

FOR SALE

976 Acres

Working Cattle Ranch
Falls County, TX

\$2,830,400

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



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

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976 Acres

Falls County, TX

Property Highlights

Location – Falls, County, Texas

Acres – 976 MOL acres being part of a larger tract of 1,139 acres MOL acres according to the Falls County Appraisal District.

Improvements – Entirely fenced, with cross fencing for cattle rotation. Approximately 50% of ranch has perimeter road frontage access. Fully enclosed barn with sliding doors.

Water – There are 10 ponds. Tri-County Water has service in the area and there is an existing water meter to this property. There is not an existing water well. Please refer to the well map located in this brochure for nearest installation and depth.

Electricity – Navasota Valley Electric Coop and 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. Flood information is available on the report as well.

Easements – A natural gas pipeline easement runs through a portion of the property.

Minerals – Seller retains minerals.

Topography – The land is mostly flat, with some gently rolling areas.

Current Use – Privately owned and is currently used for yearling and cow/calf operation. Recreational use for hunting deer and fishing.

Ground Cover – Coastal Bermuda grass, cultivated oats, native grasses, mature Live Oaks, Pecan, and other native trees.

Price - \$2,830,400.00 or \$2,900.00 per acre



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Property Pictures



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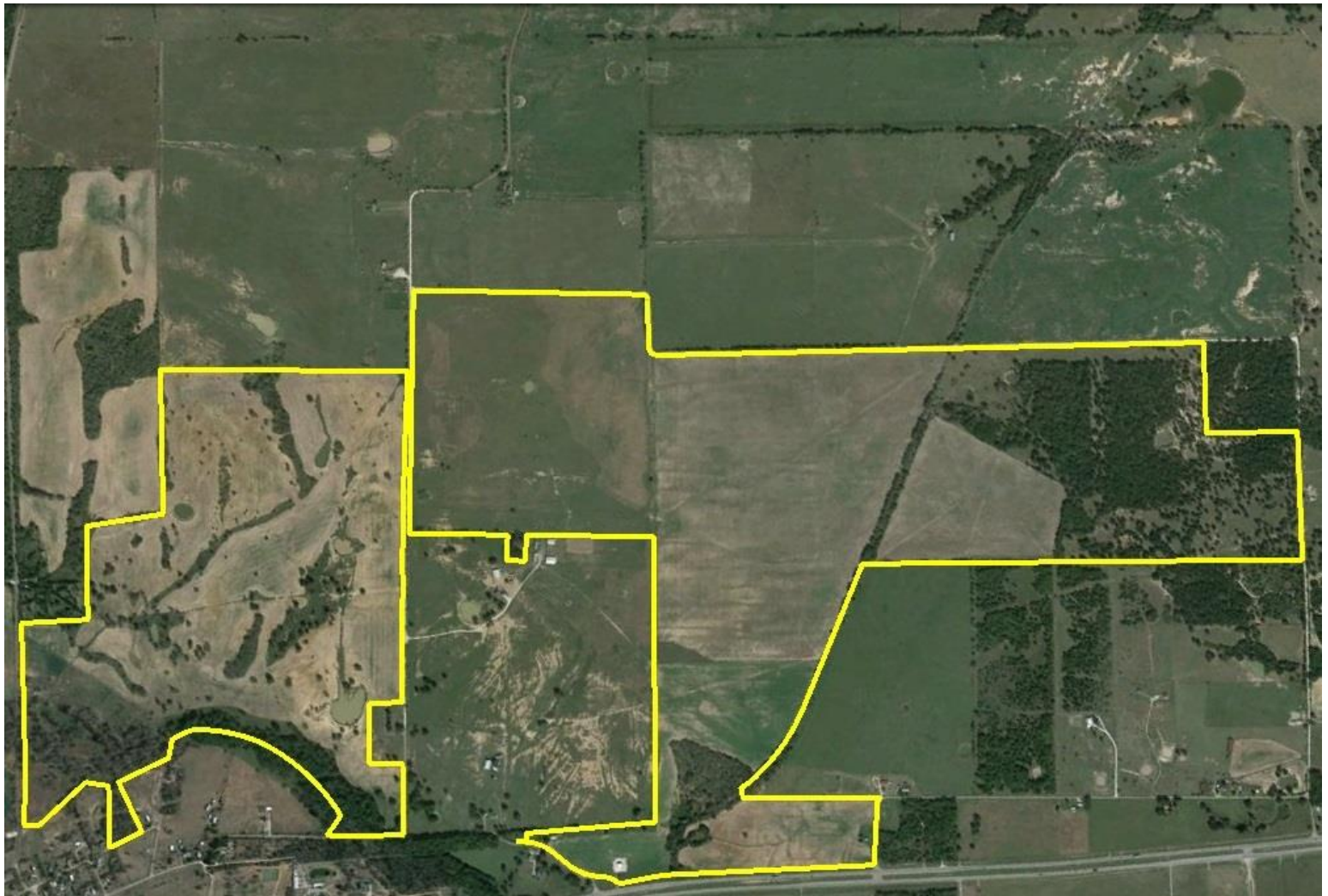
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Property Aerial View



