

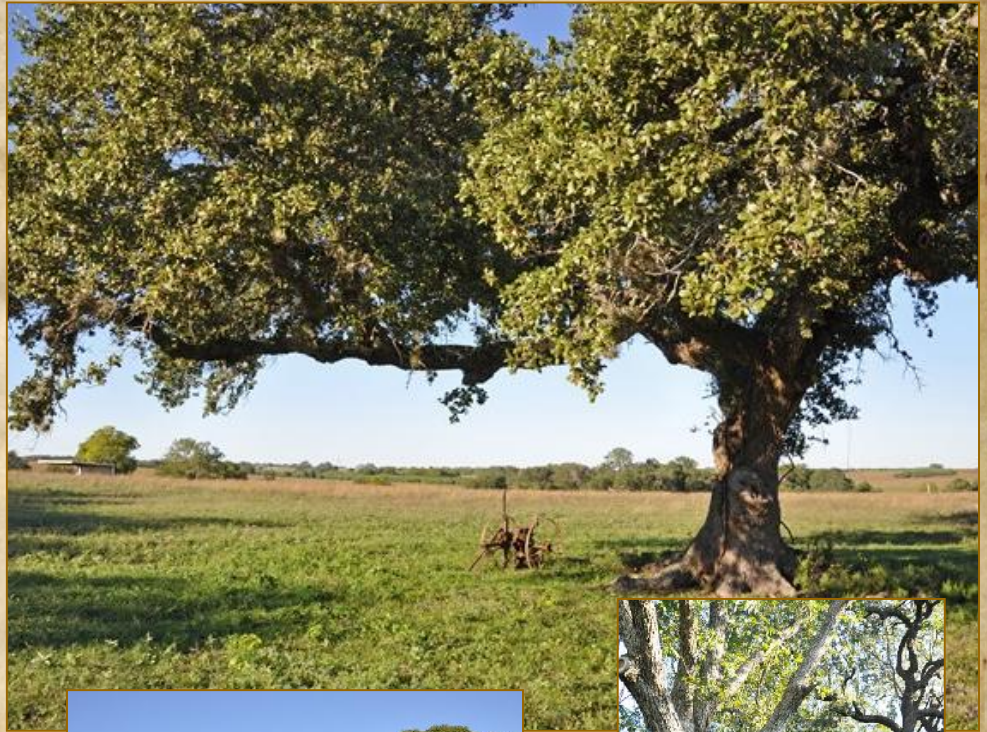
Market Realty, Inc.
420 N Main St.
Burton, TX 77835

Phone: 979-289-2159
Mobile: 979-251-4078
Fax: 979-289-2159
E-mail: burton@marketrealty.com

