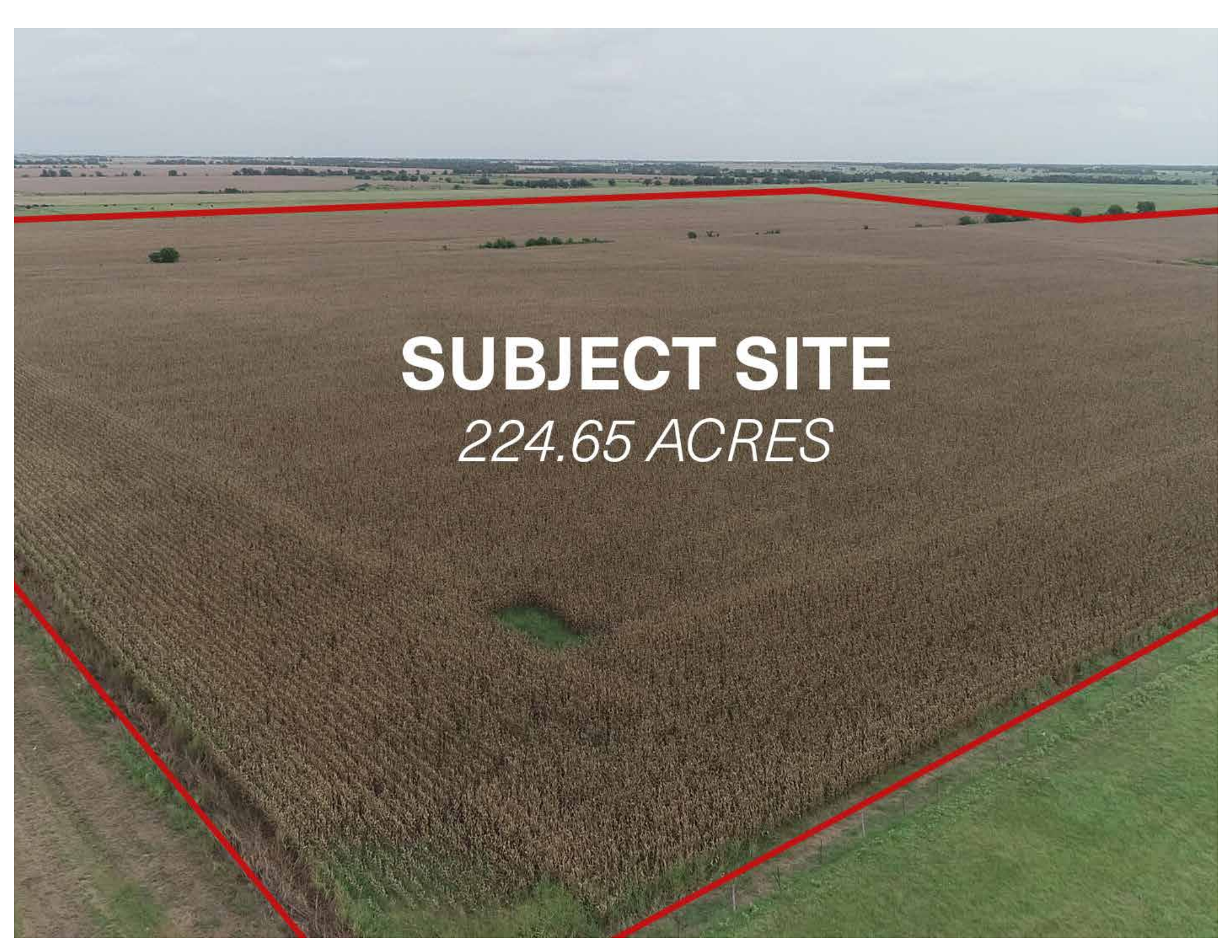
NATURAL GAS



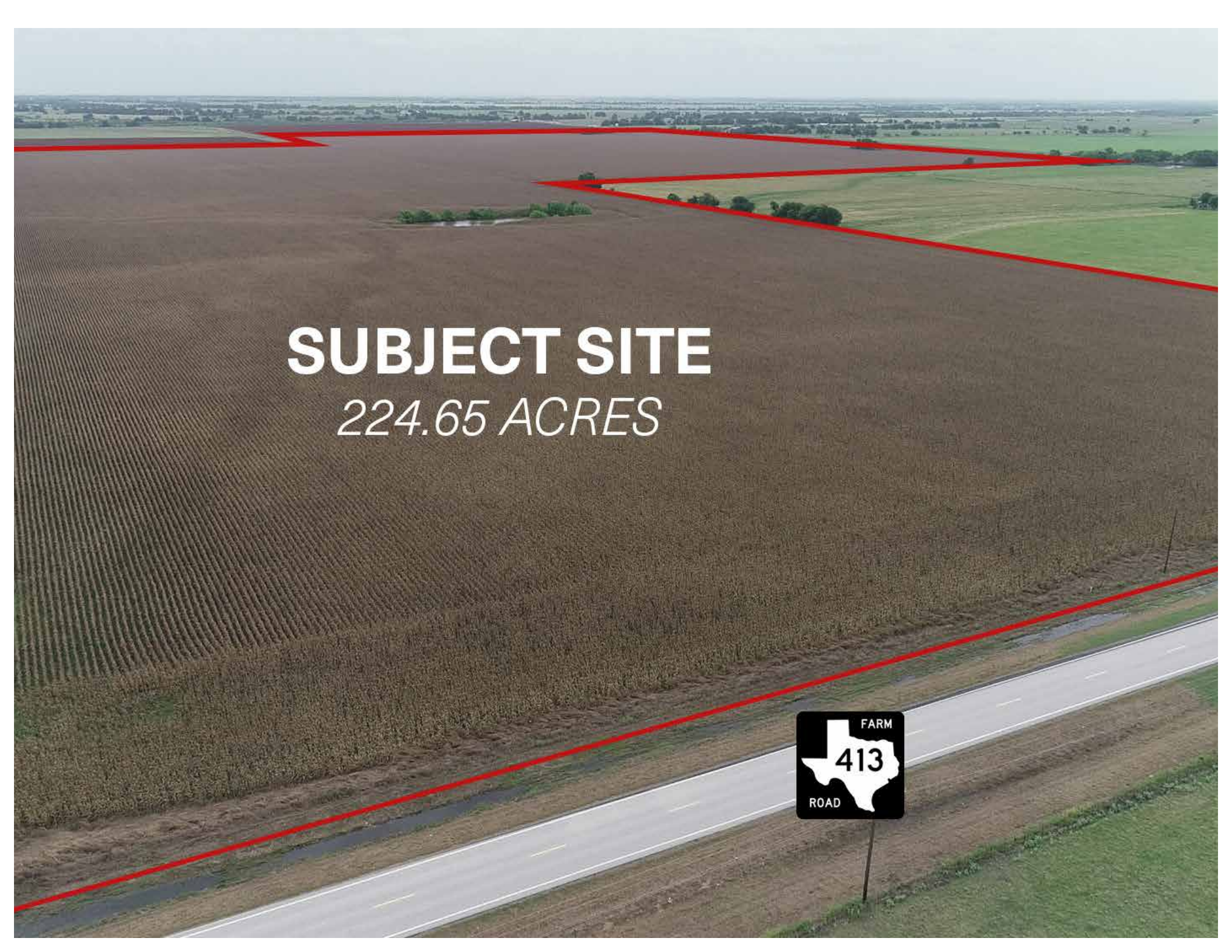


SUBJECT SITE
224.65 ACRES



An aerial photograph of a vast agricultural landscape. The foreground and middle ground are dominated by a large field of mature, brown corn. A thick red line is drawn across the image, starting from the left edge, following the top boundary of the corn field, and then extending towards the right edge. The background shows a flat horizon with some distant trees and a cloudy sky. The text 'SUBJECT SITE' is written in large, bold, white capital letters, and '224.65 ACRES' is written below it in a smaller, white, italicized font.

SUBJECT SITE
224.65 ACRES

An aerial photograph of a vast agricultural landscape. A large, irregularly shaped area is outlined with a thick red line, representing the 'Subject Site'. The land is primarily brown, suggesting it is either fallow or has been recently plowed. In the lower right foreground, a two-lane asphalt road runs diagonally. A black and white road sign for Farm Road 413 is visible on the right side of the road. The background shows a flat horizon with distant trees and structures under a cloudy sky.

SUBJECT SITE

224.65 ACRES





Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date