

# FOR SALE

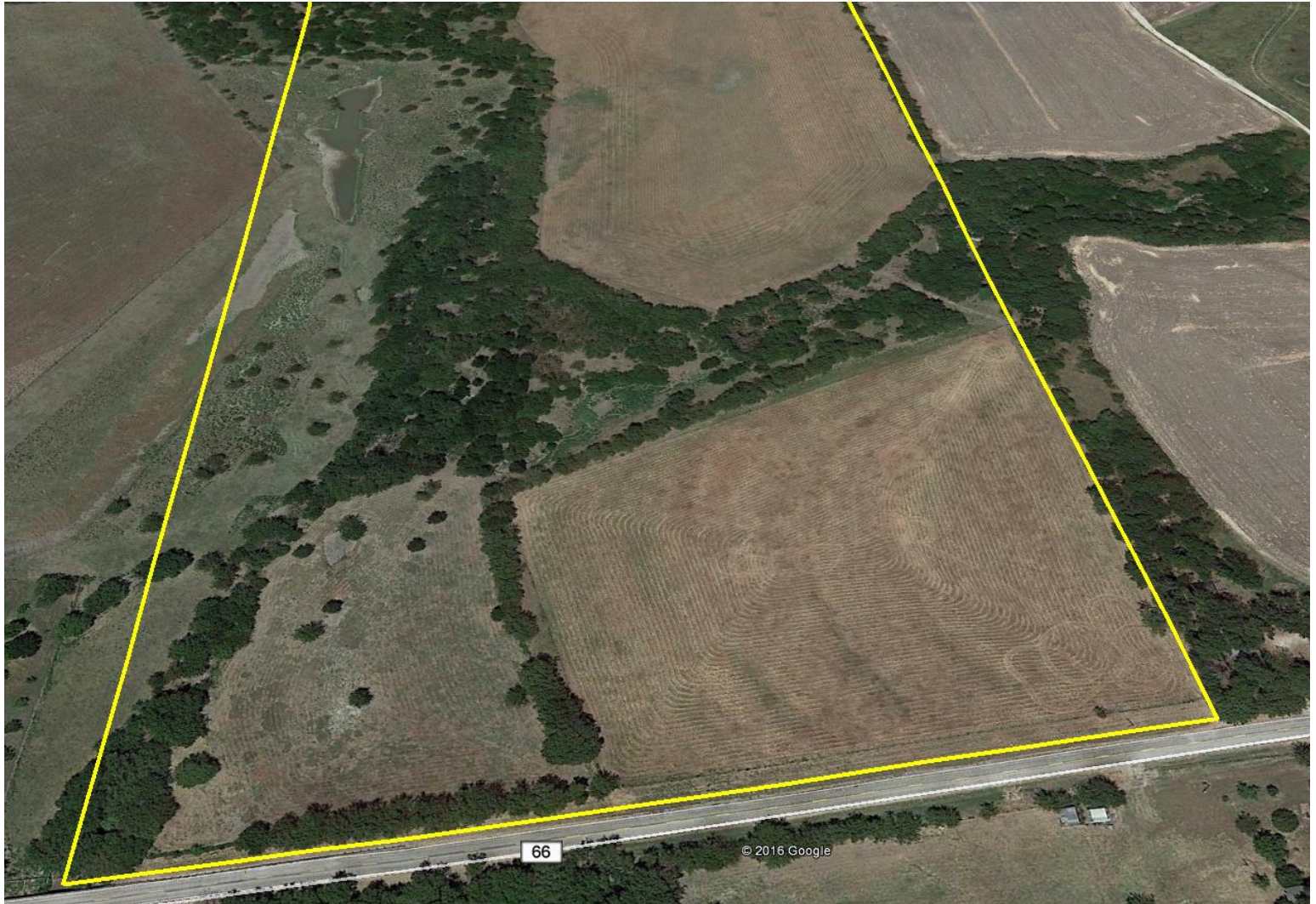
## 55.311 Acres

### Horse, Cattle & Hunting Land

Itasca, Hill County, TX 76055

## \$229,100

For a virtual tour 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 254-803-5263 (LAND) 512-423-6670 (mobile)

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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Property Highlights**

**Location** – The property is located at 531 FM 66 Itasca, Hill County, Texas 76055. From downtown Fort Worth take I35W south for 43 miles. Take FM 66 (Exit #8) and go right for 6.4 miles and property will be on the right. There is approximately 955 linear feet of road frontage on FM 66.

