FOR SALE

632.97 Acres

Horse, Cattle & Hunting Land

With Ranch Houses

Eddy, Falls County, TX 76524

$2,402,121

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

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube 512-423-6670 (mobile)

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632.97 Acres – Horse, Cattle & Hunting Land With Ranch Houses Eddy, Falls County, TX 76055

Property Highlights

Location – The property is located at 663 CR 446 Eddy, Falls County, Texas. From Waco head south on Hwy 77 for approximately 15 miles. Turn right on FM 1950 and head west for 5.59 miles to Cego. Turn right on CR 463 and go 1.35 miles. Turn right on CR 446 and Property is on the Right and Left.

Acres – 632.97 acres MOL according to the Falls County Appraisal District and has approximately 17,000 linear feet of road frontage.

Improvements – The property has one custom home and one foreman/ rental home. The main house built in 1996 consisting of approximately 1,950 sf (per Home Owner). The exterior is white brick and wood with concrete foundation which includes 31 piers under the foundation. There are three bedrooms, two baths, custom kitchen with a breakfast bar and custom cabinets, open concept from kitchen to dining room and living room. Living room has custom built in entertainment center as well as a gas burning fire place. Separate laundry room, attached two car finished garage with 220 wiring, covered patio. The flooring is stained concrete throughout the house. The main house is all electric in exception to the fire place, has central heat and air, septic and water from Cego Durango. The main house has a gated entry and surrounded by goat wire fencing. A 40X 50 workshop with wiring for an RV/ Camper, welders and tanning bed as well as a bathroom is detached from the main house. In addition there is a tack room that is 20X30 with a roof area of 40X 50 for additional covered parking.

The second house is located in the southern part of the property. It was reported the house was built in 1985 and has been remodeled. The house consists of approximately 1,300 sf (per Home Owner) and has two bedroom, two baths with stained concrete flooring throughout the house. There is a detached two car garage with a separate room for an office. The exterior is brick with a composite roof. The house has a gated entrance with a goat wire fence around the perimeter of the house.

The remainder of the property has nine nice stock tanks as well as 5 additional water meters. One 21X50 equipment barn. A full set of working pens with a 30X50 barn next to the pens. Concrete water troughs throughout the property. Property would work well for cattle production as well as crop production and has had sorghum, milo, corn, wheat, oats and barley planted in the past.

Water – There are seven Cego Durango meters on the property and an old rock well as well as one deep well that has been capped. A small creek runs through some of the property.

Electricity – TXU 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 – The seller will convey all owned minerals and executory rights. Seller is not exactly sure what percentage of minerals are owned so Buyer will need to perform its due diligence to determine exact ownership.

Topography – The land is flat with gently rolling areas and very nice home sites.

Current Use – Privately owned and is used for grazing yearlings as well as cow/ calf operation and hay production.

Ground Cover – Property has numerous elm trees that are very large as well as other native trees to the area. Property has a mixture of Coastal Bermuda, native grasses and wooded areas for wildlife cover.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known to exist are electrical and water.

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.

Price - $2,402,121 - $3,795 an acre

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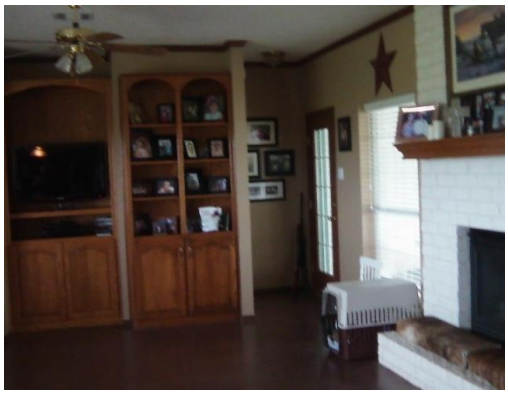
Property Pictures



