

FOR SALE

330 Acres

**Cow/Calf & Yearling Cattle Operation
With Custom Home and Guest House
Paige, Bastrop County, TX 78659**

\$1,649,500

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



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

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Property Highlights

Location – The property is located at 1634 FM 2104 Paige, Bastrop County, Texas. From Austin take Hwy 290 East to Paige, TX. Turn Right (South) on FM 2104 and go 4.9 miles, the property will be on the right. From Houston take Hwy 290 West to Paige, TX. Turn Left (South) on FM 2104 and go 4.9 miles, the property will be on the right.

Acres – 330 acres MOL according to the Bastrop Central Appraisal District and has approximately 2,000 linear feet of road frontage on FM 2104.

Improvements – The main house built in 1998 is 1,700 square feet, 3 bedroom, 2 bath, all appliances, stained concrete floors, large cove base, stone exterior, fireplace and metal roof. The guest house is 1,000 square feet, 1 bedroom, 1 bath, kitchen, den, loft and a metal roof. 1 large barn and working pens with water to both. Maintained gravel roads run through much of the property. The property is fenced and cross fenced.

Water – There is an existing water well and Aqua Water Supply out of Smithville has a meter on the property. Cedar Creek runs through the property and there is a large spring fed lake and two ponds.

Electricity – 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 owns approximately 50% of the minerals which are being reserved.

Topography – The land is gently rolling with breathtaking vistas.

Wildlife – Deer, Dove, Hog & Fishing.

Current Use – Privately owned and is used for personal residence and a cow/calf operation during summer on coastal bermuda and drilled with oats in the fall for a yearling operation. A feed lot is also on the property. A total of 75 mother cows and 200 yearlings are serviced by the land.

Ground Cover – Approximately 150 acres (45% of the land) is cultivated in oats with the rest being a mixture of coastal bermuda, native grasses, large post oak trees and wooded areas for wildlife cover.

Easements – The property has a gas pipeline and electric transmission line easement through it.

Conservation Area – The property is believed to be located in the Lost Pines Habitat Conservation Plan Area – see attached map.

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 - \$1,649,500.00 - \$4,998 an acre



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Property Pictures



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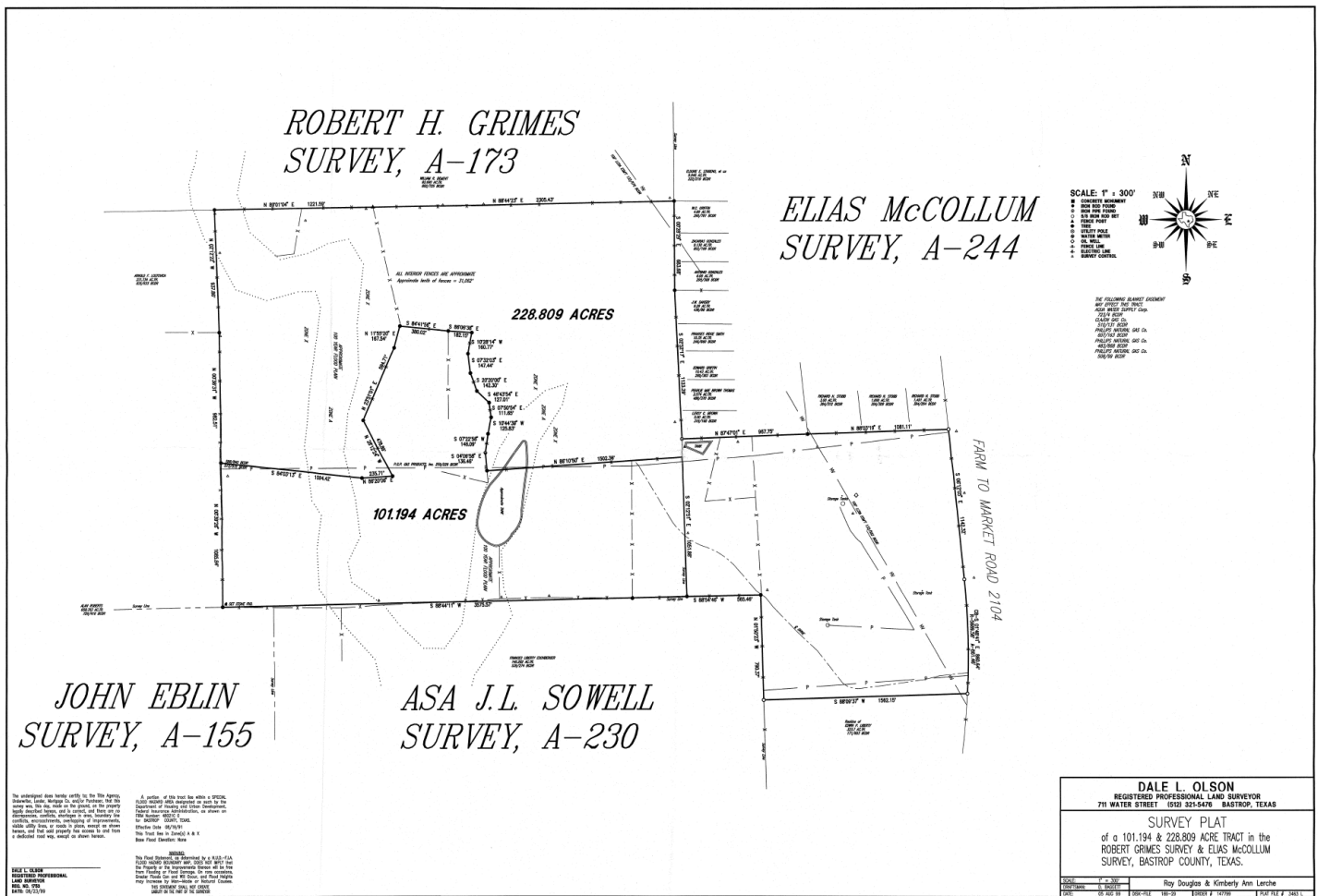
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Survey of Property