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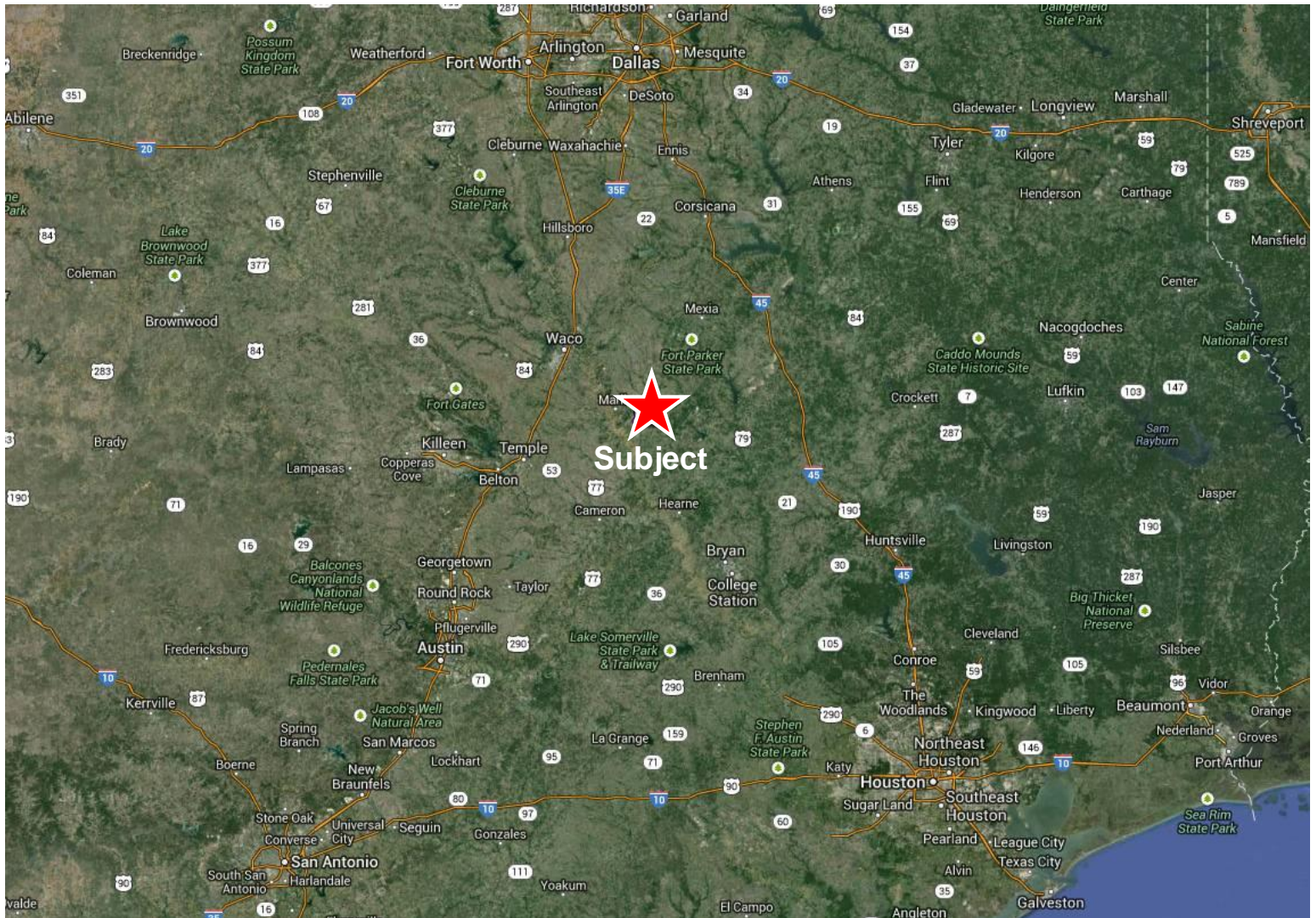
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Property Location Relative to DFW, Austin and Houston



