

FOR SALE

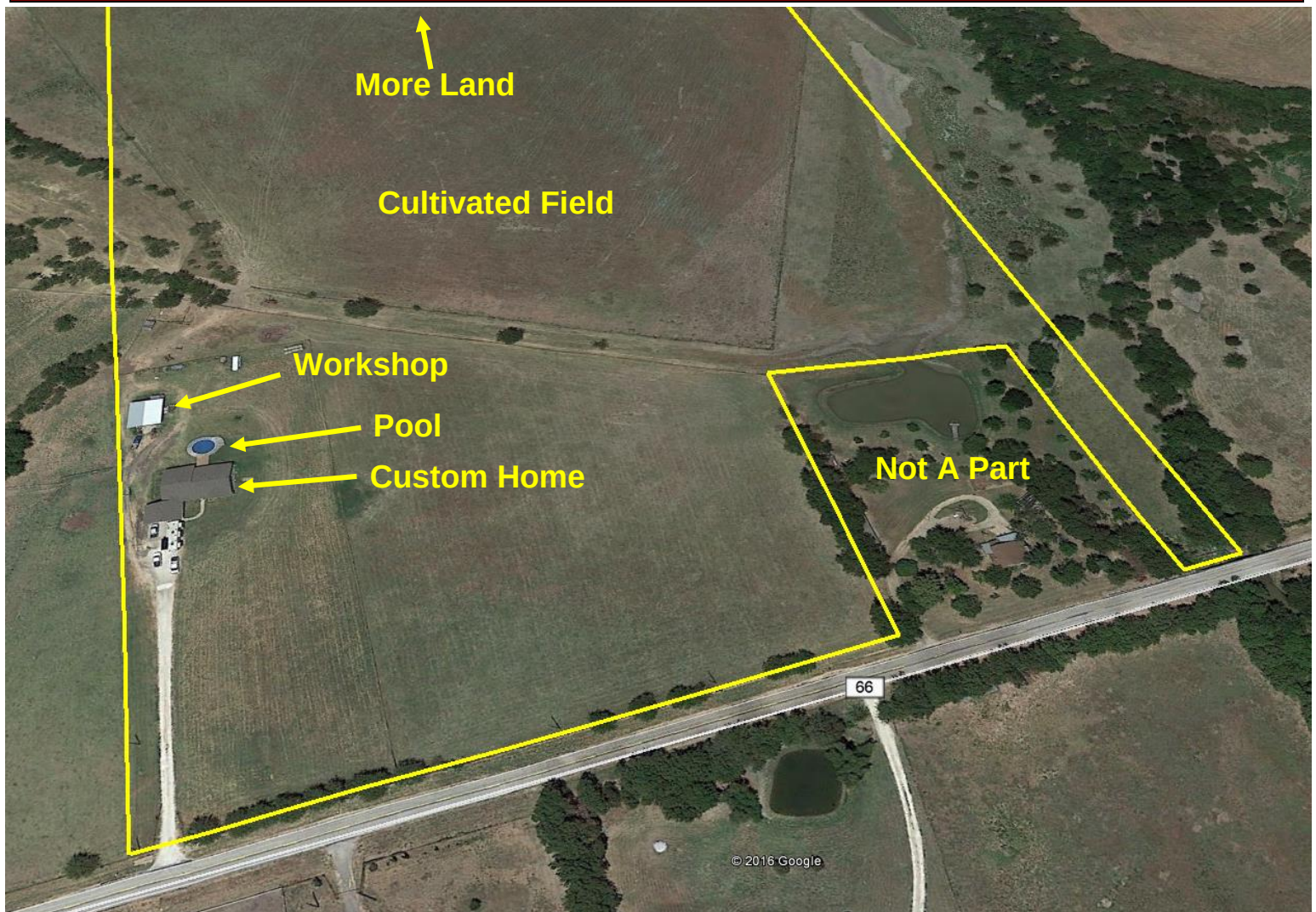
55.311 Acres

Horse, Cattle & Hunting Land
With Ranch House & Workshop

Itasca, Hill County, TX 76055

\$399,900

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com



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

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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 725 linear feet of road frontage on FM 66.