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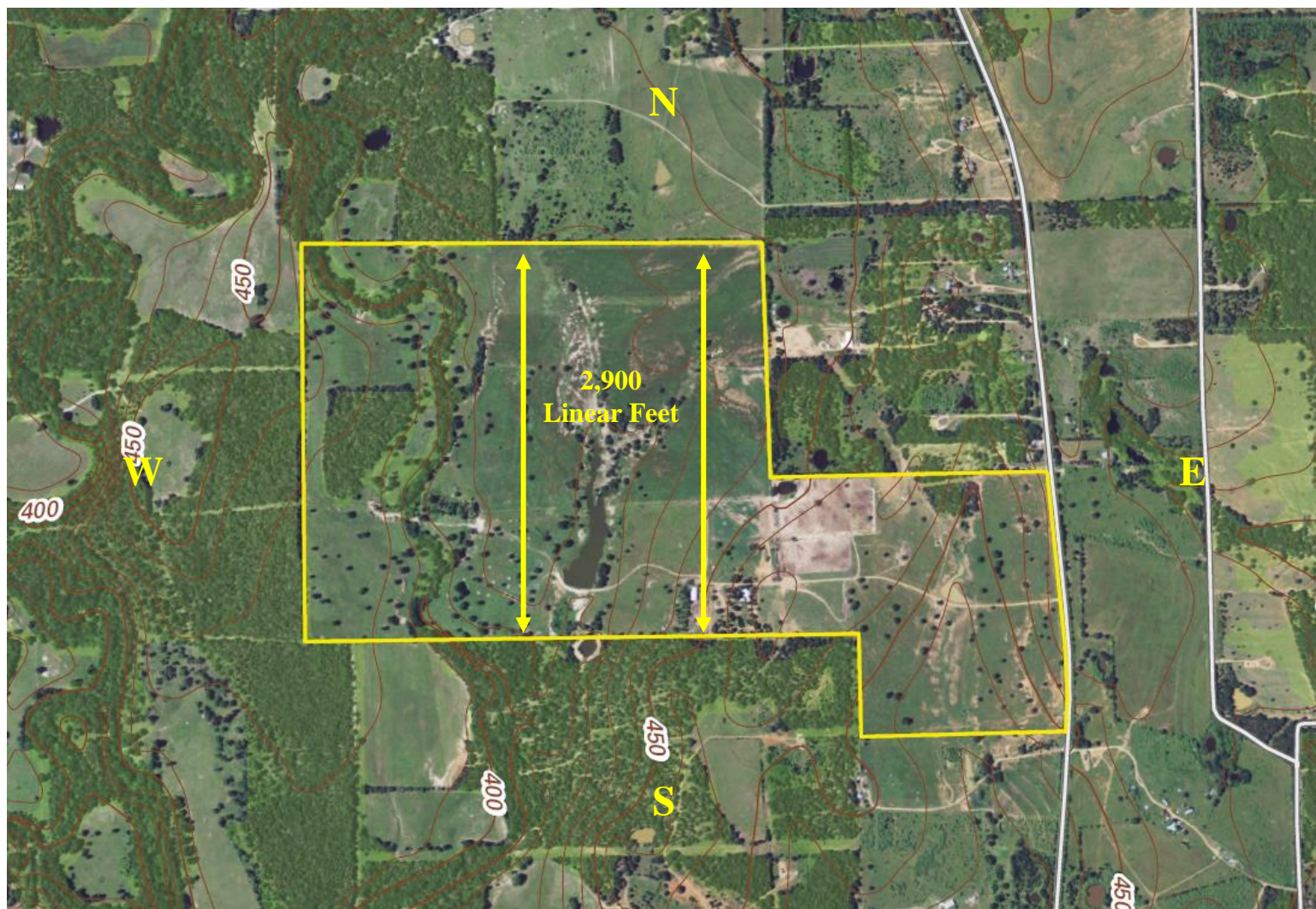
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Potential Air Strip Locations