Susan Kiel, Broker Associate

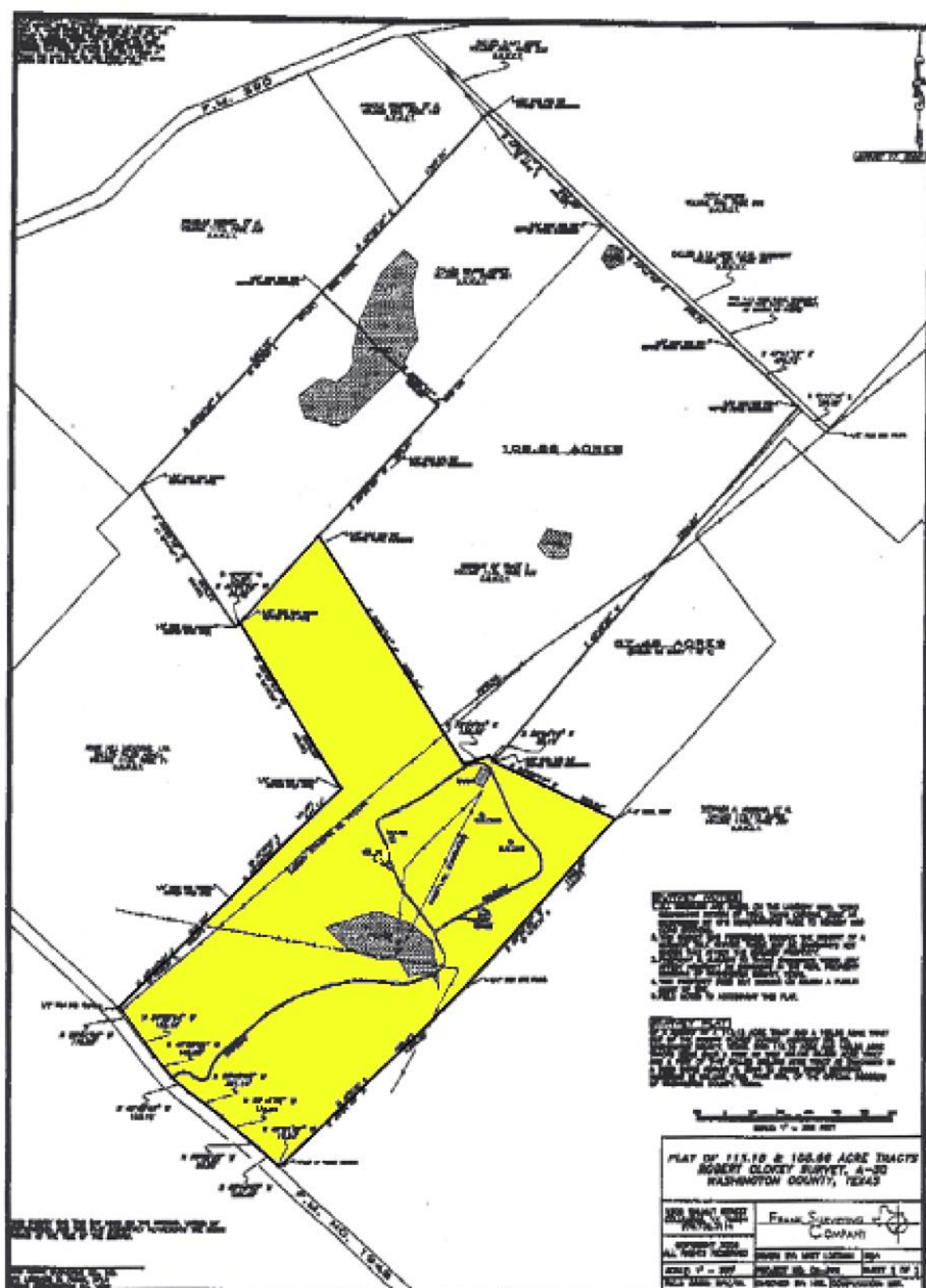
- ♦ Ag exemption
- ♦ Partial minerals
- ♦ Ancient live oaks
- ♦ Peaceful setting
- ♦ Close to town
- ♦ Paved road frontage
- ♦ Gated entrance