**Acres** – 55.311 acres MOL according to the Hill County Appraisal District (HCAD).

**Improvements** – Area is well maintained and is partially fenced and cross fenced with barbed wire and in good shape.

**Water** – There is a water meter on the property. The water is provided by Falls Valley Water Cooperative. The property has a wet weather creek and a stock tank. There is not an active well on the property however there is a “nearest well map” found in the body of this brochure giving a gauge of depth and distance for that particular well.

**Electricity** – Encore Energy services the area and there is an existing meter to the property.

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

**Minerals** – Seller reportedly owns 75% of the minerals which Seller is retaining.

**Topography** – The land has gently rolling hills with nice homesite views. Heavily wooded in areas which are inhabited by deer and other wildlife.

**Current Use** – Privately owned and is used for hay cultivation, grazing cattle and hunting.

**Ground Cover** – Property has numerous trees native to the area. There are native grasses in the wooded areas for cattle and wildlife cover.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Easements known to Seller that exist are electrical, water and gas pipeline (runs rear of the property).

**Showings** - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

**Presented At** - \$229,100 - \$4,142 an acre



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## Property Pictures



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## Property Pictures



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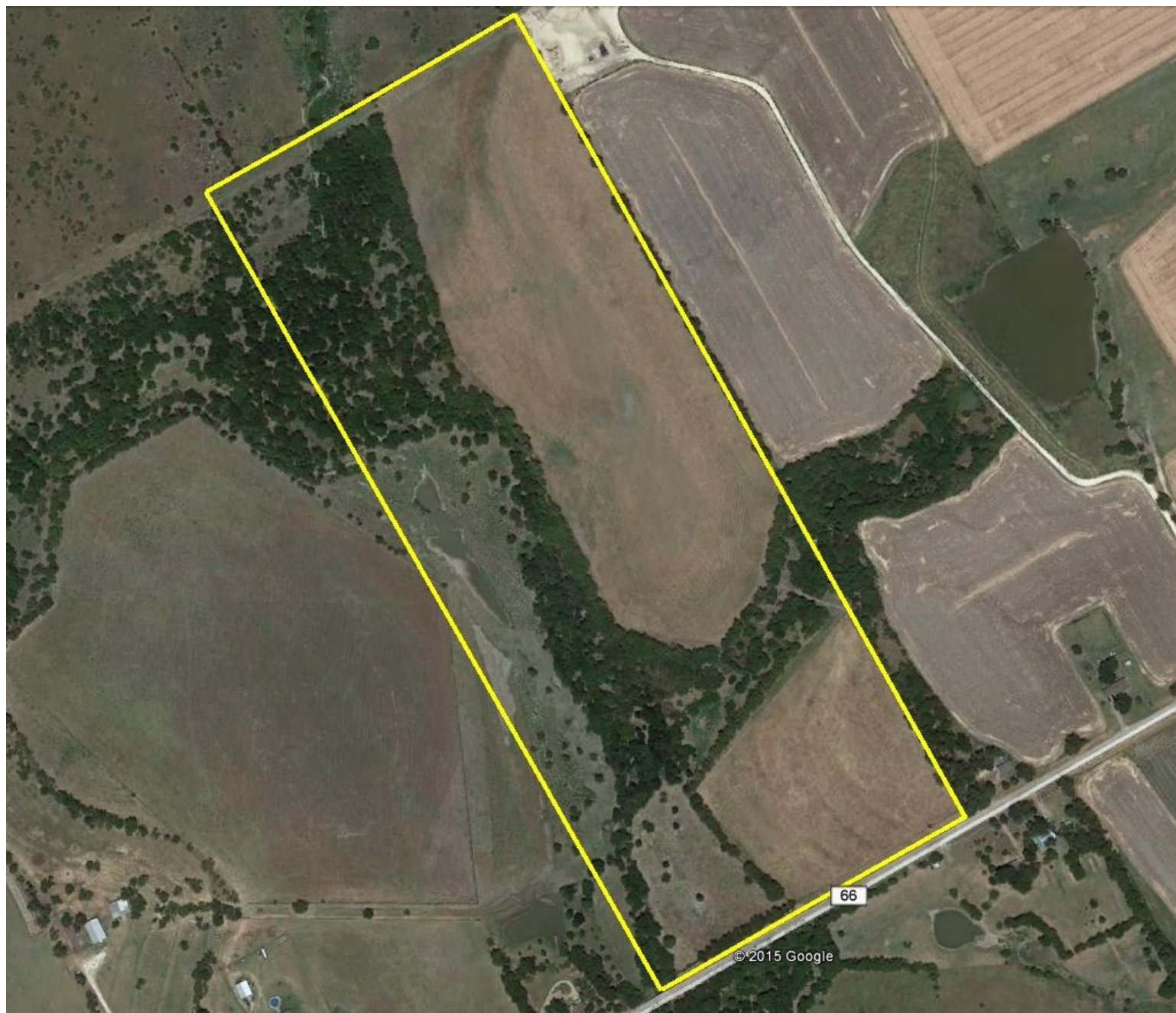
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## **Property Aerial View**