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

Improvements – The custom home built in 2008 consists of approximately 2,385sf (per HCAD). The exterior is wood and vinyl siding with concrete foundation and the roof was replaced with a metal roof in 2015. There are three bedrooms, 2.5 baths, study, large kitchen and breakfast area and separate family room/den. Separate laundry room, attached garage, patio/deck, and above ground swimming pool. The flooring is vinyl tile with the bedrooms carpeted. The house is all electric, has central heat and air, septic and water from Falls Valley Water Cooperative. The house has a gated entry and is surrounded by a rustic color piped fence. A 30x40 workshop is part of the house however is not attached and a separate building.

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. 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 are existing meters 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 that looks down to a beautiful fertile bottom area. Heavily wooded in areas which are inhabited by deer and other wildlife.

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

Ground Cover – Property has numerous trees native to the area. The pasture area is well maintained with native grasses and wooded areas for cattle and wildlife cover. The property has high production per acre of oat and coastal Bermuda hay.

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 - \$399,900 - \$7,230 an acre



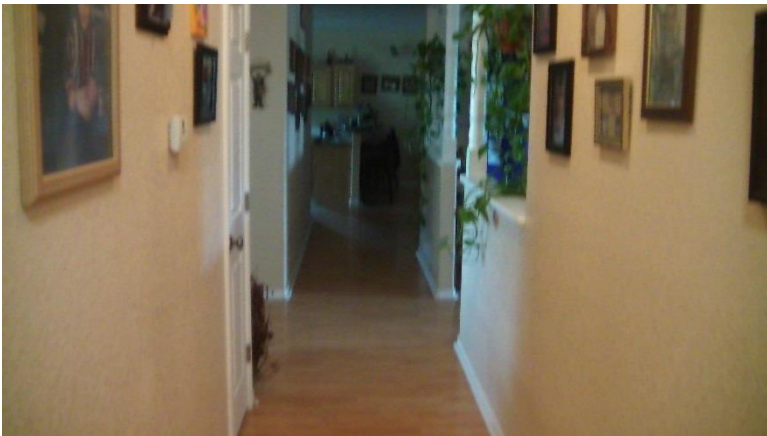
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Property Pictures



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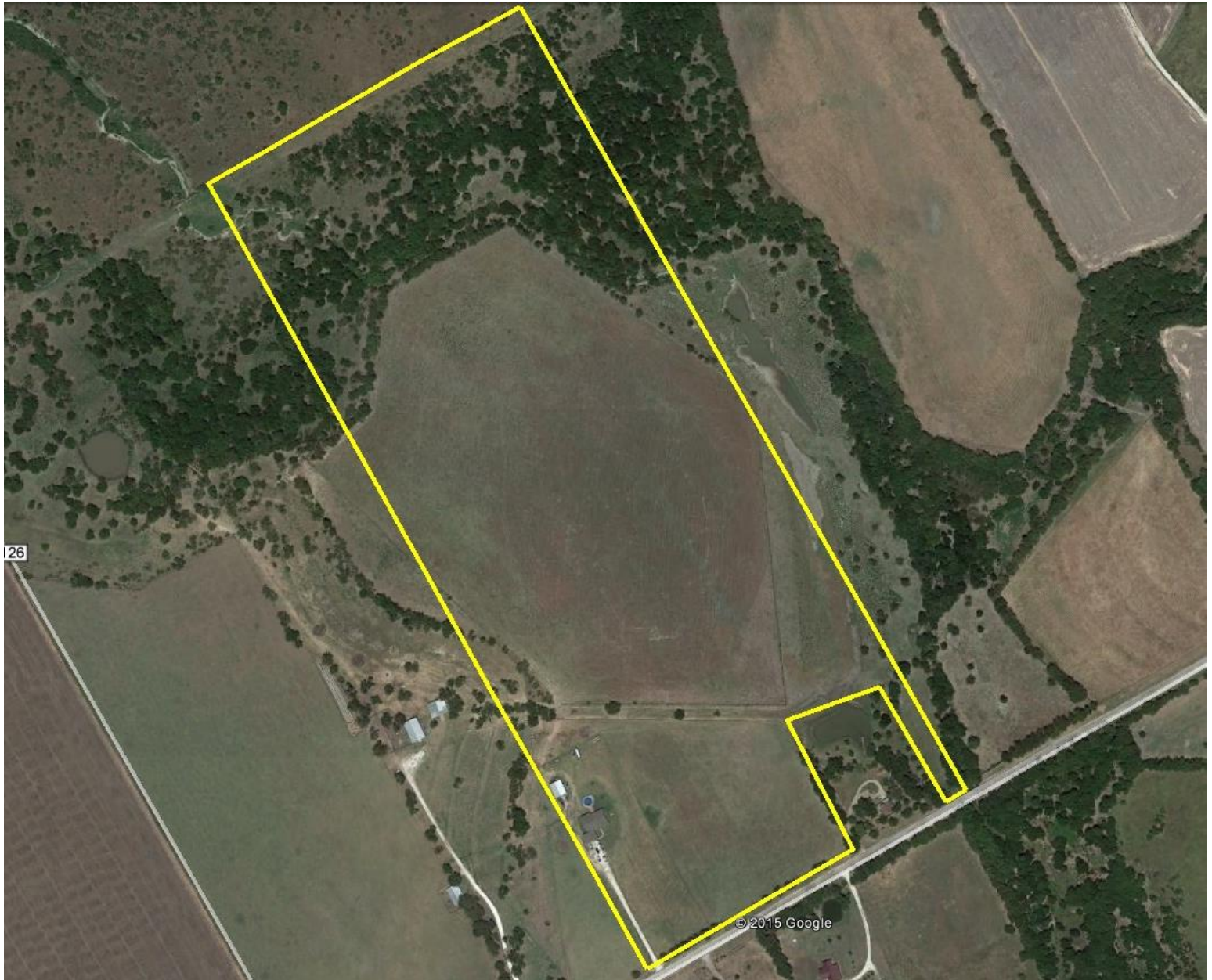
Property Pictures