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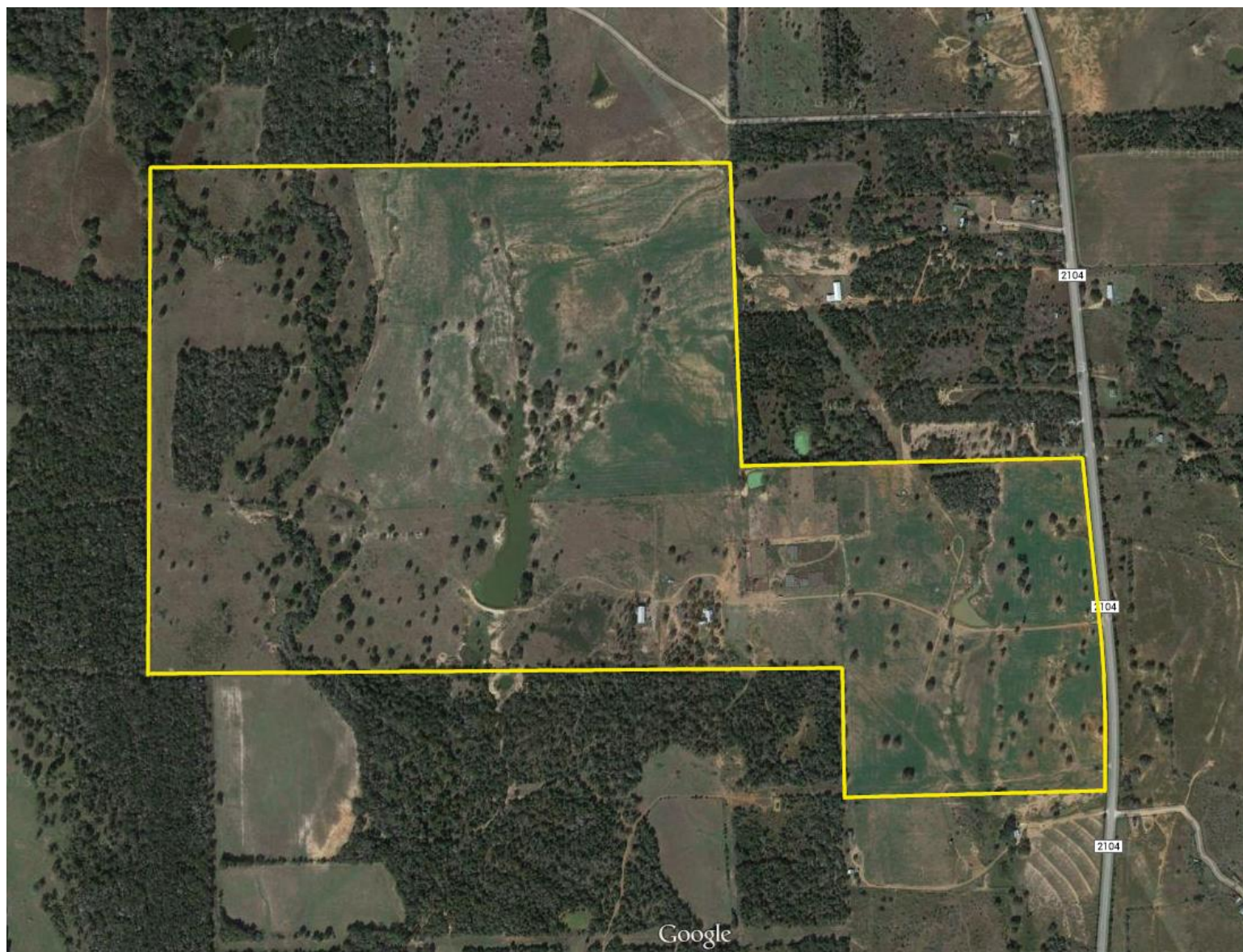
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Property Aerial View

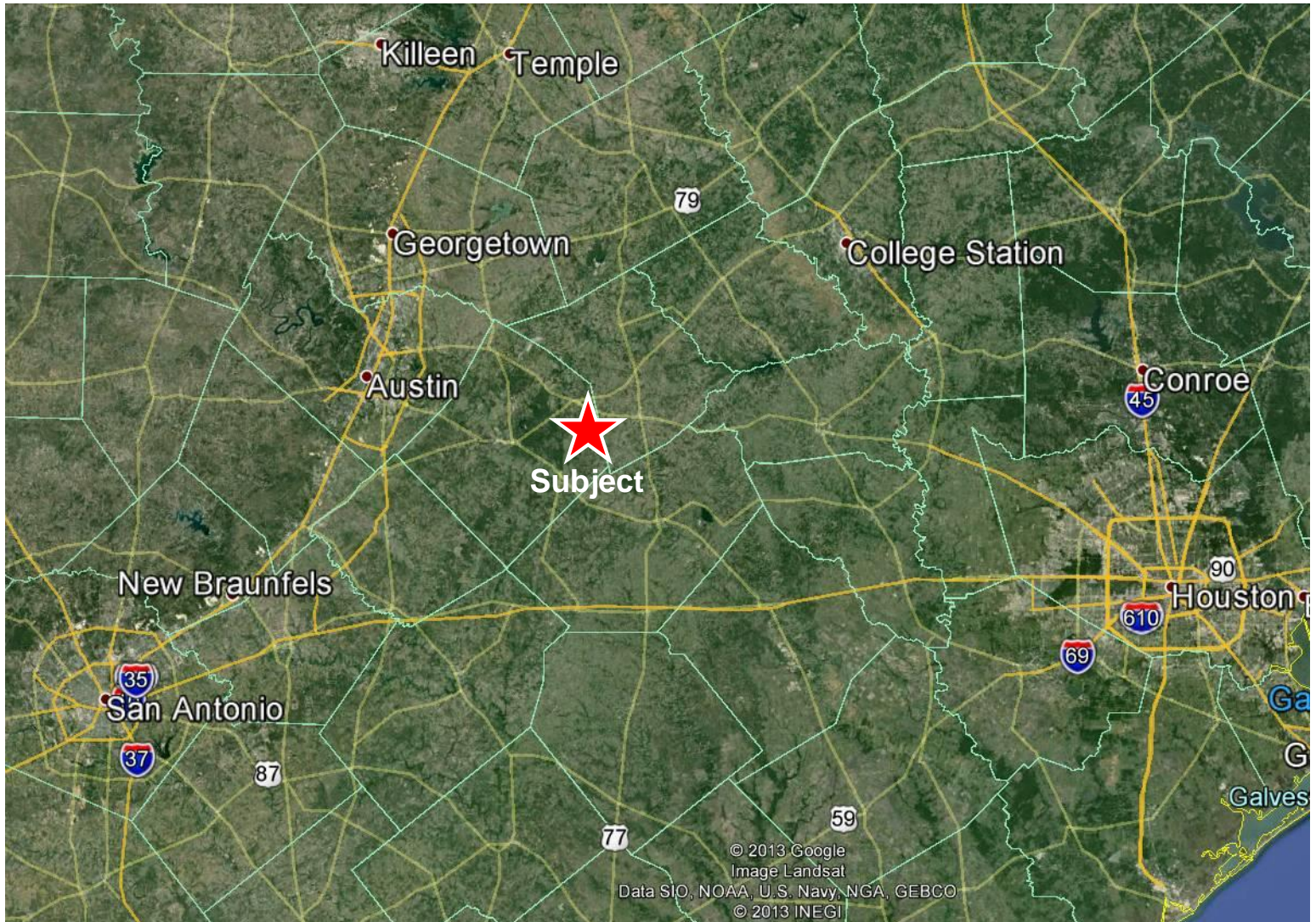


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**Property Location Relative to
Austin, Houston and San Antonio**