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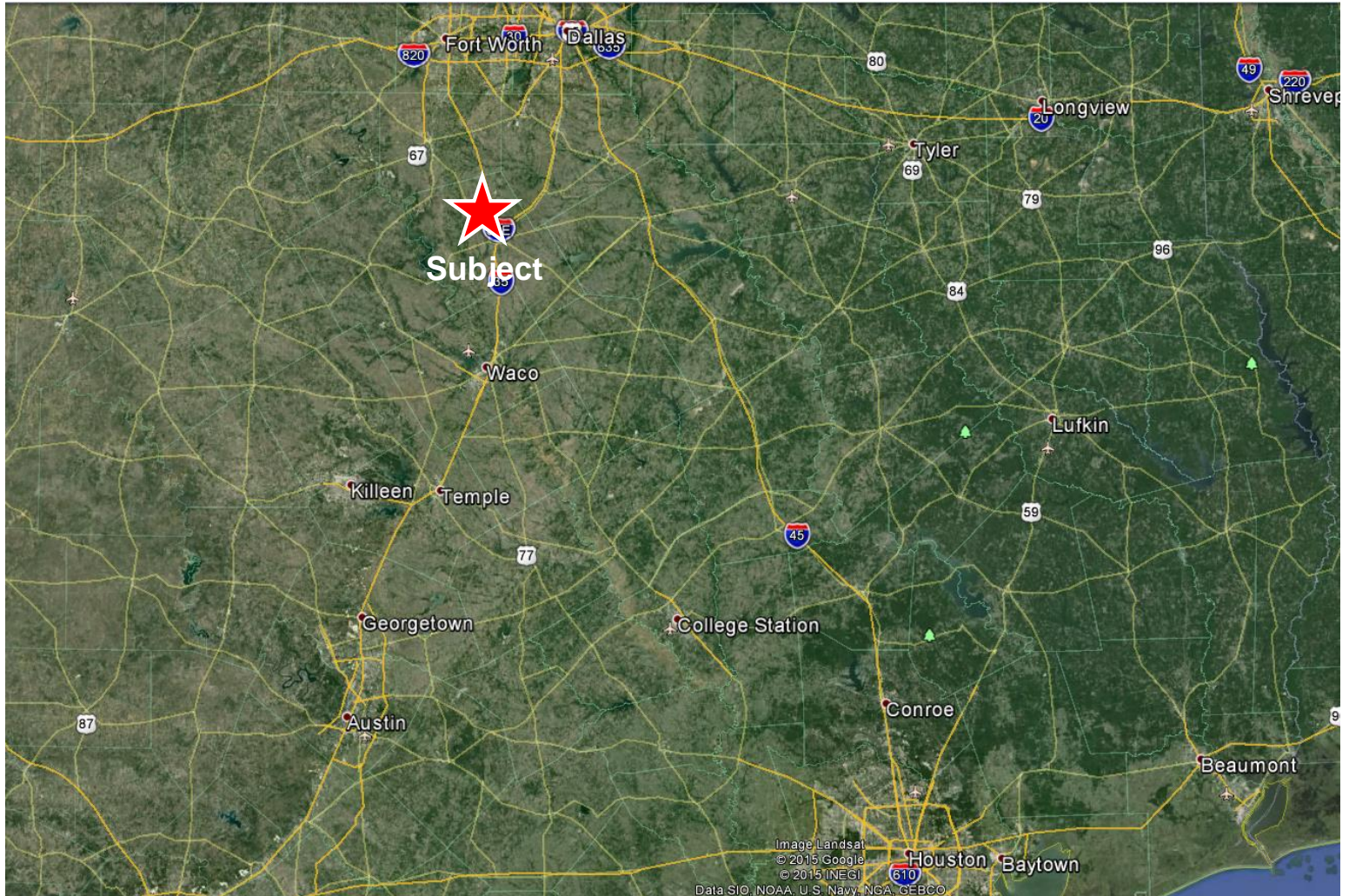
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## **Property Location Relative to DFW, Austin and Houston**