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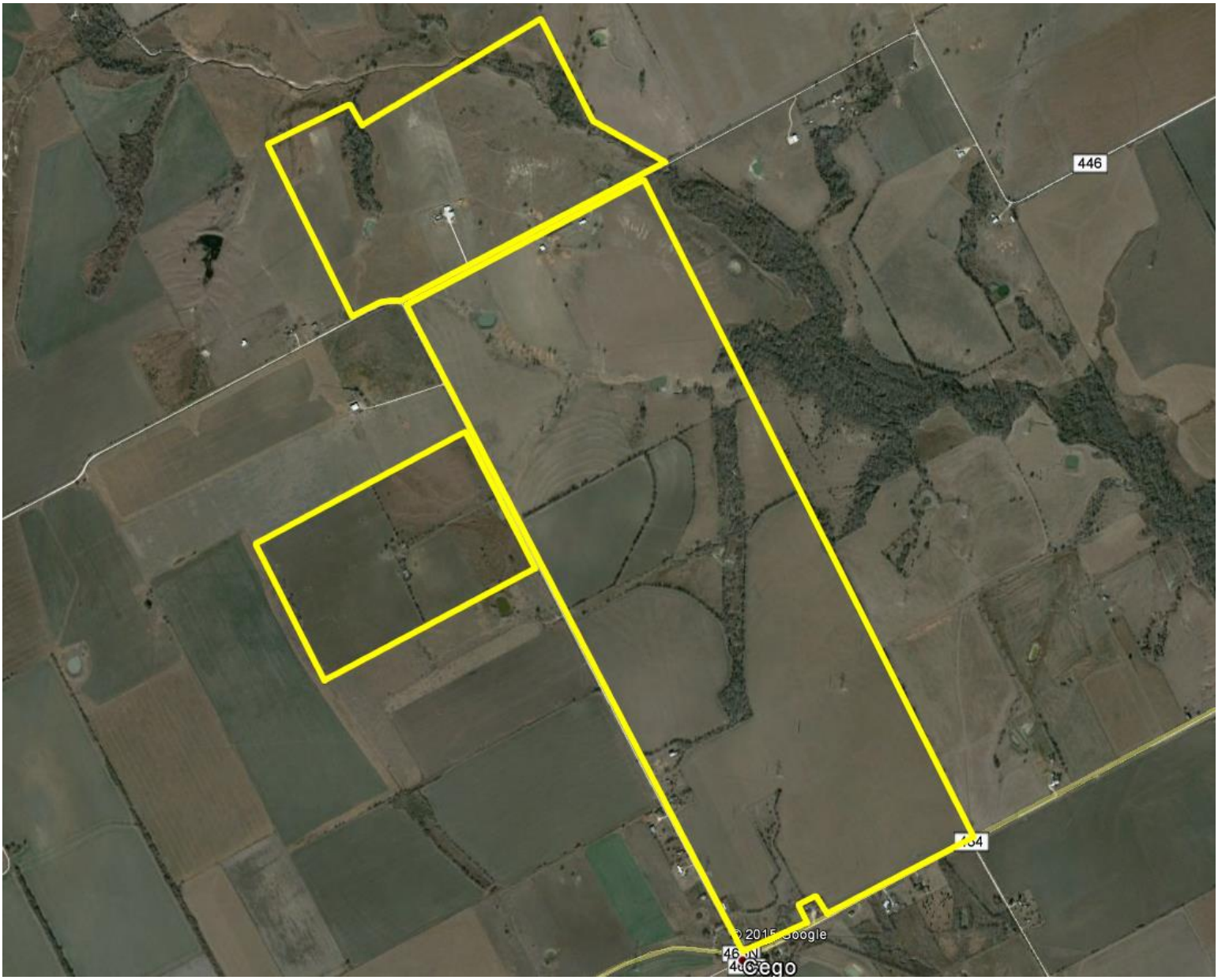
Property Aerial View