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Property Aerial View



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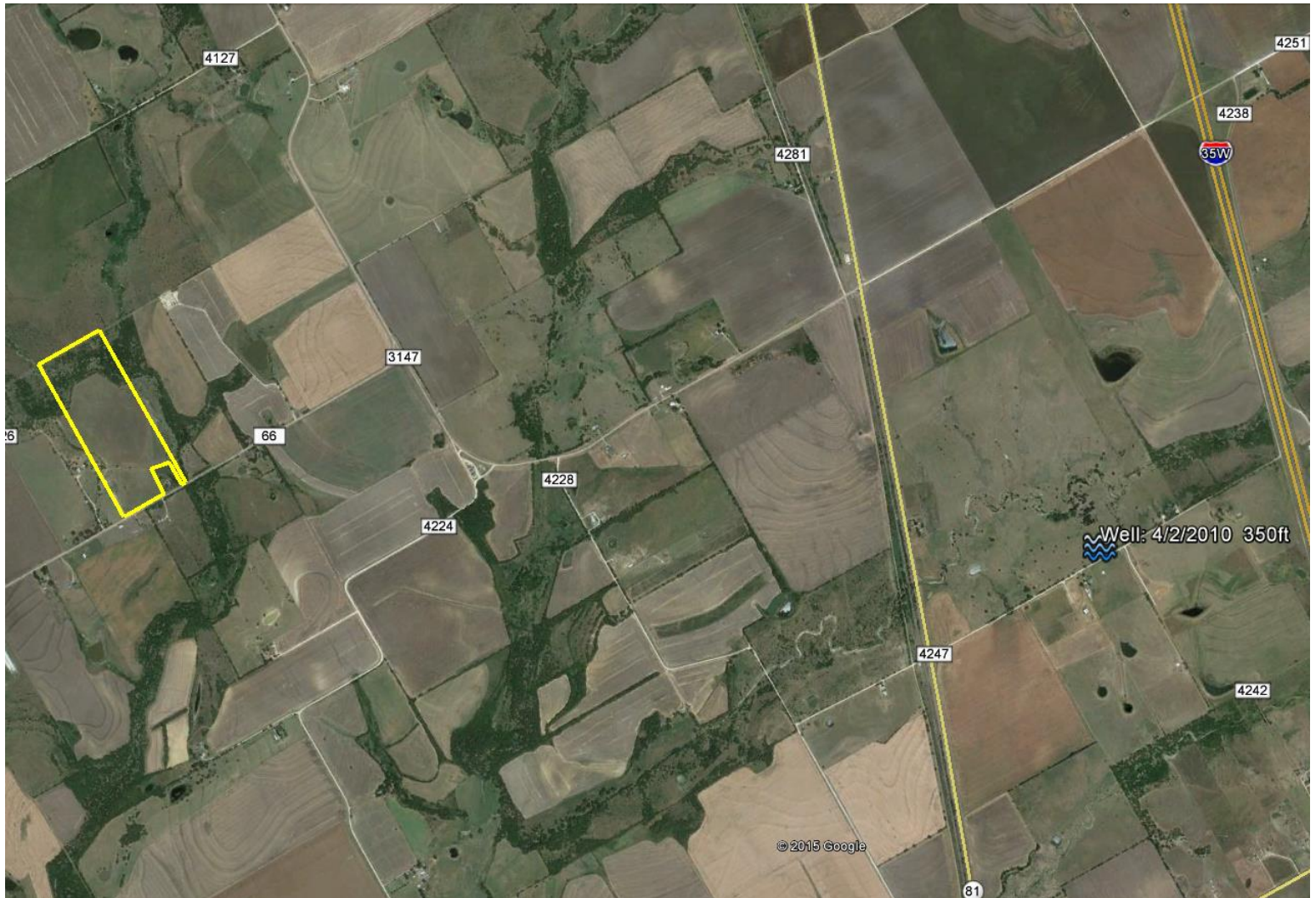