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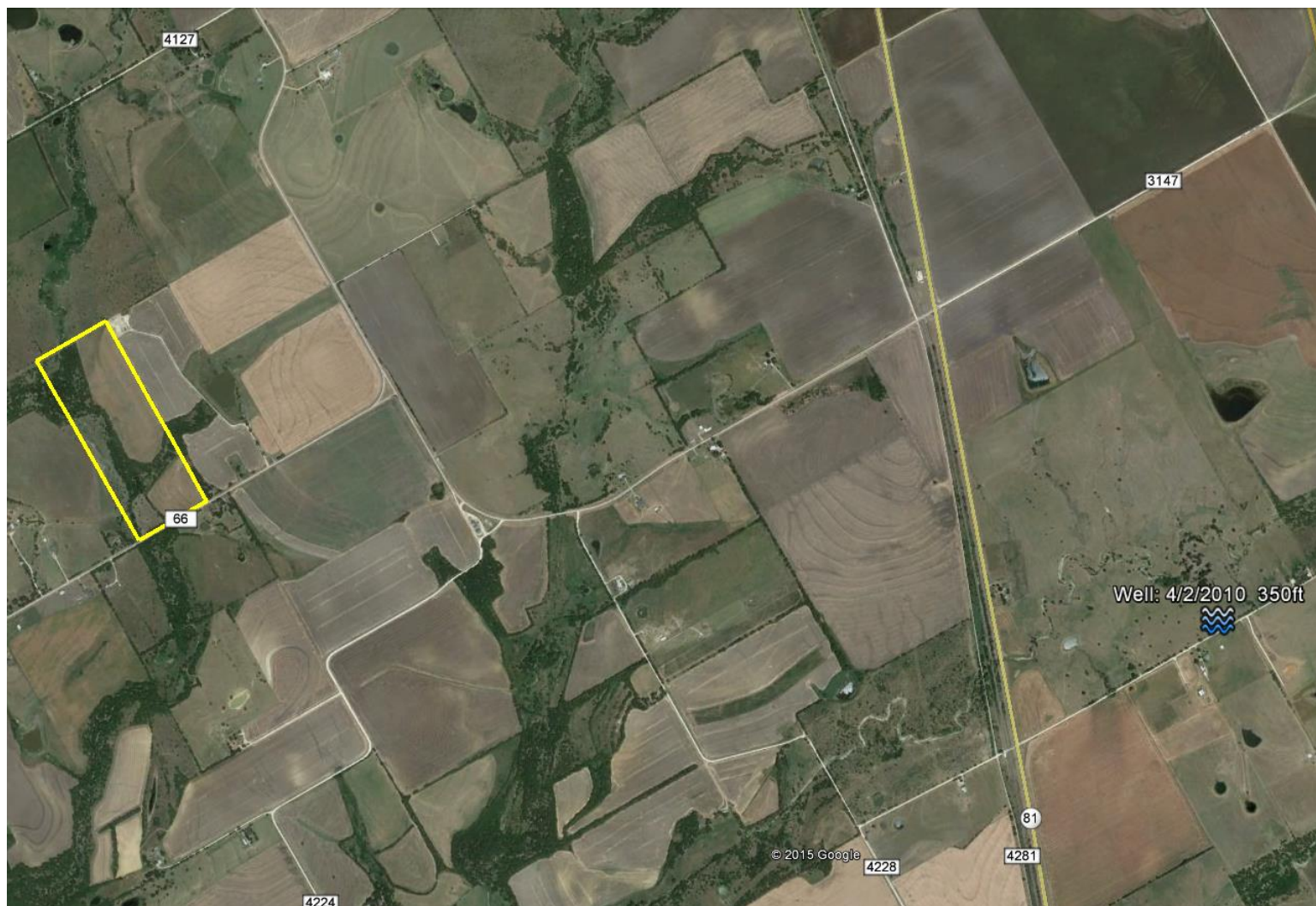
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## **Aerial of Water Well Nearest Property**