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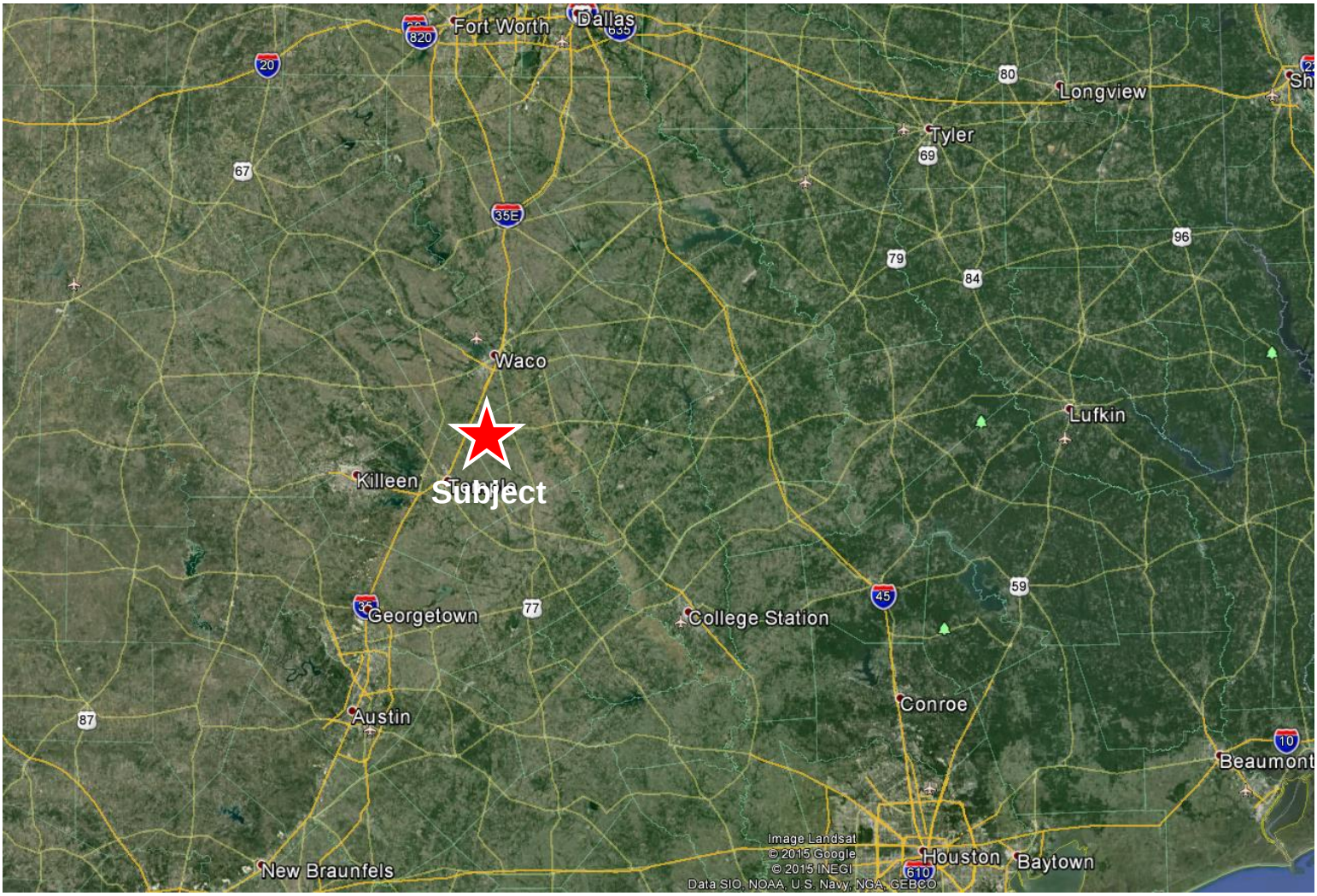
Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property