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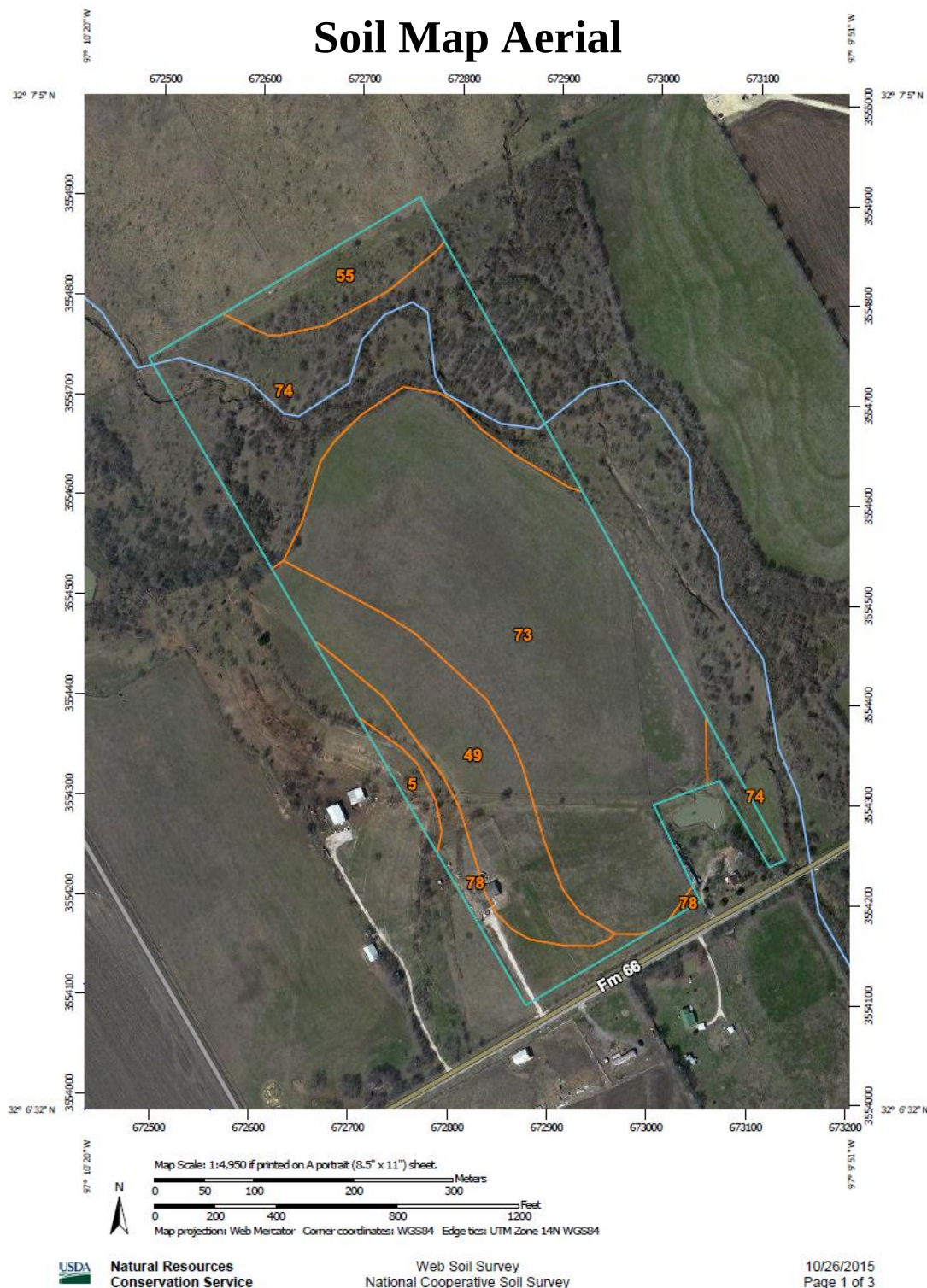
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Aerial of Water Well Nearest Property