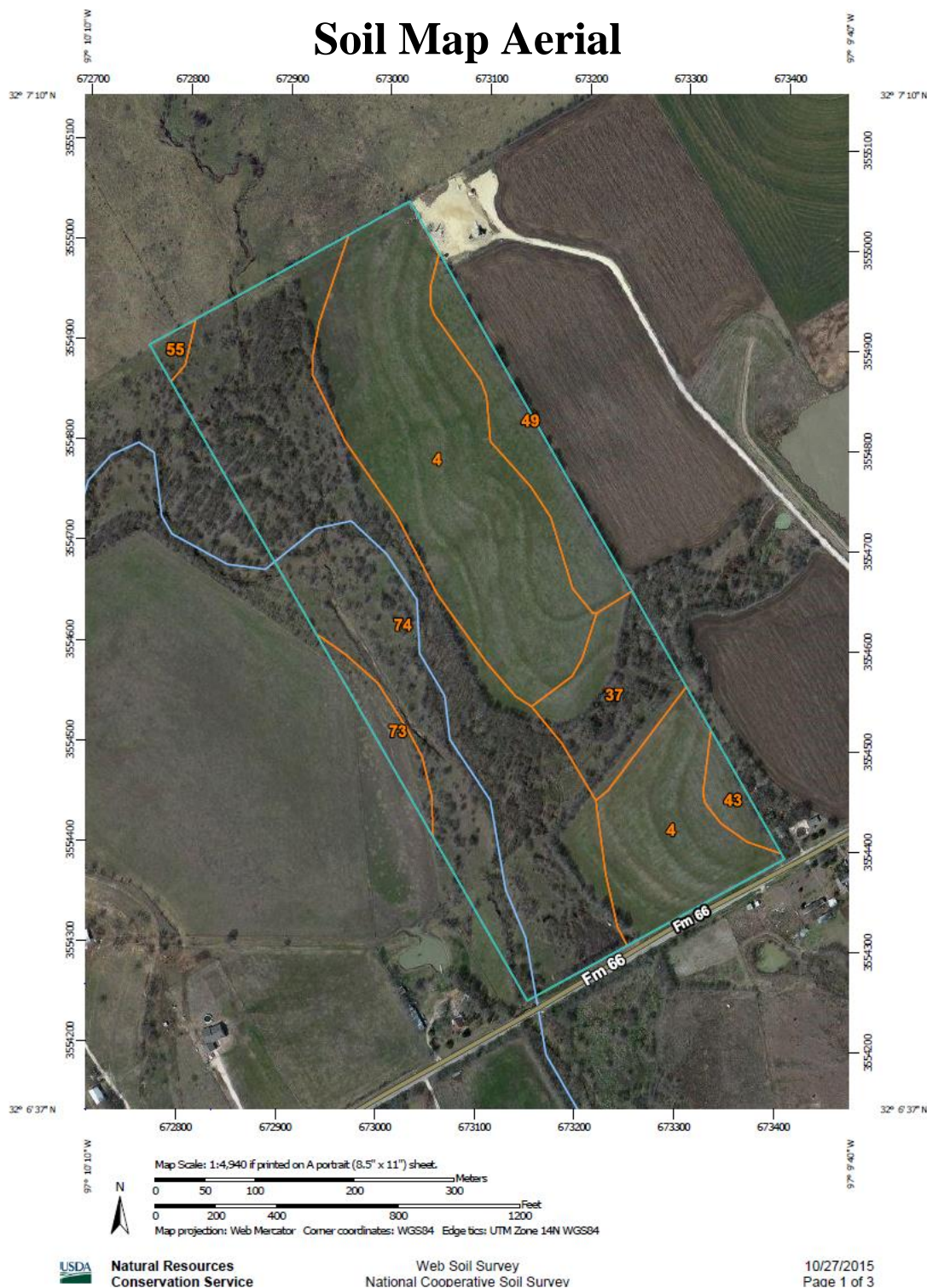
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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type Legend**

Hill County, Texas (TX217)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Altoga silty clay, 2 to 5 percent slopes, eroded	21.0	37.8%
37	Ferris clay, 5 to 12 percent slopes	3.9	7.0%
43	Heiden clay, 1 to 3 percent slopes	0.9	1.6%
49	Houston Black clay, 1 to 3 percent slopes	3.5	6.3%
55	Lamar clay loam, 1 to 5 percent slopes	0.3	0.6%
73	Tinn clay, 0 to 1 percent slopes, occasionally flooded	1.3	2.3%
74	Tinn clay, 0 to 1 percent slopes, frequently flooded	24.6	44.3%
Totals for Area of Interest		55.5	100.0%



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 4**

**4—Altoga silty clay, 2 to 5 percent slopes, eroded.** This deep, gently sloping soil is in narrow bands on the contour along the sides of low ridges. The surface is convex and smooth. Mapped areas average about 23 acres.

Typically, the surface layer is olive gray, moderately alkaline silty clay about 6 inches thick. The next layer is moderately alkaline silty clay. It is olive in the upper part and grades to pale olive and yellow with depth.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is high. The root zone is deep, but the clay content impedes the movement of roots, air, and water. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of less sloping Altoga silty clay; more sloping, eroded areas of Altoga clay loam; and areas of Ferris, Heiden, and Lamar soils. Included soils make up less than about 20 percent of any mapped area.