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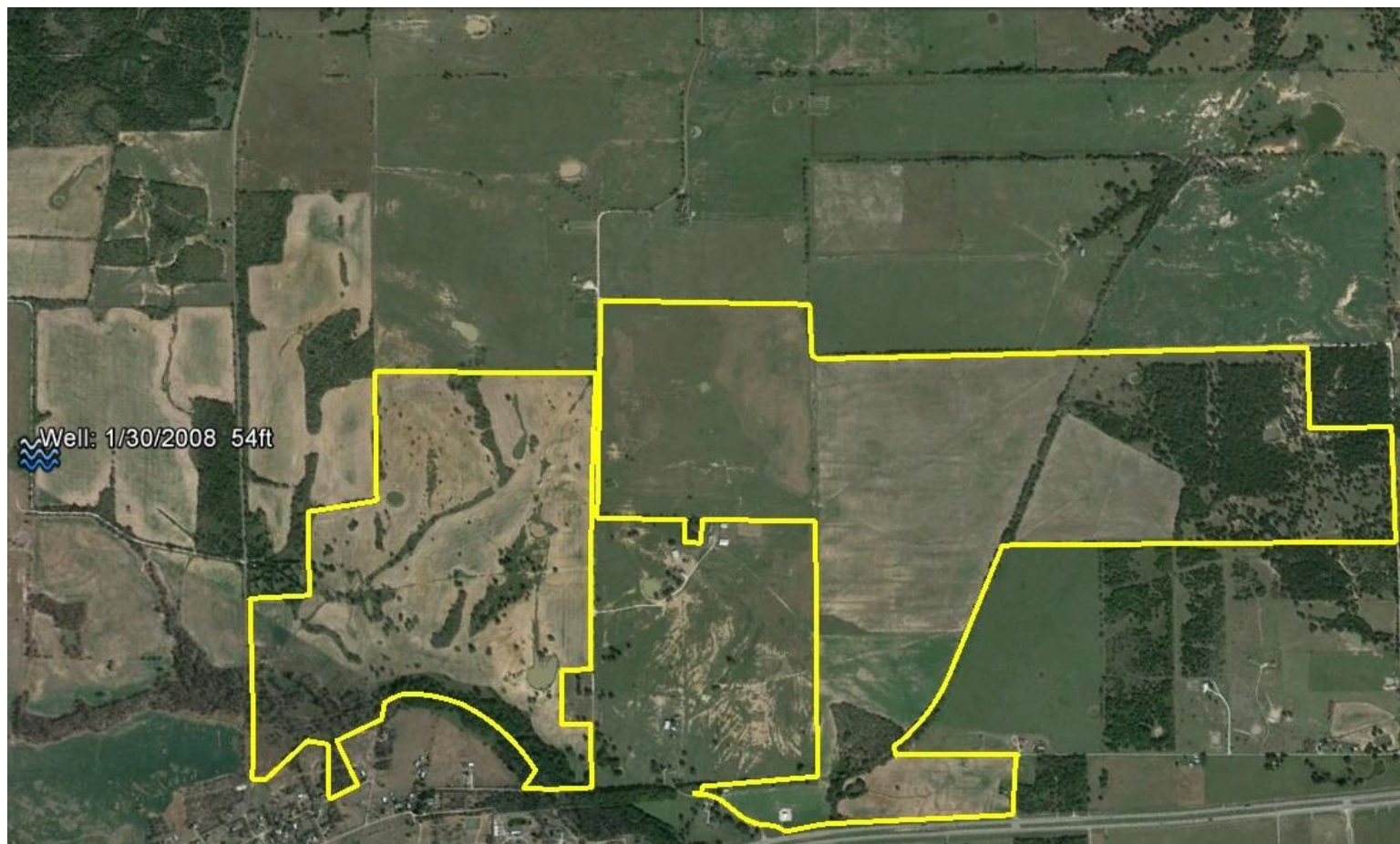
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Aerial of Water Well Nearest Property



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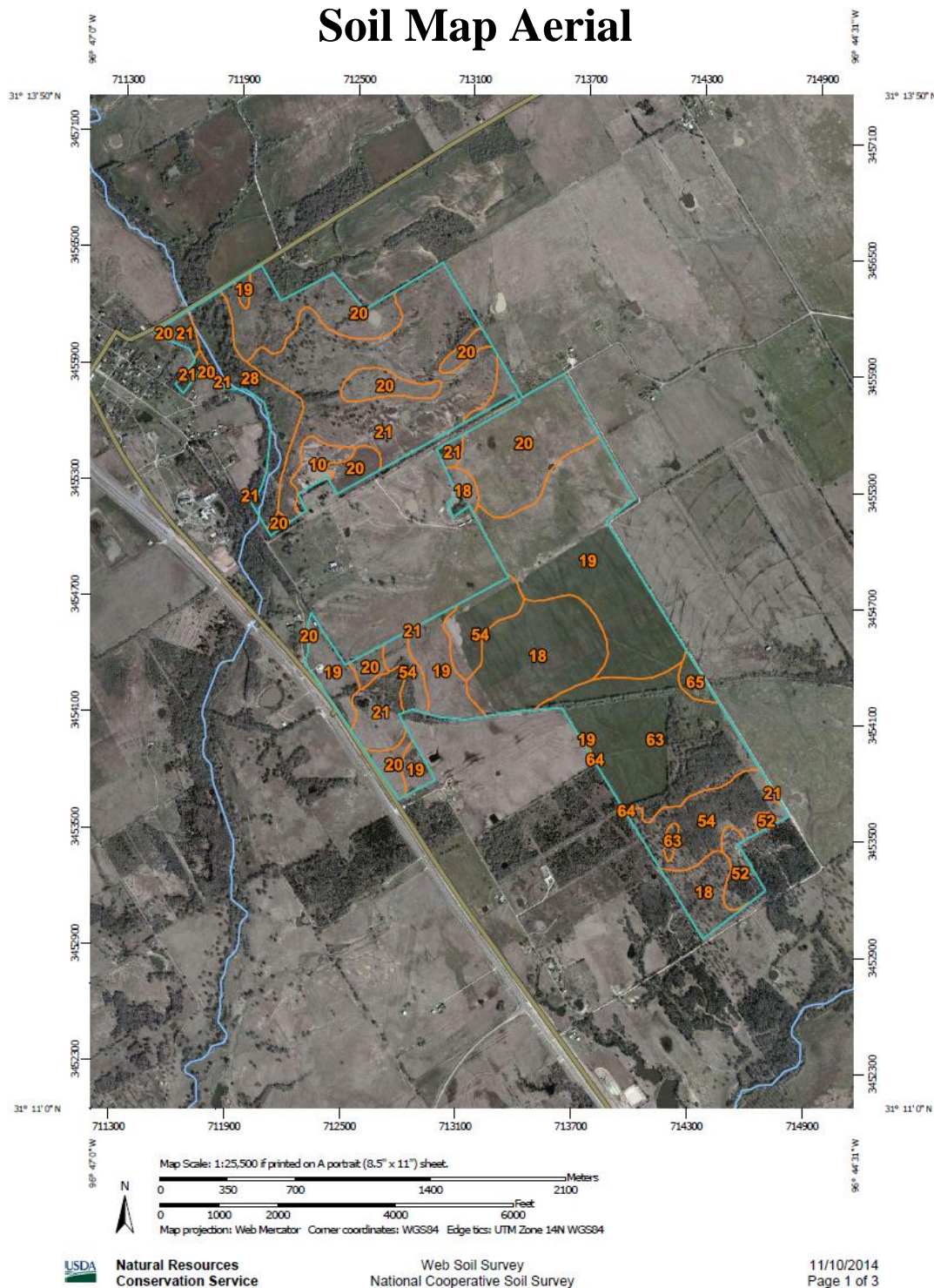
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Soil Map Aerial