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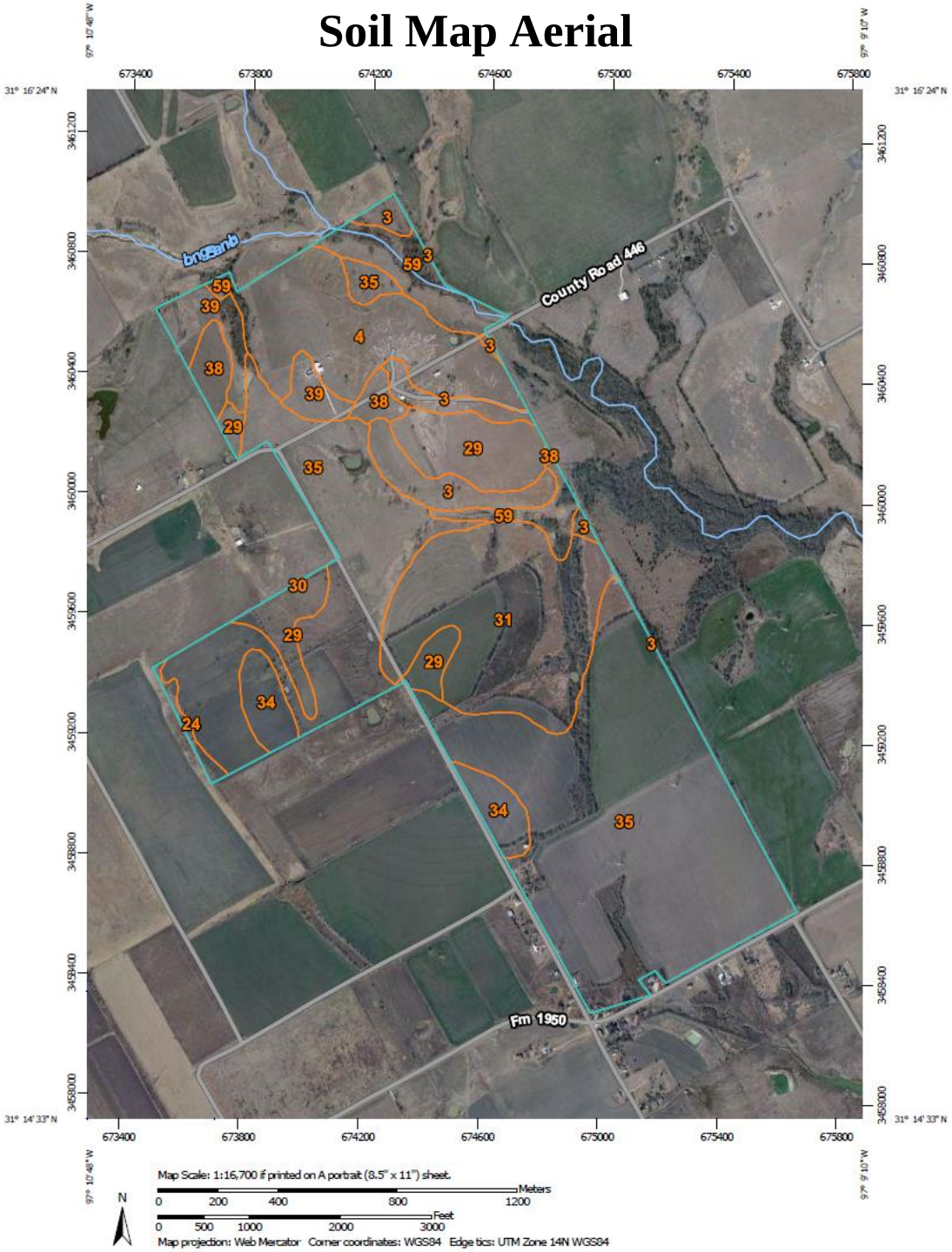
Soil Map Aerial



USDA Natural Resources Conservation Service — Web Soil Survey, National Cooperative Soil Survey — 5/26/2015 Page 1 of 3