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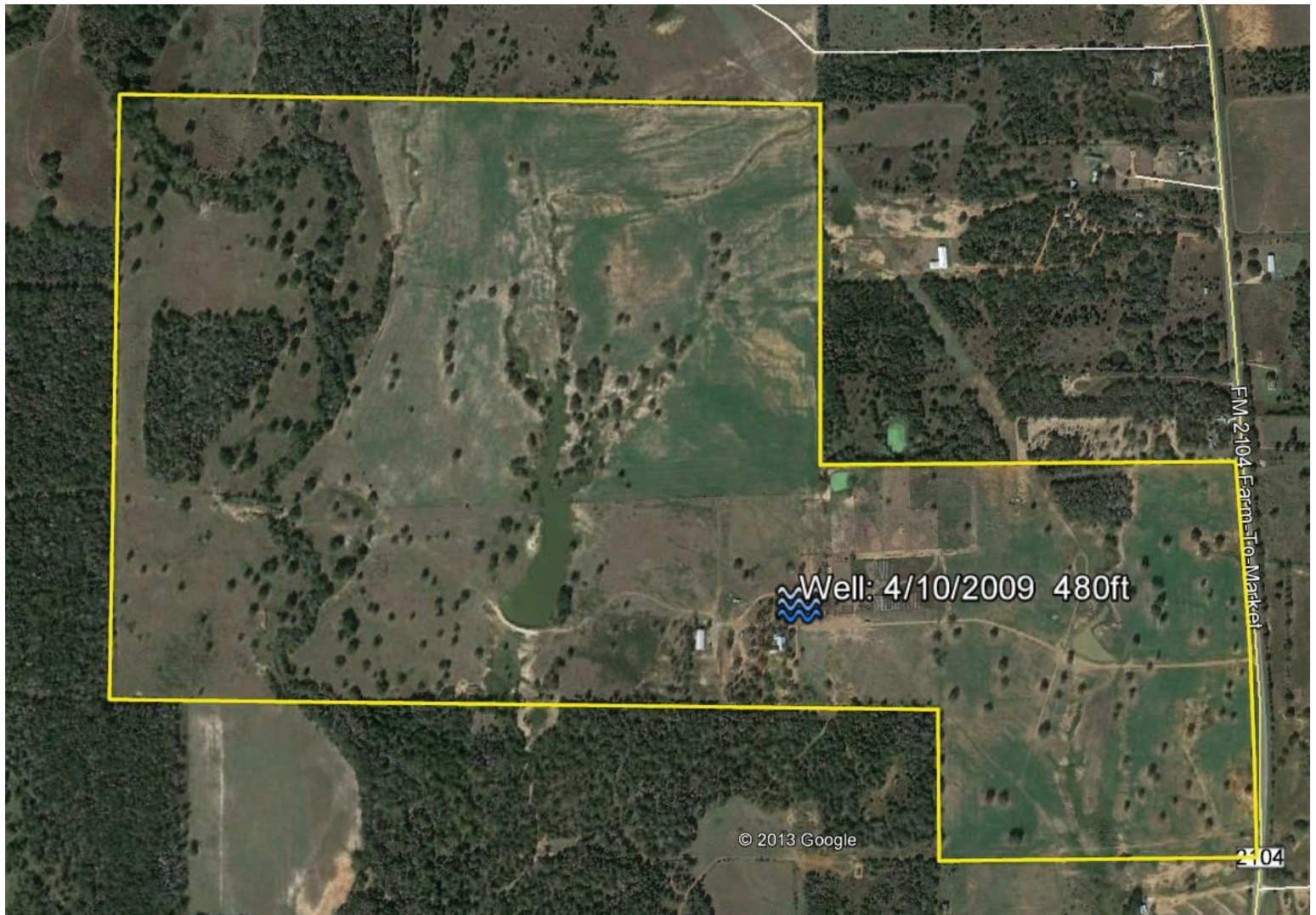
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Aerial of Water Well on the Property