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Soil Type Legend

| Falls County, Texas (TX145) | | | |
|-----------------------------|-------------------------------------------------------------------|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 10 | Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded | 12.4 | 1.3% |
| 18 | Chazos loamy fine sand, 1 to 5 percent slopes | 107.1 | 11.0% |
| 19 | Crockett fine sandy loam, 0 to 1 percent slopes | 199.4 | 20.4% |
| 20 | Crockett fine sandy loam, 1 to 3 percent slopes | 181.4 | 18.6% |
| 21 | Crockett fine sandy loam, 2 to 5 percent slopes, eroded | 199.0 | 20.4% |
| 28 | Gowen clay loam, frequently flooded | 47.3 | 4.8% |
| 52 | Silawa fine sandy loam, 3 to 5 percent slopes | 15.2 | 1.6% |
| 54 | Silstid loamy fine sand, 0 to 3 percent slopes | 86.7 | 8.9% |
| 63 | Wilson loam, 0 to 1 percent slopes | 121.8 | 12.5% |
| 64 | Wilson loam, 1 to 3 percent slopes | 0.1 | 0.0% |
| 65 | Wilson silty clay loam, 0 to 1 percent slopes | 6.3 | 0.6% |
| Totals for Area of Interest | | 976.7 | 100.0% |



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Soil Type - 10

10—Axtell and Crockett soils, 2 to 8 percent slopes, severely eroded. This map unit consists of deep, moderately well drained gently sloping to sloping Axtell and Crockett soils on uplands. These soils are not uniform and occur in an irregular pattern. Most mapped areas contain both soils, but in a few areas one or the other of these soils is not present. The soils have been severely damaged by water erosion. Areas have numerous deep gullies, and sheet erosion is common between gullies (fig. 7). Slopes are convex. The areas are mostly about 25 acres in size.

A typical area of this map unit is about 38 percent Axtell soils; 35 percent soils similar to Axtell and Crockett soils except that the surface layer and part of the subsoil have been removed by erosion; and 27 percent Crockett soils. The soils that are similar to Axtell and Crockett soils have a clayey surface layer and are in gullies. Axtell and Crockett soils occupy areas between gullies.

Typically, the Axtell soils have a pale brown, slightly acid fine sandy loam surface layer that is about 3 inches thick. Below the surface layer, to a depth of 27 inches, is reddish brown, strongly acid clay that has dark grayish brown, dark brown, and red mottles. Between depths of 27 and 39 inches is brown, slightly acid clay that has yellowish brown, brownish yellow, and dark grayish brown mottles. Between depths of 39 and 54 inches is brownish yellow, mildly alkaline clay loam that has brown and light gray mottles. The underlying layer, to a depth of 75 inches, is yellow, mildly alkaline sandy clay loam that has very pale brown and light gray mottles.

The Crockett soils have a brown, slightly acid fine sandy loam surface layer that is about 4 inches thick. Below the surface layer, to a depth of 11 inches, is reddish brown and brown, slightly acid clay that has grayish brown and dark grayish brown mottles. Between depths of 11 and 34 inches is light yellowish brown, slightly acid clay that has grayish brown, yellowish brown, and strong brown mottles. Between depths of 34 and 44 inches is brown, moderately alkaline clay that has grayish brown, yellowish brown, and brown mottles. The underlying layer, to a depth of 71 inches, is brownish yellow, moderately alkaline sandy clay loam that has light gray, strong brown, and yellowish brown mottles.