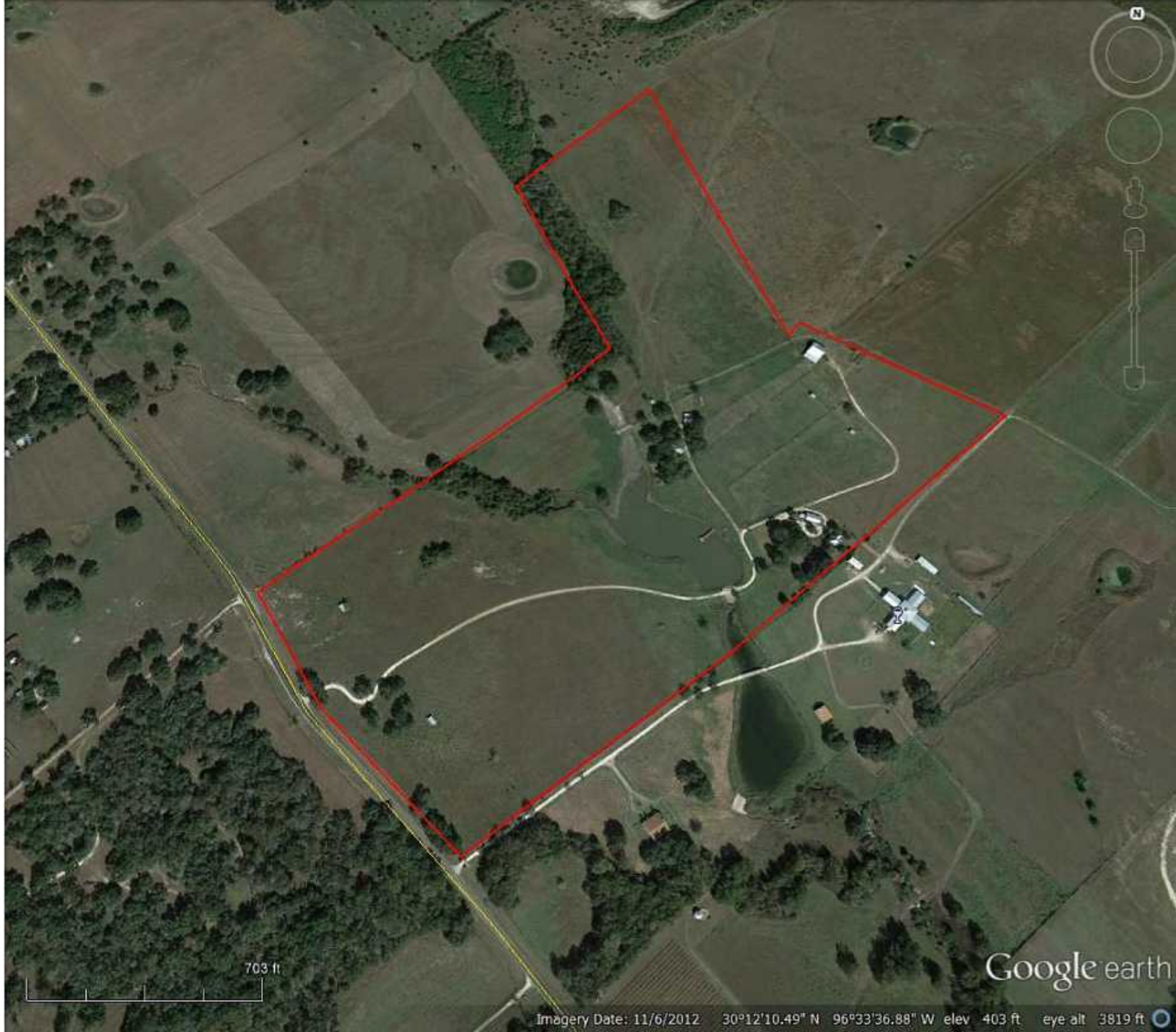
1160 FM 1948 N | Burton | Texas | 77835



\$1,300,000

Escape to this 82 acres near Burton, TX with high elevation and rolling views! Property has 1,818 SF bunk house, 1,433 SF farmhouse, horse barn, loafing sheds, paddocks and gorgeous live oaks. Good mix of pasture and wooded areas. Unique property just off of the scenic La Bahia Trail, FM 390.