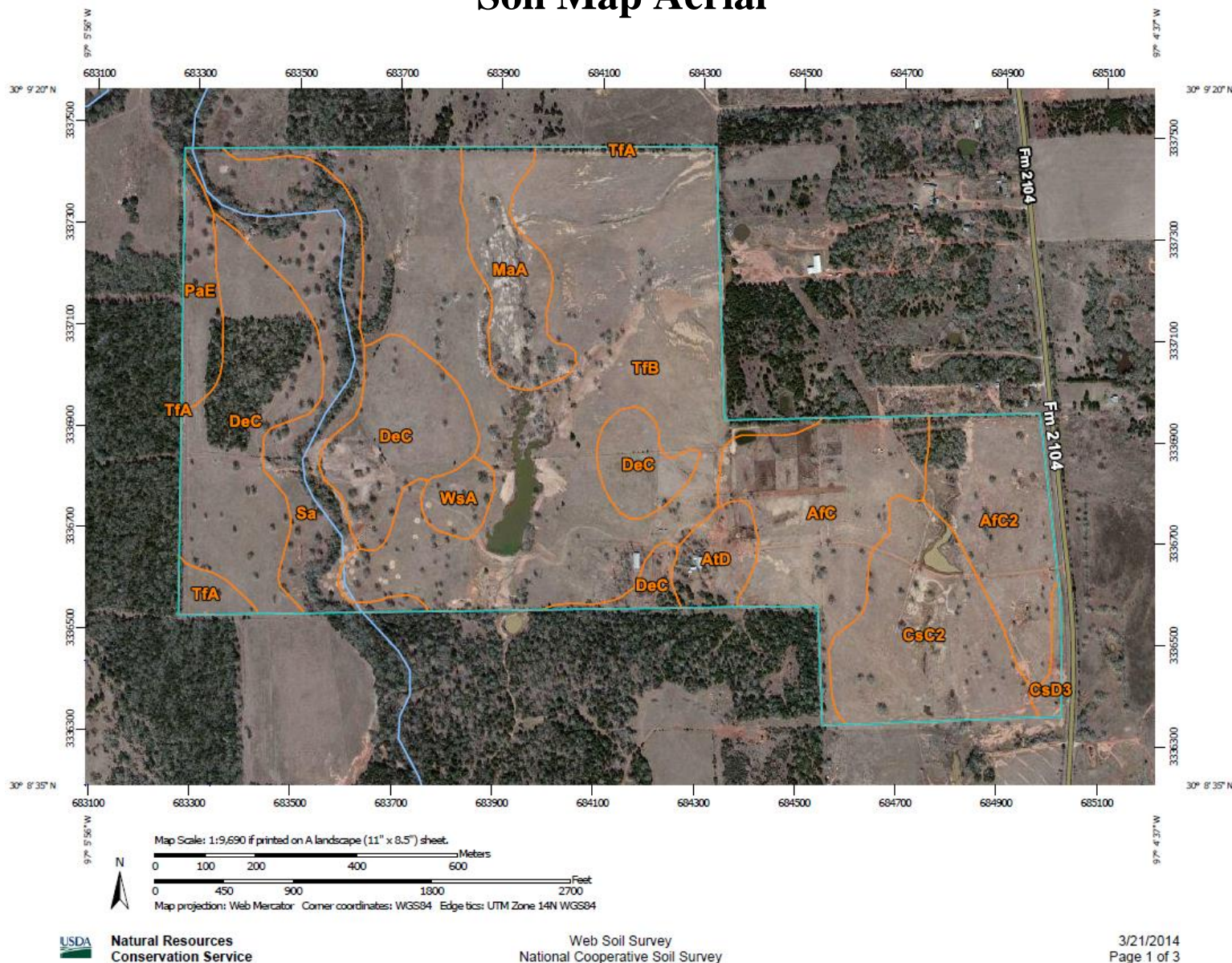


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Soil Map Aerial



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Soil Type Legend

Bastrop County, Texas (TX021)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AfC	Edge fine sandy loam, 1 to 5 percent slopes	30.1	9.1%
AfC2	Edge fine sandy loam, 2 to 5 percent slopes, moderately eroded	22.3	6.8%
AtD	Edge gravelly fine sandy loam, 3 to 8 percent slopes	6.7	2.0%
CsC2	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	28.9	8.7%
CsD3	Crockett fine sandy loam, 3 to 8 percent slopes, severely eroded	1.8	0.6%
DeC	Robco loamy fine sand, 1 to 5 percent slopes	59.9	18.2%
MaA	Mabank loam, 0 to 1 percent slopes	14.8	4.5%
PaE	Padina fine sand, 1 to 12 percent slopes	7.4	2.2%
Sa	Sayers fine sandy loam, 0 to 1 percent slopes, occasionally flooded	33.7	10.2%
TfA	Tabor fine sandy loam, 0 to 1 percent slopes	2.8	0.9%
TfB	Tabor fine sandy loam, 1 to 3 percent slopes	117.5	35.6%
WsA	Wilson clay loam, 0 to 1 percent slopes	4.1	1.2%
Totals for Area of Interest		330.0	100.0%



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Soil Type – AfC

AfC—Axtell fine sandy loam, 1 to 5 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on ridgetops and side slopes. Slopes are mostly 1 to 3 percent. Areas range from long and narrow to irregular in shape. They are mostly 10 to 50 acres in size but range to as much as 200 acres.

Included with this soil in mapping are small areas of Crockett and Tabor soils and areas of eroded Axtell soils. These included soils make up about 20 percent of the mapped areas.

The hazard of erosion is moderate. Some areas have a few gullies.

This soil is used mostly for improved pasture and wooded pasture. It is suited to crops, but the choice of crops is limited. It is also suited to hay and range. Capability unit IVe-3; pasture and hayland group 8A; Claypan Savannah range site.

Soil Type – AfC2

AfC2—Axtell fine sandy loam, 2 to 5 percent slopes, eroded. This soil is on side slopes and on eroded ridgetops. Slopes are mostly 3 to 5 percent. Most areas range from 10 to 60 acres in size and average about 25 acres.

The surface layer is fine sandy loam about 6 inches thick. It is brown in the upper part and very pale brown in the lower part. The subsoil, to a depth of 36 inches, is mottled clay. It is red in the upper part and yellowish red in the lower part. The next lower layer, to a depth of 64 inches, is mottled sandy clay.

Most areas have a few widely spaced gullies and a thin surface layer. In some plowed areas a part of the clayey material in the lower layers is mixed with that in the surface layer.

Included with this soil in mapping are small areas of uneroded Axtell, Crockett, Tabor, and Demona soils that make up about 15 to 20 percent of mapped areas.

The hazard of further erosion is severe.

This soil is used mostly for improved pasture and wooded range. It is suited to crops, but the choice of crops is limited. It is also suited to hay and range. Capability unit IVe-3; pasture and hayland group 8A; Claypan Savannah range site.