The soils are droughty because they receive water slowly and release it slowly to plants. They are very slowly permeable and have a high available water capacity. The root zone is deep. Runoff is rapid, and the hazard of water erosion is severe.

These soils have low potential for crops, pasture, recreation, and urban uses. They are limited by deep gullies. Costly filling of gullies and shaping of land is required before these areas are suitable for use. Other restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, slow percolation, and slope.

These soils have low potential for range. They are limited because the surface layer has been eroded away. Forage yields are low. The climax plant community is tall and mid grasses and an overstory of a few scattered live oak, elm, and hackberry trees.

These soils have medium potential for openland wildlife habitat and high potential for rangeland wildlife habitat. Capability subclass VIe; Axtell part in Claypan Savannah range site, Crockett part in Claypan Prairie range site.



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Soil Type - 18

18—Chazos loamy fine sand, 1 to 5 percent slopes. This deep, moderately well drained, gently sloping soil is on high stream terraces. Slopes are concave. Areas range from 20 to 150 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 12 inches thick. The upper part, to a depth of 6 inches, is light yellowish brown, and the lower part is very pale brown. Between depths of 12 and 22 inches is red, medium acid clay that has brownish yellow and light brownish gray mottles. Between the depths of 22 and 34 inches is yellowish brown, medium acid clay that has yellowish red, red, and grayish brown mottles; and between depths of 34 and 41 inches is brownish yellow, slightly acid clay that has light brownish gray, yellowish red, and red mottles. Between depths of 41 and 62 inches is brownish yellow, moderately alkaline sandy clay that has brown, yellowish red, and light brownish gray mottles. The underlying layer, to a depth of 72 inches, is pale brown, moderately alkaline sandy clay that has reddish yellow mottles. It is about 10 percent shaly clay.

This soil is easily worked throughout a wide range of moisture conditions. Permeability is slow, and available water capacity is medium. The root zone is deep, but root penetration is slow and difficult in underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are some soils that have a sandy clay layer below the surface layer. Also included are a few intermingled areas of Axtell, Tabor, and Silstid soils. The included soils make up about 10 to 20 percent of this mapping unit.

This soil has medium potential for crops, but it is limited for this use by low natural fertility and medium available water capacity. The major crops are corn and small grain, but some grain sorghum is also grown. Some areas are used to grow such specialty crops as tomatoes and watermelons. The major objectives in management are controlling erosion, conserving moisture, improving soil tilth, and increasing fertility. Proper management includes growing a high-residue crop or deep-rooted legumes.

This soil is used mainly for pasture, and it has high potential for this use. It is suited to improved bermudagrass and weeping lovegrass. Pasture management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is post oak, and blackjack oak savannah and an understory of mid and tall grasses.

This soil has medium potential for urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, corrosivity to uncoated steel, and slow percolation. Potential for recreation is medium. The sandy surface layer and the slow permeability are the most restrictive limitations for recreation use. Potential is high for both openland and rangeland wildlife habitat. Capability subclass IIIe; Loamy Sand range site.



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Soil Type - 19

19—Crockett fine sandy loam, 0 to 1 percent slopes. This deep, moderately well drained, nearly level soil is on broad uplands and narrow ridgetops. Slopes are convex, and areas range from 50 to 200 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 10 inches thick. Between depths of 10 and 15 inches is reddish brown, medium acid clay that has reddish yellow and yellowish brown mottles. Between depths of 15 and 26 inches is brownish yellow, medium acid clay that has yellow and yellowish red mottles. Below this layer, to a depth of 37 inches, is light reddish brown, slightly acid clay that has yellowish red and yellow mottles. Very pale brown, neutral clay that has yellow, brownish yellow, and reddish yellow mottles is between depths of 37 and 56 inches. The underlying layer, to a depth of 80 inches, is light gray, moderately alkaline clay loam.

This soil is difficult to work; when dry, it forms extremely hard surface crusts. A dense plowpan forms in cultivated areas. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up 10 to 20 percent of this map unit.

This soil has medium potential for crops. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management of this soil are improving soil tilth, maintaining fertility, and controlling erosion. Proper management includes growing high-residue crops and deep-rooted legumes.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Good 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 and an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

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 medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and rangeland wildlife habitat is medium. Capability subclass IIIs; Claypan Prairie range site.



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Soil Type - 20

20—Crockett fine sandy loam, 1 to 3 percent slopes. This deep, moderately well drained, gently sloping soil is on uplands. Slopes are convex. Areas range from 35 to 400 acres in size.

This soil has a surface layer of brown, medium acid fine sandy loam about 9 inches thick. Between depths of 9 and 17 inches is mottled brownish yellow and red, medium acid clay that has grayish brown mottles. Below this layer, to a depth of 29 inches, is mottled yellow and grayish brown, medium acid clay, that has reddish yellow mottles. Between depths of 29 and 42 inches is brown, slightly acid clay that has brownish yellow mottles; and between depths of 42 and 53 inches is brownish yellow, neutral clay that has light brownish gray and reddish yellow mottles. Between depths of 53 and 73 inches is yellow, moderately alkaline sandy clay loam that has light brownish gray, white, and yellowish brown mottles. The underlying layer, to a depth of 80 inches, is mottled yellow light gray, and brownish yellow, moderately alkaline sandy clay loam.