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Soil Type Legend

Hill County, Texas (TX217)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Altoga clay loam, 5 to 8 percent slopes, eroded	0.7	1.3%
49	Houston Black clay, 1 to 3 percent slopes	8.0	14.4%
55	Lamar clay loam, 1 to 5 percent slopes	3.1	5.6%
73	Tinn clay, 0 to 1 percent slopes, occasionally flooded	26.8	48.4%
74	Tinn clay, 0 to 1 percent slopes, frequently flooded	13.7	24.6%
78	Venus loam, 3 to 5 percent slopes	3.2	5.7%
Totals for Area of Interest		55.4	100.0%



— "Stewards of Land"
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Soil Type - 5

5—Altoga clay loam, 5 to 8 percent slopes, eroded. This shallow, sloping soil is in narrow bands on side slopes. These bands are on the contour parallel to stream channels. Most of the slopes are short, 100 to 500 feet in length, and gullied. The gullies range from 4 to 10 feet in depth and have cut into the underlying shale. Mapped areas average about 42 acres.

Typically, the surface layer is light yellowish brown, moderately alkaline clay loam about 4 inches thick. The next layer is yellowish brown, moderately alkaline silty clay that grades to pale yellow. Moderately alkaline shaly silty clay is at a depth of about 19 inches.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is low. This soil is droughty much of the year. It has a shallow root zone above the shaly silty clay. The water erosion hazard is severe.

Included with this soil in mapping are small areas of eroded, less sloping Altoga soils and small areas of Ferris soils. Included soils make up less than 20 percent of any mapped area.

Many areas of this soil are in idle cropland, and others have been converted to pasture. Potential as cropland is low. This soil needs continuous vegetative cover for erosion control. A few areas are in improved bermudagrass. Potential for pasture is medium. Pastures respond well to fertilization.

Potential for native range plants is high. Native vegetation consists of tall prairie grasses and a few ash, elm, and cedar trees. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses and for rural homesites. It has high shrink-swell potential, and it has low strength for foundations. The internal drainage of the underlying shaly silty clay is too slow for septic tank absorption fields. The high lime content limits the selection of plants that can be used for landscaping. Capability subclass VIe; Clay Loam range site.



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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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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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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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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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Soil Type - 78

78—Venus loam, 3 to 5 percent slopes. This deep, gently sloping soil is on old stream terraces. Areas are mainly long and narrow and are on the contour above streams. Most areas contain short slopes and are cut with drainageways. Individual areas average about 25 acres.

Typically, the surface layer is dark grayish brown, moderately alkaline loam about 12 inches thick. The next layer is brownish yellow, moderately alkaline loam to a depth of 28 inches. The next layer is light yellowish brown, moderately alkaline clay loam to a depth of 56 inches. Below this is brownish yellow, moderately alkaline light clay loam.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is high. This soil has a deep root zone, and plants can develop roots into the lower layers easily. The water erosion hazard is moderate.

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

About 40 percent of the acreage of this soil is cropland. Many areas that were once cultivated have now been planted to improved grasses. This soil has medium potential as cropland. It is droughty, and summer-grown crops do not yield well. The loamy surface layer is easy to keep in good tilth, but cultivated areas need regular additions of crop residue to maintain organic matter content and help control erosion. Crops respond well to fertilization. Terraces, contour farming, and grassed waterways are needed to help control erosion.

This soil has high potential for improved pasture. Grasses respond well to fertilization and produce well during early spring.