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Soil Type – AtD

AtD—Axtell-Tabor complex, 1 to 8 percent slopes. This gently sloping to sloping complex is on ridges and side slopes and in drainageways. It is about 70 percent Axtell soils, 20 percent Tabor soils, and 10 percent Demona and other soils. Areas of these soils are so small that it is not feasible to map them separately at the scale used.

The Axtell soils are gently sloping to sloping and are on ridgetops and side slopes. They have a surface layer of gravelly sandy loam about 14 inches thick. The upper part of the surface layer is light gray, and the lower part is very pale brown and contains about 40 percent siliceous pebbles. The subsoil is red, mottled clay that extends to a depth of 28 inches. The next layer, to a depth of 60 inches, is mottled sandy clay.

The Tabor soils are gently sloping and are on ridgetops and foot slopes and in drainageways. They have a surface layer of gravelly fine sandy loam about 18 inches thick. The upper part is light brownish gray, and the lower part is pale brown and contains about 40 percent siliceous pebbles. The subsoil, to a depth of 40 inches, is brownish-yellow, mottled clay. The underlying material, to a depth of 60 inches, is mottled sandy clay (fig. 6).

The hazard of erosion is slight. A few widely spaced gullies occur in the steeper areas.

This complex is used mostly for wooded range. Some areas are being planned or developed for homesites. A few small areas are in improved pasture, and others have been stripped of gravel for road building material. Capability unit IVE-3; pasture and hayland group 8A; Claypan Savannah range site.

Soil Type – CsC2

CsC2—Crockett soils, 2 to 5 percent slopes, eroded. These gently sloping soils have the profile described as representative of the series. Areas are irregular in shape. They average about 30 acres in size, but some are as large as 250 acres.

The surface layer ranges from loam to fine sandy loam, but it is loam in most places. In plowed areas the clay subsoil has been mixed with the material in the surface layer. Gullies are common and can be crossed with farm machinery.

Included with these soils in mapping are areas of Behring, Heiden, and Axtell soils, which generally make up less than 15 percent of the mapped areas.

The hazard of further erosion is severe.

These soils are suited to crops. They are also suited to improved pasture, hay, and range. Capability unit IVE-2; pasture and hayland group 8A; Claypan Prairie range site.



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Soil Type – CsD3

CsD3—Crockett soils, 3 to 8 percent slopes, severely eroded. The areas of these gently sloping to sloping soils are mostly in abandoned cropland that is adjacent to deeply cut, V-shaped drainageways. Areas are long, narrow, and irregular in shape. They average 25 acres in size but range from 10 to 75 acres. Most of the drainageways and gullies, which make up about 30 to 40 percent of the mapped areas, are uncrossable by farm machinery.

The surface layer is mainly brown fine sandy loam 4 inches thick, but in places it is loam. The subsoil, to a depth of 52 inches, is mottled clay. The underlying layer, to a depth of 64 inches, is mottled clay loam. In plowed areas sandy clay loam or clay loam is mixed with the material in the surface layer.

Included with these soils in mapping are areas of Crockett soils, 5 to 10 percent slopes, eroded, and areas of eroded Behring and Heiden soils. These included soils make up as much as 20 percent of some mapped areas. Also included are areas of soils that have a sandy texture or weakly consolidated sandstone at a depth of about 40 inches.

The hazard of further erosion is severe.

Most of the acreage of these soils is used for grazing. These soils are suited to range, wildlife habitat, and pasture. They are not suited to crops. Capability unit VIe-2; pasture and hayland group 8B; Claypan Prairie range site.

Soil Type – DeC

DeC—Demona loamy fine sand, 1 to 5 percent slopes. This gently sloping soil is on ridgetops and side slopes and in drainageways. Areas range from 30 to 300 acres in size but are mostly about 30 acres.

Included with this soil in mapping are areas of Axtell and Tabor soils on ridgetops and in drainageways. Also included are areas of Patilo and Silstid soils. These included soils make up as much as 20 percent of some mapped areas. Also included are small areas of Demona loamy fine sand that has slopes of 5 to 8 percent.

The hazard of erosion is moderate.

This soil is mostly used for range and wildlife habitat. A few small areas have been cleared and used for crops, and a few areas have been cleared and planted to improved pasture grasses. Capability unit IIIe-5; pasture and hayland group 9A; Sandy range site.



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Soil Type – MaA

MaA—Mabank loam, 0 to 1 percent slopes. This nearly level soil is mostly along old streambanks and on ridgetops. Areas are long and narrow and range from about 8 to 80 acres in size.

The surface layer is grayish-brown loam about 6 inches thick. The subsoil, to a depth of 48 inches, is clay. It is dark gray in the upper part and is gray and has a few mottles in the lower part. The next lower layer, to a depth of 64 inches, is gray, calcareous clay.

Included with this soil in mapping are small areas of Wilson clay loam.

The hazard of erosion is slight.

This soil is used mostly for crops. A few areas are used for pasture. The soil is suited to improved pasture and range. Capability unit IIIw-1; pasture and hayland group 8A; Claypan Prairie range site.

Soil Type – PaE

PaE—Patilo complex, 1 to 12 percent slopes. This gently sloping to strongly sloping complex is on uplands. Slopes are mostly 1 to 8 percent, but they range to 12 percent. Areas are irregular in shape and range from 5-acre areas on ridgetops to large areas several hundred acres in size.

Included with these soils in mapping are areas of soils that have a thick, billowy, sandy surface layer more than 30 inches thick and lower layers of mottled, red, yellow, brown, and gray sandy clay loam. These included soils make up 50 to 100 percent of that part of the mapped areas where slopes are more than 8 percent and 20 to 50 percent of that part of mapped areas where slopes are less than 8 percent. Also included are areas that range from 0 to 20 percent Demona and Silstid soils.

The hazard of erosion is slight.