This soil has medium potential as cropland. Crops on these soils respond well to fertilization. Using a cropping system that includes fertilized sorghum or small grain and returning residue from these crops to the soil helps maintain fertility and improve tilth. Keeping residue on the surface helps control erosion, and terraces and contour farming are also needed. Grassed waterways help safely remove runoff from the terraces.

Potential for pasture and range grasses is high. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential, a limitation for streets, roads, and foundations. The internal drainage through the underlying shale is so slow that specially designed septic tank filter fields are needed. This soil is highly corrosive to uncoated steel. Capability subclass IIIe; Clay Loam range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 37**

**37—Ferris clay, 5 to 12 percent slopes.** This deep, sloping to strongly sloping soil is on uplands. Most areas are long and narrow and are on the side slopes of ridges. They average about 40 acres.

Typically, the surface layer is light olive brown, moderately alkaline clay about 9 inches thick. The next layer, extending to a depth of 38 inches, is light olive brown, moderately alkaline clay. The lower layers are mottled light olive brown, gray, and yellow, moderately alkaline shaly clay that becomes more shaly with depth.

This soil is well drained. Runoff is rapid after the cracks in the surface have been closed. Permeability is very slow, and available water capacity is high. The high clay content impedes root penetration. The water erosion hazard is severe.

Included with this soil in mapping are small areas of Altoga and Heiden soils and steeper Ferris soils that are severely eroded. Included soils make up less than about 10 percent of any mapped area.

About half of the acreage of this soil is cropland, but the soil has low potential for cultivated crops. This soil needs continuous vegetative cover to help control erosion. It has medium potential for improved pasture grasses but requires liberal applications of fertilizers to maintain dense cover and to produce satisfactory yields. It has medium potential for native range plants and generally medium potential for wildlife habitat.

This soil has low potential for most urban uses. It has high shrink-swell potential. Septic tank filter fields do not function well in this clayey soil. The more sloping areas are concerns in construction. This soil has low potential for recreation areas. It is too clayey and has very slow permeability. Capability subclass VIe; Eroded Blackland range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 43**

**43—Heiden clay, 1 to 3 percent slopes.** This deep, gently sloping soil is on uplands. It occurs on low ridges and foot slopes in the smoother portions of the landscape. Individual areas average about 48 acres.

Typically, the surface layer is dark grayish brown, moderately alkaline clay about 26 inches thick. The next layer, to a depth of about 38 inches, is mottled dark grayish brown and olive gray, moderately alkaline clay. To a depth of about 58 inches is light olive brown, moderately alkaline clay with diffused mottles of brownish yellow. Below a depth of 58 inches is light olive brown, moderately alkaline clay with yellow and dark grayish brown mottles. This layer becomes shaly with depth.

This soil is well drained. Runoff is rapid. Permeability is very slow, and available water capacity is high. This soil has a deep root zone, but the clay content impedes the penetration of roots. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Altoga, Austin, Ferris, Houston Black, Lamar, Venus, and Wilson soils. Included soils make up less than about 10 percent of any mapped area.

This soil is used mainly as cropland. It has high potential for all field crops common in the county, and cotton, corn, and grain sorghum yield well. Using a cropping system that includes fertilized sorghum and small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Keeping residue on the surface helps control water erosion. Contour farming, terracing, and grassed waterways are needed.

Potential is high for improved pasture grasses and for native range plants. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. Permeability is too slow for septic tank filter fields to function properly. Potential is low for most recreational development because the soil is too clayey. Capability subclass IIe; Blackland range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 49**

**49—Houston Black clay, 1 to 3 percent slopes.** This deep, gently sloping soil is on uplands. Areas average 135 acres and range to as large as 1,500 acres.

The surface layer is dark gray, moderately alkaline clay about 6 inches thick. The next layer is very dark gray, moderately alkaline clay to a depth of 35 inches. The next layer, to a depth of about 60 inches, is dark gray, moderately alkaline clay grading to gray in the lower part. Below that is coarsely mottled brown, dark gray, brownish yellow, light yellowish brown, and olive yellow, moderately alkaline clay.

This soil is moderately well drained. Runoff is slow to rapid. Permeability is very slow, and available water capacity is high. Water enters the soil rapidly when the soil is dry and cracked but very slowly when it is moist. This soil has a deep root zone. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Austin, Branyon, Burleson, Chatt, Culp, Denton, Heiden, and Wilson soils and small areas of less sloping or more sloping Houston Black soils. Included soils make up less than about 10 percent of any mapped area.