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Soil Type Legend

Falls County, Texas (TX145)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
3	Altoga soils, 3 to 5 percent slopes, eroded	29.2	4.6%
4	Altoga soils, 5 to 12 percent slopes, eroded	66.1	10.5%
24	Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded	3.4	0.5%
29	Heiden clay, 1 to 3 percent slopes	46.8	7.4%
30	Heiden clay, 3 to 5 percent slopes	0.2	0.0%
31	Heiden clay, 2 to 5 percent slopes, eroded	92.4	14.7%
34	Houston Black clay, 0 to 1 percent slopes	20.2	3.2%
35	Houston Black clay, 1 to 3 percent slopes	308.1	48.9%
38	Lott silty clay, 1 to 3 percent slopes	12.4	2.0%
39	Lott silty clay, 3 to 5 percent slopes	20.3	3.2%
59	Tinn clay, frequently flooded	30.4	4.8%
Totals for Area of Interest		**629.6**	**100.0%**

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Soil Type - 3

3—Altoga soils, 3 to 5 percent slopes, eroded. This map unit consists of deep, well drained, gently sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. In places water erosion has removed the original surface layer, and many areas are dissected by shallow gullies about 100 feet apart. Slopes are convex. Most areas are about 40 acres in size.

A typical unit is about 53 percent Altoga silty clay loam; 37 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are in less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of light yellowish brown, moderately alkaline silty clay about 6 inches thick. Between depths of 6 and 40 inches is moderately alkaline silty clay that is light yellowish brown above 20 inches and very pale brown below. Soft bodies of calcium carbonate are throughout this layer. The underlying layer, to a depth of 80 inches, is light yellowish brown, moderately alkaline silty clay that has brownish yellow mottles.

These soils are easy to work throughout a wide range of moisture conditions. When dry, they are hard and will clod when plowed. Permeability is moderate, and available water capacity is high. Roots easily penetrate the deep root zone. Runoff is medium, and the hazard of water erosion is moderately severe. The lime content is high, and as a result iron chlorosis occurs in sensitive plants.

These soils have medium potential for crops. Low natural fertility is a limitation to use. The main crops are grain sorghum and small grain. The major objectives of management are controlling erosion and improving fertility and tilth. Growing high-residue crops and terracing help control erosion and maintain soil tilth.

The potential for pasture is high. Such improved grasses as bermudagrass, kleingrass, and weeping lovegrass are well suited to this soil. Fertilization, weed control, and controlled grazing are management practices that are needed to produce good yields.

These soils have high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

These soils have low potential for most urban uses. The most restricted limitations are shrinking and swelling with changes in moisture, slow percolation, and high corrosivity to uncoated steel. Potential for recreation is medium. The clayey surface layer is the most restrictive limitation. Potential for both openland and rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam range site.

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Soil Type - 4

4—Altoga soils, 5 to 12 percent slopes, eroded. This map unit consists of deep, well drained, sloping to strongly sloping soils on uplands. Texture of the surface layer varies in an irregular pattern from silty clay to clay loam. Most areas of this map unit have shallow gullies 100 to 200 feet apart. These gullies can be crossed by farm machinery. Slopes are convex. Most areas are about 30 acres in size.

A typical area of this map unit is about 50 percent Altoga silty clay loam; 40 percent Altoga clay loam; and 10 percent Austin, Heiden, and Lewisville soils. Austin and Heiden soils are on less sloping parts of the landscape, and Lewisville soils are intermingled with them.

Typically, these soils have a surface layer of pale brown, moderately alkaline silty clay about 5 inches thick. Below the surface layer, to a depth of 25 inches, is very pale brown, moderately alkaline silty clay. Between depths of 25 and 40 inches is very pale brown, moderately alkaline silty clay. The underlying layer, to a depth of 80 inches, is very pale brown, moderately alkaline silty clay that has light brownish gray mottles.

The soils can be worked throughout a wide range of moisture conditions, but hard clods result if they are plowed when dry. Permeability is moderate, and available water capacity is high. Tilth is generally good. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of erosion is severe. The high content of lime causes iron chlorosis in sensitive plants.

These soils have low potential for crops and pasture. Their main limitations for these uses are slope and the problem of controlling erosion. Potential for range is high. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered elm, hackberry, and oak trees.