This complex is used mostly for wooded range. It is suited to range, woodland, and crops. It is also suited to improved pasture, hay, and wildlife habitat. Capability unit IVe-5; pasture and hayland group 9B; Deep Sand range site.



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Soil Type – Sa

Sa—Sayers fine sandy loam. This nearly level soil has the profile described as representative of the series. It is on bottom lands. Slopes are less than 1 percent. Areas are 100 to 500 feet wide, and some are several miles long.

Included with this soil in mapping are some areas of Sayers fine sandy loam that is frequently subject to flooding. Also included are small areas of soils that have a surface layer of loam, loamy fine sand, or fine sand. In the mixed sediment areas, small areas of Uhland soils are also included. All of these included soils make up less than 15 percent of the mapped areas.

The hazard of erosion is slight.

This soil is used mostly for pasture and wooded range. A few small areas are used for crops. The soil is well suited to improved pasture and hay. Capability unit IVs-1; pasture and hayland group 3A; Sandy Bottomland range site.

Soil Type – TfA

TfA—Tabor fine sandy loam, 0 to 1 percent slopes. This nearly level soil is on broad ridgetops and foot slopes and in drainageways. Areas are oblong to irregular in shape and range from 10 to about 250 acres in size.

The surface layer is fine sandy loam about 16 inches thick. It is light brownish gray in the upper part and light gray in the lower part. The subsoil, to a depth of 52 inches, is light yellowish-brown, mottled clay in the upper part and yellowish-brown, mottled clay in the lower part. The underlying material, to a depth of 70 inches, is light-gray, mottled clay loam.

Included with this soil in mapping are areas of Axtell, Crockett, and Demona soils. Also included are areas of a soil that is similar to this Tabor soil but that has a grayish-colored subsoil. These included soils make up as much as 15 percent of the mapped areas.

The hazard of erosion is slight.

This soil is used mostly for pasture and range. A few small areas are used for crops. Capability unit IIIs-1; pasture and hayland group 8A; Sandy Loam range site.



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Soil Type – Tfb

Tfb—Tabor fine sandy loam, 1 to 3 percent slopes. This gently sloping soil has the profile described as representative of the series. It is on ridgetops and foot slopes and in drainageways. Areas are narrow to broad and irregular in shape. They average about 30 acres in size but range from 10 to 60 acres.

Included with this soil in mapping are areas that are as much as 10 percent Axtell, Crockett, and Demona soils. Also included are a few small areas of Wilson and Tabor soils. Areas of included soils are mostly less than 5 acres in size.

The hazard of erosion is moderate.

This soil is used for pasture and range. A few small areas are used for crops. Capability unit IIIe-4; pasture and hayland group 8A; Sandy Loam range site.

Soil Type – WsA

WsA—Wilson clay loam, 0 to 1 percent slopes. This nearly level soil is on terraces and in low drainageways of the uplands. Areas are mostly long and narrow, but on the broader ridgetops they are somewhat oval. Most areas range from 5 to 70 acres in size.

The surface layer is dark-gray clay about 6 inches thick. The subsoil, to a depth of 26 inches, is dark-gray clay. The next lower layer, to a depth of 50 inches, is gray clay. The next lower layer, to a depth of 62 inches, is mottled, calcareous clay.

Included with this soil in mapping are small areas of Burleson clay and Mabank and Crockett soils. Included soils make up as much as 10 to 15 percent of some mapped areas.

The hazard of erosion is slight.

This soil is used mostly for crops. Some areas are used for pasture and range. Capability unit IIw-1; pasture and hayland group 7H; Claypan Prairie range site.



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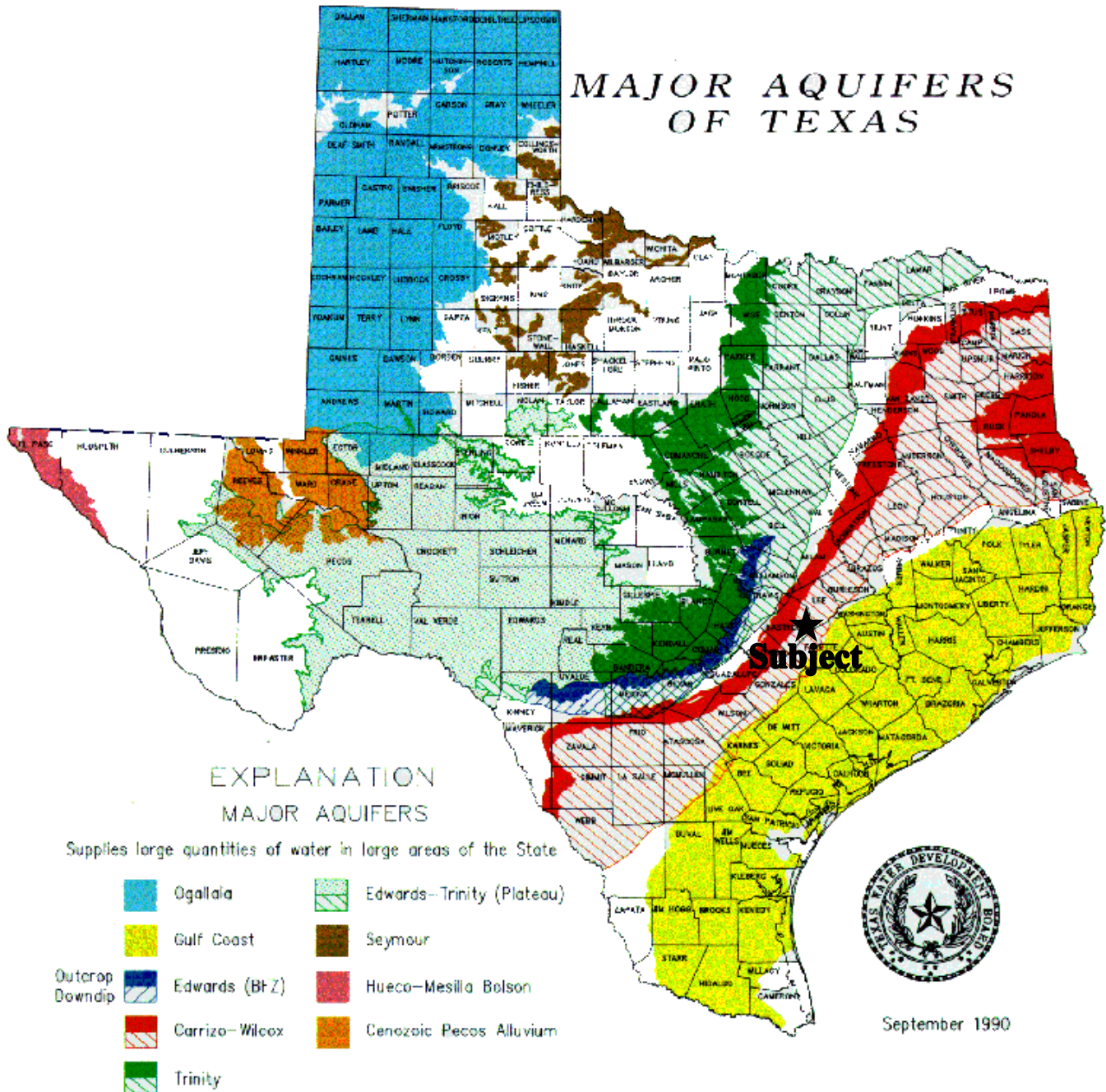
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Property Location to Major Aquifers of Texas