This soil is dominantly cropland. It has high potential as cropland, and crops yield well (fig. 5). Using a cropping system that includes fertilized sorghum and small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Keeping residue on the surface helps control water erosion. Contour farming, terracing, and grassed waterways are needed.

Potential is high for improved pasture. Improved bermudagrass, lovegrass, and other grasses grow well. These grasses respond well to fertilization. Potential is high as range. The tall native grasses are well adapted to this soil. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. The internal drainage is too slow for septic tank filter fields to function properly. This soil has low potential for most recreation uses. It is too clayey for use as playgrounds or campsites when wet. Capability subclass IIe; Blackland range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 55**

55—Lamar clay loam, 1 to 5 percent slopes. This deep, gently sloping soil is on uplands. Most areas are long and oval and average about 25 acres.

Typically, the surface layer is pale brown, moderately alkaline clay loam about 6 inches thick. The next layer is light olive brown, moderately alkaline clay loam to a depth of 13 inches and mottled light olive brown and yellow, moderately alkaline clay loam to a depth of 34 inches. The next layer is olive yellow, moderately alkaline clay loam to a depth of 46 inches. Below this is yellow, moderately alkaline clay loam.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is high. The root zone is deep and easily penetrated by plant roots. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Altoga, Ferris, Heiden, and Venus soils. Included soils make up less than about 10 percent of any mapped area.

About half of the acreage of this soil is cropland. The soil has medium potential as cropland. It is easy to keep in good tilth with annual additions of crop residue, and it can be tilled over a wide range of moisture content. Leaving all residue on the surface helps control erosion and adds organic material to the soil. Crops respond well to fertilization. Terraces, contour farming, and grassed waterways are needed on these soils to help control erosion.

Potential is high for improved pasture. Grasses respond well to fertilization. Potential is high for range, and mid and tall grasses produce high yields. Potential for wildlife habitat is generally medium.

This soil has medium potential for most urban uses. Seepage occurs where the soil is used for farm ponds or sewage lagoons, but septic tank filter fields function satisfactorily on this soil. The soil has medium shrink-swell potential and low strength. Potential is medium for recreation uses. The surface is too clayey for use as playgrounds during wet periods. Capability subclass IIIe; Clay Loam range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 73**

**73—Tinn clay, occasionally flooded.** This deep, nearly level soil is on flood plains. It is flooded about once every 3 years. Areas are long and broad and slightly above the channels, sloughs, and depressional parts of flood plains. Individual areas average about 45 acres.

Typically, the surface layer is very dark gray and dark gray, moderately alkaline clay about 59 inches thick. Below this is dark grayish brown, moderately alkaline clay with mottles of yellowish brown, gray, grayish brown, brownish yellow, and olive yellow.

This soil is somewhat poorly drained. Runoff is very slow. Permeability is very slow, and available water capacity is high. This soil has a deep root zone. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Branyon, Burleson, Gowen, Houston Black, Kemp, and Pursley soils and frequently flooded areas of Tinn soils. Included soils make up less than about 10 percent of any mapped area.

This soil is used mainly as cropland even though it is subject to flooding during heavier rains. It has high potential for most crops. Crops yield well. Using a cropping system that includes fertilized sorghum or small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Crops respond well to fertilization.

Potential is high for improved pasture grasses and native range plants. Flooding is of short duration and beneficial to the grasses in most places. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It is subject to flooding, which limits its use for houses, roads, and septic tanks. The soil has low potential for use as recreation areas. It is too clayey and is subject to flooding. Capability subclass IIw; Clayey Bottomland range site.



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## **55.311 Acres – Horse, Cattle & Hunting Land Itasca, Hill County, TX 76055**

### **Soil Type - 74**

**74—Tinn clay, frequently flooded.** This deep, nearly level soil is on flood plains. It is flooded about two or three times each year. Areas are long and narrow and parallel to the channel. They average about 250 acres.

Typically, the surface layer is dark gray and gray, moderately alkaline clay about 38 inches thick over mottled gray and pale olive, moderately alkaline silty clay about 22 inches thick. Below this is mottled olive, olive gray, and olive yellow, moderately alkaline silty clay.

This soil is somewhat poorly drained. Runoff is very slow. Permeability is very slow, and available water capacity is high. The soil has a deep root zone. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Burleson, Gowen, Houston Black, Kemp, and Pursley soils and occasionally flooded areas of Tinn soils. Included soils make up less than about 10 percent of any mapped area.

This soil is used mainly as pasture. It is flooded too frequently to be suitable for cultivated crops. Most areas along the stream channel are wooded and have an understory of shrubs, grasses, and vines. This soil has high potential for improved pasture grasses and for range plants. The grasses respond to fertilization and produce excellent yields. This soil has medium potential for wildlife habitat. The channels, sloughs, and low areas contain water most of the time. The wooded areas and the old fields provide protective cover and food-producing plants for wildlife.