Hard surface crusts and dense plowpans that form in cultivated areas make this soil difficult to work. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils and eroded Crockett 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 by low natural fertility and rapid loss of soil moisture during the summer. The major crops are small grain for winter grazing and grain sorghum. The major objectives in management are controlling erosion, maintaining fertility, and improving tilth. Terracing and growing high-residue crops and deep-rooted legumes help control erosion and maintain tilth.

This soil has high potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper 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 and an overstory of a few live oak, elm, and hackberry trees along streams and in occasional motts.

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 medium. The very slow permeability is the most restrictive limitation for this use. Potential for openland and range-land wildlife habitat is medium. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type - 21

21—Crockett fine sandy loam, 2 to 5 percent slopes, eroded. This deep, moderately well drained, gently sloping soil is on uplands. Soil areas are long, narrow bands that slope to natural drainageways. They range from 10 to 150 acres in size. Slopes are convex. Water erosion has removed part of the original surface layer. Many areas are dissected by gullies about 1 to 2 feet deep and 75 to 100 feet apart.

This soil has a surface layer of yellowish brown, medium acid fine sandy loam about 4 inches thick. Between depths of 4 and 12 inches is reddish brown, slightly acid clay that has reddish yellow and yellowish red mottles; and between depths of 12 and 29 inches is medium acid clay that is brown in the upper part and yellowish brown in the lower part. Mottles are brown and yellowish red. Between depths of 29 and 46 inches is brownish yellow, neutral sandy clay that has pinkish gray and light brownish gray mottles. The underlying layer, to a depth of 80 inches, is mottled brownish yellow and very pale brown, mildly alkaline sandy clay loam.

This soil is difficult to work. When dry, the surface becomes extremely hard. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderately severe.

Included with this soil in mapping are a few intermingled areas of Normangee and Wilson soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has low potential for production of crops. The major crops are grain sorghum, cotton, and hay. The objectives in management are improving tilth, maintaining fertility, and controlling erosion. Terracing, growing crops that produce large amounts of residue, and growing deep-rooted legumes help to control erosion and maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, common bermudagrass, and weeping lovegrass. Proper 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 and an overstory of a few live oak, elm, and hackberry trees along the streams and occasionally in motts.

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 medium. The very slow permeability and slope are the most restrictive limitations for this use. Potential for both openland and rangeland wildlife habitats is medium. Capability subclass IVE; Claypan Prairie range site.



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Soil Type - 28

28—Gowen clay loam, frequently flooded. This deep, well drained, nearly level soil is on flood plains along major streams. It is flooded two or three times each year; flooding lasts from several hours to several days. Areas have plane slopes of 0 to 1 percent. These areas are on flood plains in long, narrow bands and are dissected by old creek beds and by meandering channels. Individual areas range from 20 to about 200 acres in size.

The soil has a surface layer of very dark grayish brown, neutral clay loam about 23 inches thick. Below the surface layer, to a depth of 36 inches, is brown, neutral clay loam. The underlying layer, to a depth of 80 inches, is dark grayish brown, neutral clay loam stratified with fine sandy loam and clay in the lower part.

Permeability is moderate, and the available water capacity is high. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Bunyan and Trinity soils and areas of Gowen soils that are not flooded each year. The included soils make up about 15 percent of this map unit.

This soil has low potential for production of crops, recreation, and urban uses. The most restrictive limitation is flooding, which can only be overcome by major flood control.

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

This soil has high potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of scattered oak, pecan, hackberry, elm, and cottonwood trees.

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



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Soil Type - 52

52—Silawa fine sandy loam, 3 to 5 percent slopes. This deep, well drained, gently sloping soil is on ridges and side slopes. Soil areas are in long narrow bands and have convex slopes. Individual areas are about 5 to 40 acres in size.

This soil has a surface layer of fine sandy loam about 11 inches thick. This layer is dark grayish brown and slightly acid to a depth of 4 inches and brown and medium acid below. Between depths of 11 and 32 inches is yellowish red, and strongly acid sandy clay loam. Between depths of 32 and 45 inches is reddish yellow, strongly acid fine sandy loam. The underlying layer, to a depth of 80 inches, is reddish yellow, strongly acid loamy fine sand.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, 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 moderately severe.

Included with this soil in mapping are some soils that have a gravelly sandy clay loam layer at depths of 11 to 32 inches. Also included are areas of Silawa soils that have short slopes of 5 to 7 percent and areas that have a few shallow gullies. A few intermingled areas of Silawa loamy fine sand and Axtell soils are also included. The included soils make up about 10 to 20 percent of this unit.

This soil has low potential for production of crops, but it is limited by the erosion hazard, slope, low natural fertility, and medium available water capacity. Terracing and growing crops that produce large amounts of residue help to control erosion and maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass, weeping lovegrass, and kleingrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a post oak and blackjack oak savannah and an understory of mid and tall grasses.