Potential of these soils for urban use is low. These soils are limited for this use by shrinking and swelling with changes in moisture, slope, and corrosivity to uncoated steel. Potential for recreation is medium because of the clayey surface layer and slope. Potential for both openland rangeland wildlife habitat is medium. Capability subclass VIe; Clay Loam range site.

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Soil Type - 24

24—Ferris-Heiden complex, 5 to 12 percent slopes, severely eroded. This map unit consists of well drained, sloping to strongly sloping soils on uplands. It is made up of small areas of Ferris and Heiden soils so intricately mixed that separation is not practical at the scale mapped. Most areas are rilled and are dissected by deep gullies that are 10 to 75 feet apart. Slopes are convex. Areas are in long narrow bands that range from 5 to 25 acres in size.

A typical map unit is 65 percent Ferris soils, 22 percent Heiden soils, and 13 percent gray and olive shaly clay in the bottoms of gullies. The Ferris soils occupy the sides of gullies and sloping areas leading to the gullies. The less eroded Heiden soils are between the gullies.

Typically, the Ferris soils have a surface layer of light yellowish brown, moderately alkaline clay about 10 inches thick. Between depths of 10 and 38 inches is light brownish gray, moderately alkaline clay. The soil is underlain by mottled light brownish gray and light gray, moderately alkaline shaly clay.

The Ferris soils are moderately deep to deep. Permeability is very slow, and available water capacity is high. Runoff is rapid. The hazard of erosion is severe.

Typically, the Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 35 inches is grayish brown, moderately alkaline clay. Between depths of 35 and 56 inches is olive, moderately alkaline clay that has olive yellow mottles. The underlying layer is light yellowish brown, moderately alkaline shaly clay that has yellow mottles.

The Heiden soils are deep. Natural fertility is high. Permeability is very slow, and the available water capacity is high. Runoff is rapid. The hazard of water erosion is severe.

These soils are not suitable for crops. They have low potential for pasture and urban use. The restrictive limitations are slope, shrinking and swelling with changes in moisture, gullies, slow percolation, and water erosion. Costly filling, shaping, and smoothing would be required to reclaim areas of these soils.

These soils have high potential for range, even though the climax vegetation has been destroyed by cultivation. They have potential for tall grasses, and live oak, elm, and hackberry trees.

The potential for recreation is low. The clayey surface layer, very slow permeability, and slope are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass VIe; Ferris part in Eroded Blackland range site, Heiden part in Blackland 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 - 30

30—Heiden clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are long and narrow and range from 5 to 20 acres in size.

The surface layer of this soil, to a depth of 20 inches, is dark grayish brown, moderately alkaline clay. Between depths of 20 and 41 inches is olive, moderately alkaline clay. The underlying layer, to a depth of 80 inches, is yellow, moderately alkaline clay that has olive yellow mottles.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris, Houston Black, Burleson, and Trinity soils. The Ferris soils occupy gullies and steeper side slopes. The Houston Black and Burleson soils are on less sloping parts of the landscape and the Trinity soils occupy flood plains. The included soils make up 10 percent of this map unit.

This soil is used about equally for crops and pasture. It has medium potential for production of crops, but it is limited by slope. Grain sorghum, cotton, and small grain are the main crops. 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 soil tilth.

This soil has high potential for pasture. It is well suited to improved bermudagrass, kleingrass, and King Ranch bluestem. 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 clayey surface layer and the very slow permeability are the most restrictive limitations for this use. Potential for openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.

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Soil Type - 31

31—Heiden clay, 2 to 5 percent slopes, eroded. This deep, well drained, gently sloping soil is on uplands. Most areas are rilled and have shallow gullies that are 100 to 200 feet apart. Slopes are convex. Areas are long and narrow and range from 10 to about 80 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline clay about 17 inches thick. Between depths of 17 and 43 inches is grayish brown, moderately alkaline clay. The underlying layer is light yellowish brown, moderately alkaline clay.

This soil is difficult to work. When wet, it is sticky and plastic; 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 rapid. The hazard of water erosion is moderately severe.

Included with this soil in mapping are small areas of Ferris soils. This soil occupies shallow gullies and adjoining slopes. This soil makes up about 18 percent of this map unit.