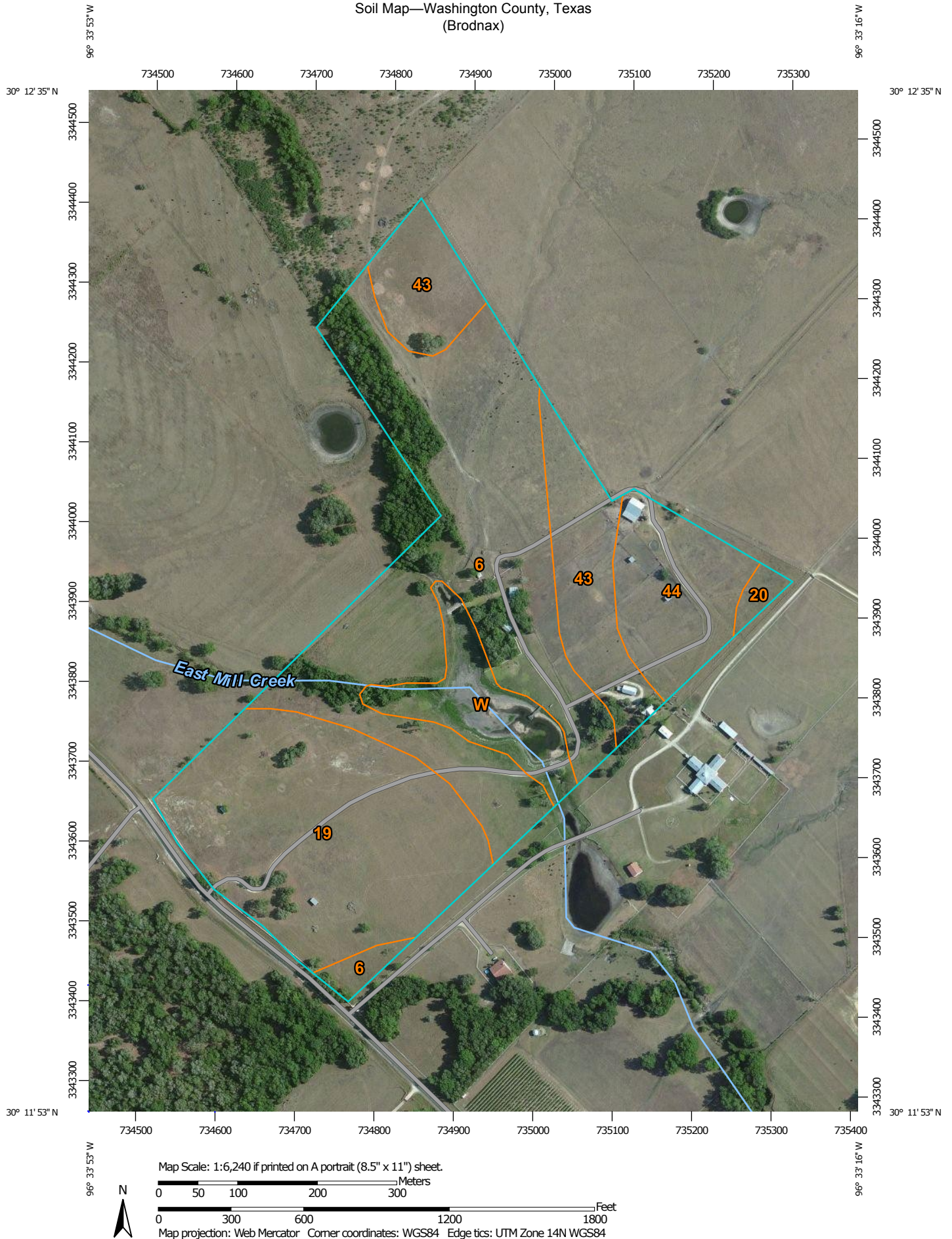


Google earth

Imagery Date: 11/6/2012 30°12'10.49" N 96°33'36.88" W elev 403 ft eye alt 3819 ft

703 ft

Soil Map—Washington County, Texas (Brodnax)



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

11/11/2013
Page 1 of 3

Soil Map—Washington County, Texas
(Brodnax)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Texas
Survey Area Data: Version 8, Sep 21, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2011—May 16, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Washington County, Texas (TX477)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Bleiberville clay, 1 to 3 percent slopes	32.4	40.7%
19	Carbengle clay loam, 3 to 5 percent slopes	22.1	27.8%
20	Carbengle clay loam, 5 to 8 percent slopes	0.7	0.9%
43	Latium clay, 3 to 5 percent slopes	11.2	14.1%
44	Latium clay, 5 to 8 percent slopes	7.5	9.4%
W	Water	5.6	7.1%
Totals for Area of Interest		79.5	100.0%