This soil has high potential for urban and recreation uses. Low strength is the most restrictive limitation for these uses. Potential for both openland and rangeland wildlife habitats is high. Capability subclass IIIe; Sandy Loam range site.



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Soil Type - 54

54—Siltstid loamy fine sand, 0 to 3 percent slopes. This deep, well drained, nearly level to gently sloping soil is on ancient stream terraces. Slopes are convex. Areas are mostly oval and range from 20 to 295 acres in size.

This soil has a surface layer of slightly acid loamy fine sand about 26 inches thick. This layer is brown to a depth of 10 inches and pale brown below. Between depths of 26 and 43 inches is brownish yellow, medium acid sandy clay loam that has pale brown and reddish yellow mottles. Between depths of 43 and 56 inches is yellow, medium acid sandy clay loam that has light gray and reddish yellow mottles. The underlying layer, to a depth of 80 inches, is brownish yellow, medium acid sandy clay loam that has reddish yellow mottles.

This soil can be worked throughout a wide range of moisture conditions. Permeability is moderate, and available water capacity is medium. The root zone is deep and easily penetrated by roots. Runoff is slow. The hazards of soil blowing and water erosion are slight.

Included with this soil in mapping are a few intermingled areas of Chazos, Padina, and Silawa 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 low natural fertility and the medium available water capacity. The only crops grown on this soil are corn and some specialty crops, such as tomatoes and watermelons. The major objectives of management are to conserve moisture and improve fertility. Growing crops that produce large amounts of residue or growing legumes help to maintain tilth.

This soil is used mainly for pasture, and it has medium potential for this use. It is well suited to improved bermudagrass and weeping lovegrass. Proper pasture management includes weed control, controlled grazing, and applications of fertilizer.

This soil has medium potential for range. The climax plant community is an open savannah of post oak and blackjack oak that has an understory of tall and mid grasses.

This soil has high potential for urban uses. Caving cutbanks is the most restrictive limitation. The potential for recreation is low. The sandy surface layer is the most restrictive limitation for this use. Potential for openland wildlife habitat is low, and potential for rangeland wildlife habitat is medium. Capability subclass IIIs; Sandy range site.



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Soil Type - 63

63—Wilson loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and terraces. Slopes are plane. Areas range from 15 to 120 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 32 inches is dark gray, neutral clay loam. Between depths of 32 and 60 inches is gray, mildly alkaline clay loam that has brown mottles in the lower part. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay loam that has light gray and light brownish gray mottles.

The soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett soils. The included soils make up 10 to 20 percent of these areas.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Wetness 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 IIIw; Claypan Prairie range site.



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976 Acres Falls County, TX

Soil Type - 64

64—Wilson loam, 1 to 3 percent slopes. This deep, somewhat poorly drained, gently sloping soil is on uplands and terraces. Slopes are plane or slightly concave. Areas range from 15 to 200 acres in size.

This soil has a surface layer of dark grayish brown, slightly acid loam about 6 inches thick. Between depths of 6 and 22 inches is dark gray, neutral silty clay. Between depths of 22 and 39 inches is gray, mildly alkaline silty clay. Between depths of 39 and 64 inches is light brownish gray, moderately alkaline silty clay that has yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline silty clay that has yellow and strong brown mottles.

This soil is difficult to work because of dense plowpan layers that form in cultivated areas. Permeability is very slow, and the available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is medium. The hazard of water erosion is moderate.

Included with this soil in mapping are a few intermingled areas of Wilson silty clay loam and Crockett 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 by surface crusting and rapid loss of soil moisture during the summer. The major crops are grain sorghum, cotton, and small grain for winter grazing. The major objectives of management are controlling erosion, maintaining fertility, and improving tilth. Growing crops that produce large amounts of residue or growing deep-rooted legumes helps control erosion and maintain the soil tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Proper management includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and occasionally in motts.

This soil has low potential for most urban uses. Its most restrictive limitations are shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Occasional wetness 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 IIIe; Claypan Prairie range site.



— "Stewards of Land"
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**FOR
SALE**

976 Acres Falls County, TX

Soil Type - 65

65—Wilson silty clay loam, 0 to 1 percent slopes. This deep, somewhat poorly drained, nearly level soil is on uplands and ancient stream terraces. Slopes are plane. Areas range from 20 to 200 acres in size.

This soil has a surface layer of dark gray, mildly alkaline silty clay loam about 6 inches thick. Below the surface layer, to a depth of 25 inches, is dark gray, mildly alkaline clay. Between depths of 25 and 39 inches is gray, mildly alkaline clay. Below this layer, to a depth of 58 inches, is light gray, moderately alkaline clay that has light yellowish brown mottles. The underlying layer, to a depth of 80 inches, is light olive gray, moderately alkaline clay that has yellowish brown mottles (fig. 10).

This soil is difficult to work because of surface crusts and dense plowpan layers that form in cultivated areas. When dry, this soil is extremely hard; when wet, it is sticky and plastic. Permeability is very slow, and available water capacity is high. The root zone is deep, but root penetration is slow and difficult in the underlying layers. Runoff is slow. The hazard of water erosion is slight.