This soil has low potential for urban use. It is flooded too frequently and too severely for any type of building, sanitary landfill, septic tank filter field, sewage lagoon, street, or road. It has low potential for use as recreation areas because of flooding. Capability subclass Vw; Clayey Bottomland range site.



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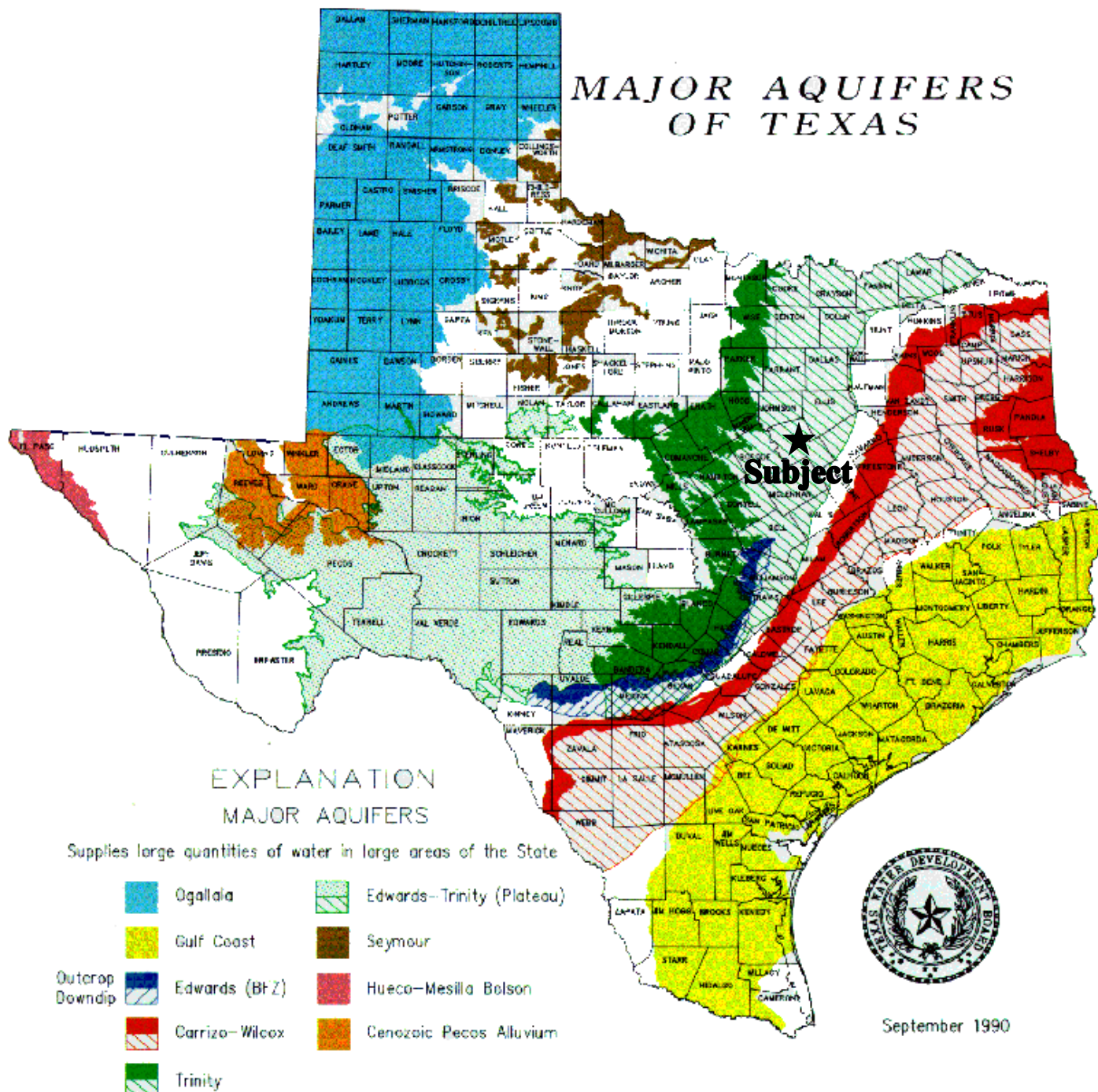
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### Property Location to Major Aquifers of Texas



**TEXAS**  
FARM & RANCH REALTY

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# Information About Brokerage Services

11-2-2015

*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 *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or it, 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.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	om Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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