Some areas of this soil are still cultivated, but most areas are now in pasture. This soil has medium potential for production of crops, but it is limited for this use because the surface layer has been eroded away. Grain sorghum, cotton, and small grain are the main crops. The main objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes 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. 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, 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 openland wildlife habitat is medium, and potential for rangeland wildlife habitat is low. Capability subclass IIIe; Blackland range site.

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Soil Type - 34

34—**Houston Black clay, 0 to 1 percent slopes.** This deep, moderately well drained, nearly level soil is on smooth ridges of uplands. Slopes are plane. Areas are long and narrow to broad. They range from 10 to about 175 acres in size.

This soil has a surface layer of dark gray, moderately alkaline clay about 25 inches thick. Between depths of 25 and 44 inches is gray, moderately alkaline clay; and between depths of 44 and 80 inches is light brownish gray, moderately alkaline clay that has pale brown mottles.

This soil is difficult to work. When wet, it is sticky and plastic; when dry, it is hard and clods when plowed. Dense plowpan layers are common in cultivated areas. The permeability is very slow, and the available water capacity is high. The root zone is deep, but penetration by roots is slow. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are small areas of Branyon, Burleson, and Heiden soils. The Branyon soils are on stream terraces. The Heiden and Burleson 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 and small grain is high. The main crops are cotton and grain sorghum, but small grain and corn are also grown. The major objectives of management are maintaining tilth and fertility. Growing crops that produce a large amount of residue and growing deep-rooted legumes assist in maintaining 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. 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 IIw; Blackland range site.

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle 254-721-9615 (mobile) 254-803-5263 (LAND)
Bob Dube 512-423-6670 (mobile)
morgan@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

FOR
SALE

632.97 Acres – Horse, Cattle & Hunting Land With Ranch Houses
Eddy, Falls County, TX 76055

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 - 38

38—Lott silty clay, 1 to 3 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 10 to 200 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 15 inches thick. The subsoil, to a depth of 47 inches, is moderately alkaline silty clay. It is brown to a depth of 30 inches and pale brown below. The underlying layer, to a depth of 80 inches, is mottled light gray, white, and yellow, chalky marl that has a few chalk fragments in the upper part.

This soil has good tilth and is easily worked. Permeability is moderately slow, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Austin, Houston Black, and Heiden soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has high potential for production of crops. The major crops are cotton and grain sorghum, but corn and small grain are also grown. The major objectives of management are controlling erosion and improving tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help control erosion and maintain the tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Pasture 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; 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 limitation is shrinking and swelling with changes in moisture, low strength, and corrosivity to uncoated steel. The potential for recreation is low. The clayey surface layer is the most restrictive limitation to this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIe; Clay Loam range site.

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Soil Type - 39

39—Lott silty clay, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on uplands. Slopes are convex. Areas are in long narrow bands, and the soil slopes to natural drainageways. Areas range from 10 to 50 acres in size.

This soil has a surface layer of dark grayish brown, moderately alkaline silty clay about 14 inches thick. The subsoil, to a depth of 45 inches, is moderately alkaline silty clay. It is pale brown to a depth of 32 inches and light yellowish brown below. The underlying layer, to a depth of 80 inches, is mottled yellow and very pale brown, chalky marl.

This soil has good tilth and can be easily worked. Permeability is moderately slow, and the available water capacity is medium. The root zone is deep and easily penetrated by roots. This soil has medium runoff. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Austin, Heiden, and Lewisville 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 for this use by slope and size of the area. The major crops are grain sorghum and small grain, but cotton and corn are also grown. The management objectives are controlling erosion, and improving fertility and soil tilth. Terracing and growing crops that produce large amounts of residue or deep-rooted legumes help to control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, kleingrass, and weeping lovegrass. Fertilization, weed control, and controlled grazing are needed to properly manage pastures.