Included with this soil in mapping are a few intermingled areas of Burleson, Crockett, and Normangee soils. The included soils make up about 10 to 20 percent of this map unit.

This soil has medium potential for production of crops. The major crops are grain sorghum, cotton, hay, and some small grain for winter grazing. The objectives of management are improving tilth and maintaining fertility. Growing crops that produce large amounts of residue and legumes helps maintain tilth.

This soil has medium potential for pasture. It is well suited to coastal bermudagrass, King Ranch bluestem, and weeping lovegrass. Pasture management needed includes fertilization, weed control, and controlled grazing.

This soil has medium potential for range. The climax plant community is a mixture of tall and mid grasses and an overstory of a few live oak, elm, and hackberry trees along streams and in occasional motts.

This soil has low potential for most urban uses. Its most restrictive limitation is shrinking and swelling with changes in moisture, occasional wetness, low strength, corrosivity to uncoated steel, and slow percolation. The potential for recreation is medium. Wetness 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 IIIw; Claypan Prairie range site.



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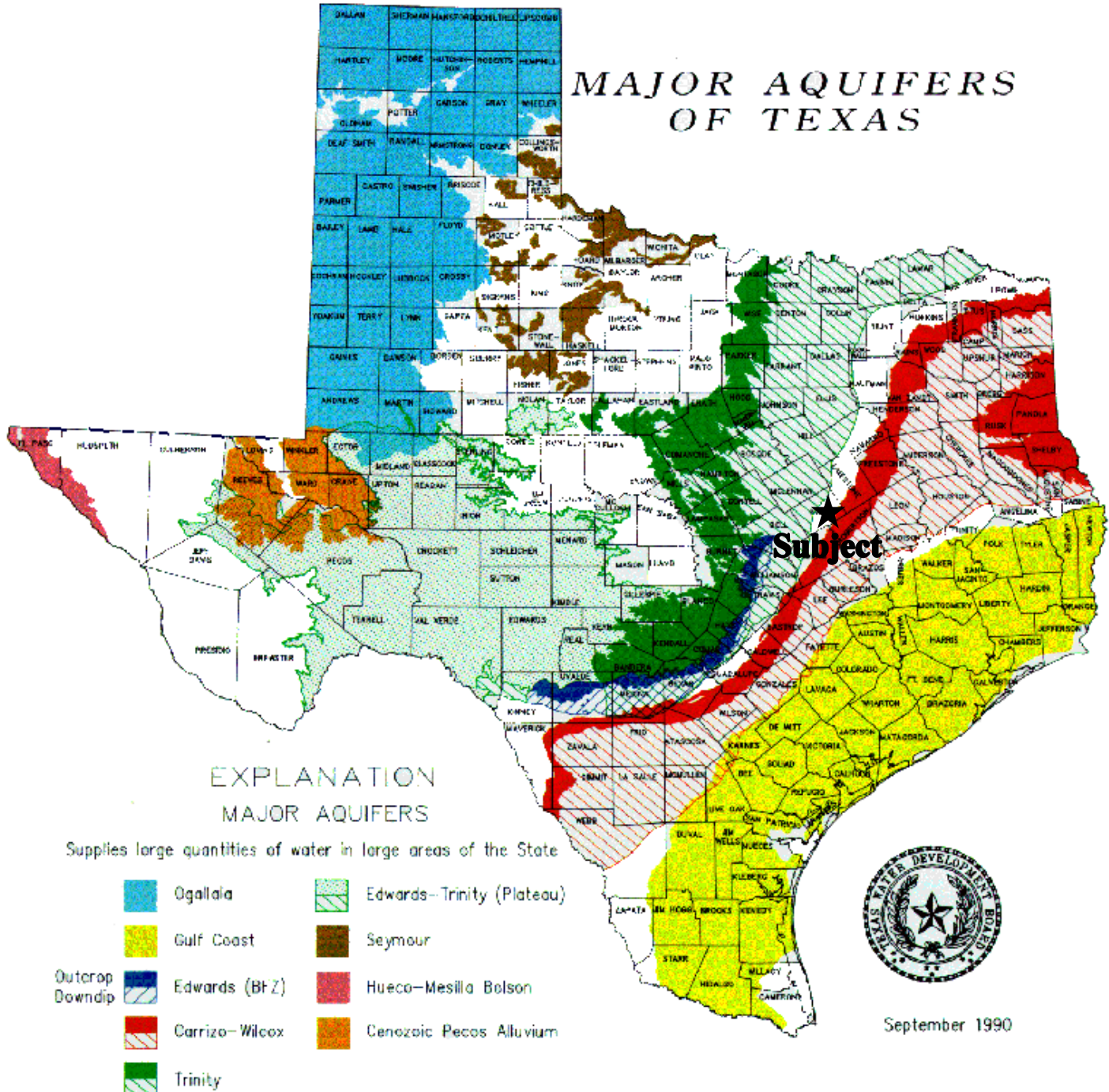
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FOR
SALE

976 Acres
Falls County, TX

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

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**976 Acres
Falls County, TX**

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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>)

(TAR-2501) 10-10-11

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