This soil has medium potential for most urban uses. It has medium shrink-swell potential, which affects structures. Seepage limits its use for sewage lagoons. Some areas are underlain with strata of sand and gravel, which limit use of the soil as sanitary landfill sites because of the risk of contaminating the water table. This soil has medium potential for use as recreation areas. It is too sloping for most types of playgrounds unless it is modified. Capability subclass IIIe; Clay Loam range site.



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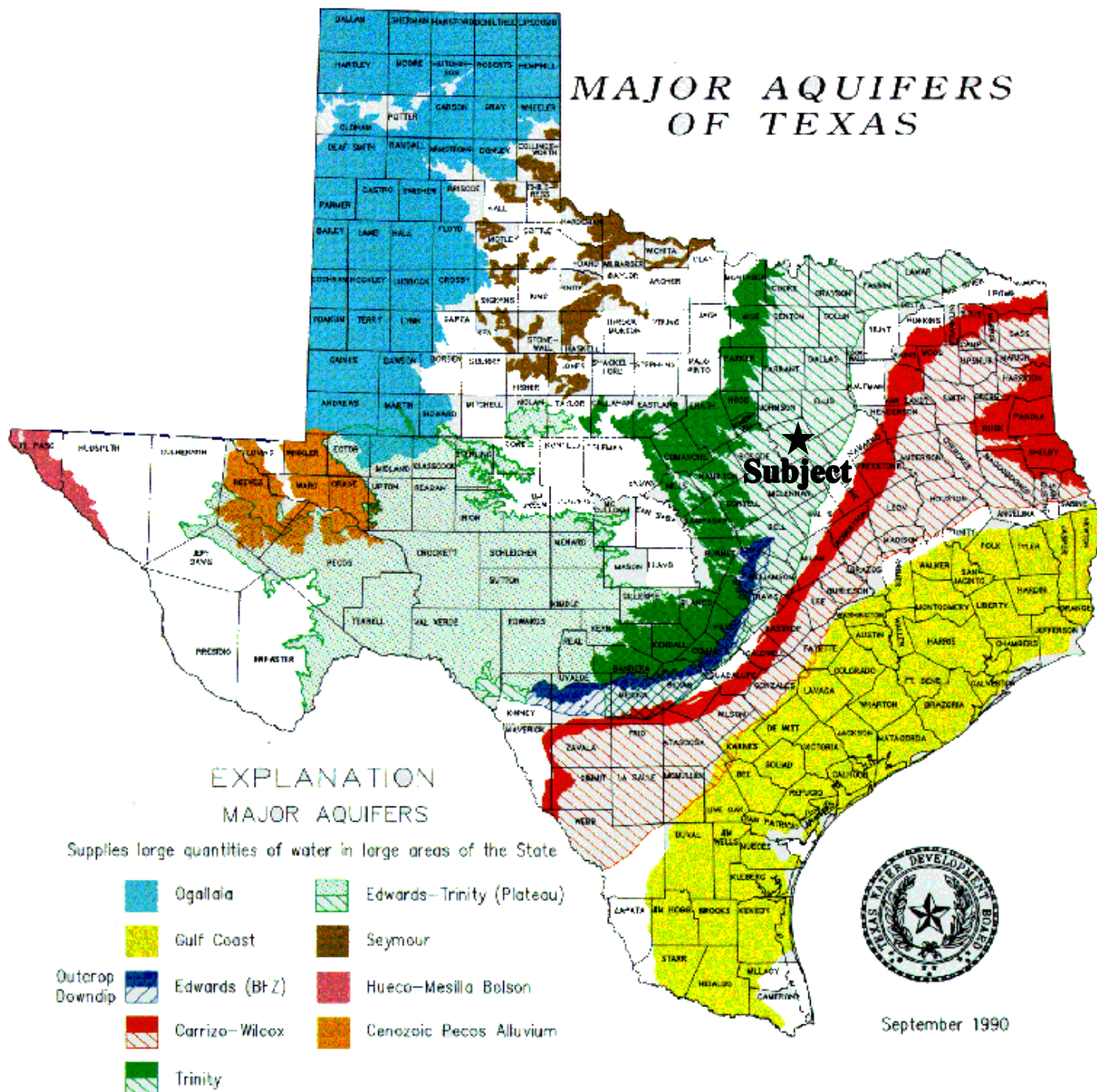
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Property Location to Major Aquifers of Texas



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	om Email	Phone
<u>Rober T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
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<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
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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ABS 1-0

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Info about Bro

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