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses; 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, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is low. The clayey surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is high, and potential for rangeland wildlife habitat is medium. Capability subclass IIIe; Clay Loam 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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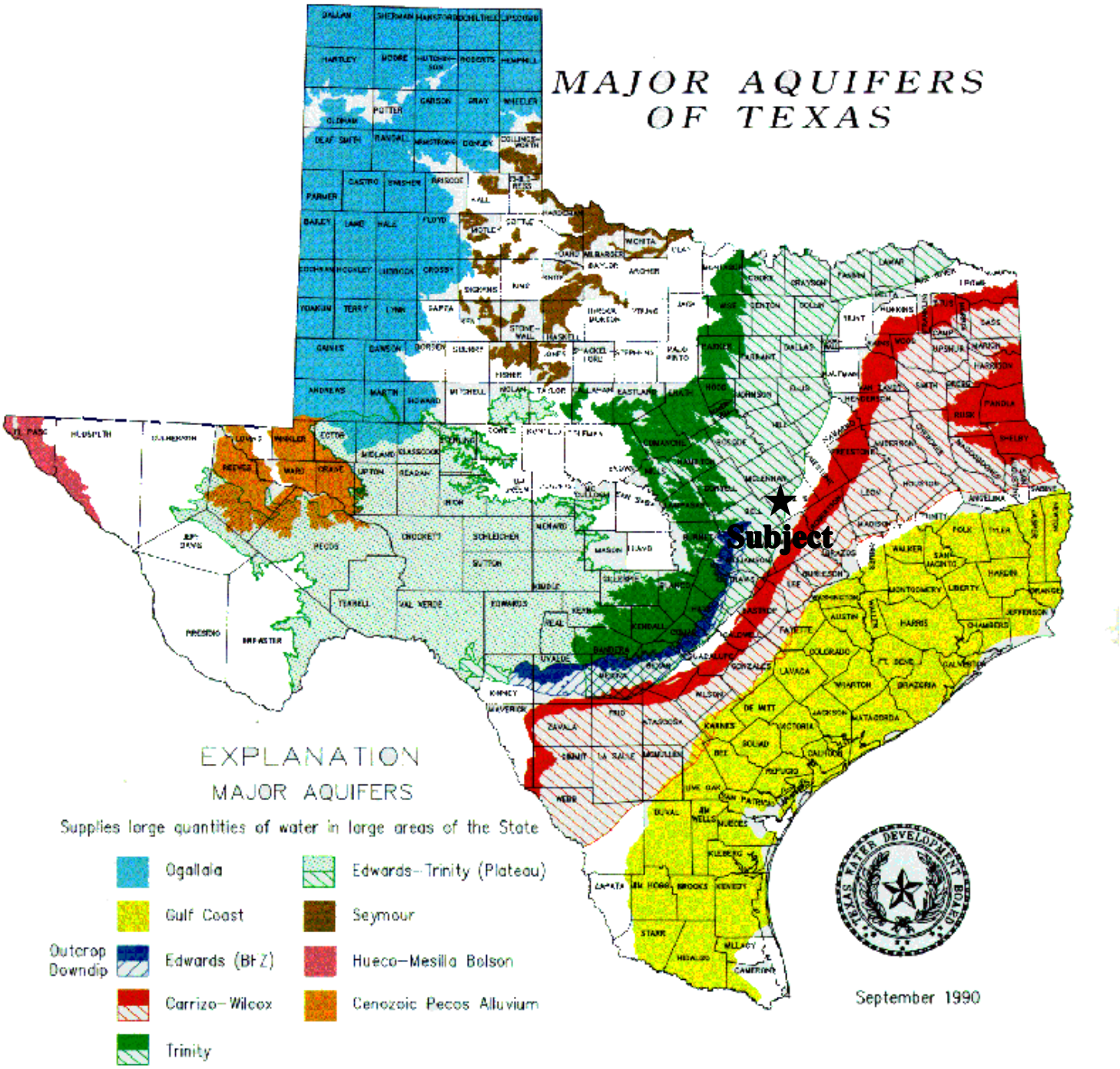
Property Location to Major Aquifers of Texas



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EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

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