TEXAS
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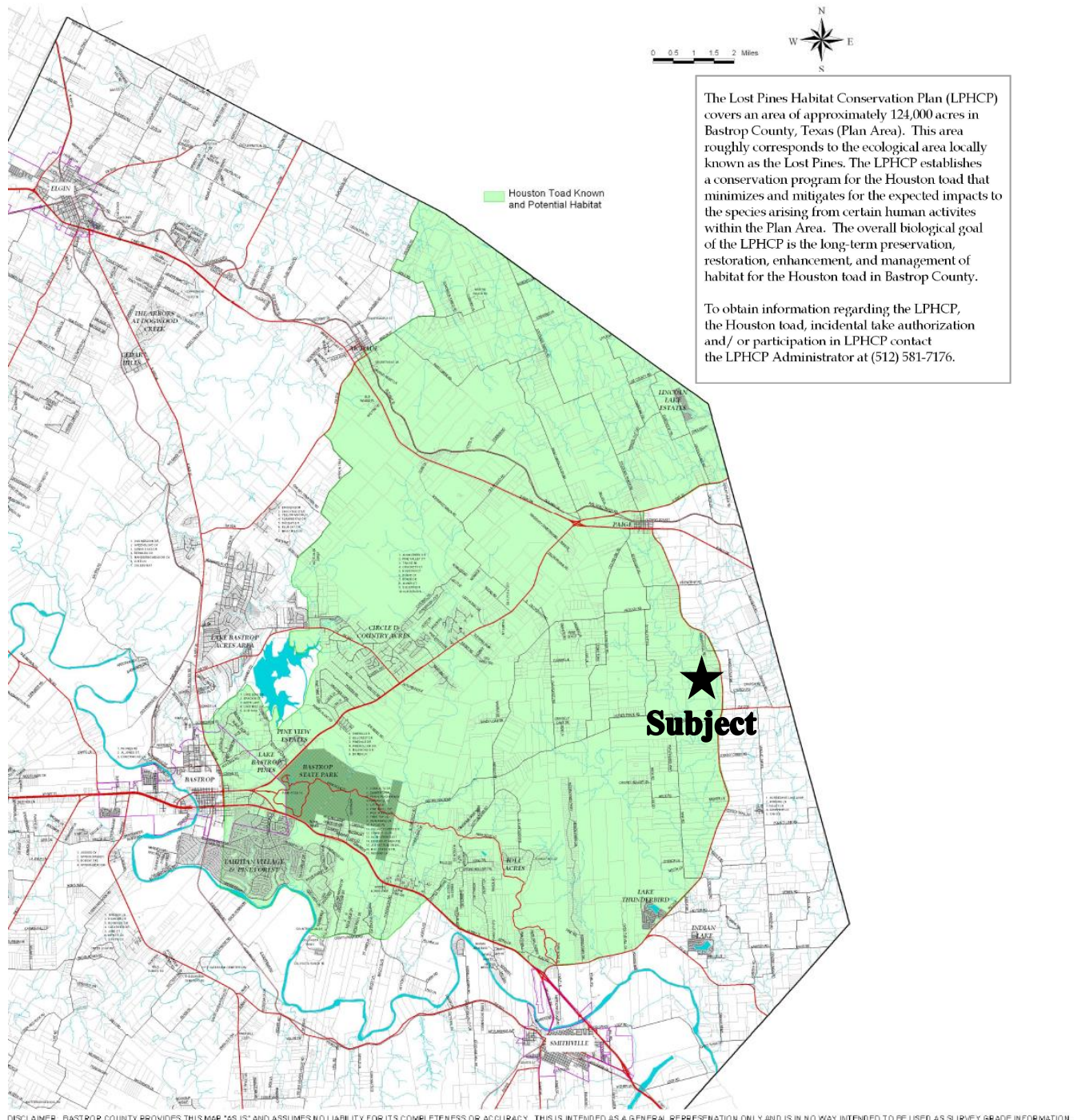
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**LOST PINES HABITAT CONSERVATION PLAN AREA
BASTROP COUNTY, TEXAS**



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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

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(TAR-2501) 10-10-11

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