

FM 234 FARMLAND

70.69+/- ACRES

JACKSON COUNTY
PROPERTY DESCRIPTION



PRODUCTIVE FARMLAND IN JACKSON COUNTY!

The 70.69+/- acre farmland is located in Jackson County, 5 miles west of Edna, near El Toro. The property is rectangular in shape and has 3,200+/- ft. of frontage on FM 234. Current usage is farmland. The property is not located within the floodplain and has a current Ag Exemption. Soils are almost entirely Laewest clay and are considered prime farmland.

Property Directions:

From US Hwy 59 at El Torro - just south of Edna - take FM 234 north for approx. 1.25 miles, farmland is on the left.

LIST PRICE \$353,450



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FM 234

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Jackson County, Texas**

M4 Ranch Real Estate

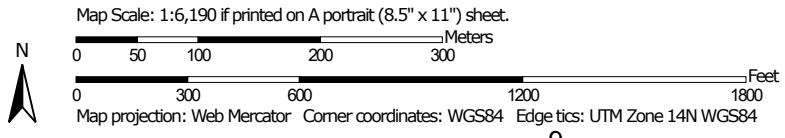


December 8, 2020

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



Custom Soil Resource Report

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:
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: Jackson County, Texas
Survey Area Data: Version 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Apr 23, 2020—Apr 25, 2020

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	0.5	0.7%
LaA	Laewest clay, 0 to 1 percent slopes	69.0	99.3%
Totals for Area of Interest		69.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Jackson County, Texas

DaA—Dacosta sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2v3c1

Elevation: 10 to 220 feet

Mean annual precipitation: 30 to 49 inches

Mean annual air temperature: 69 to 71 degrees F

Frost-free period: 270 to 300 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dacosta and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dacosta

Setting

Landform: Flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 10 inches: sandy clay loam

Bt1 - 10 to 22 inches: sandy clay loam

Bt2 - 22 to 43 inches: clay

Btk - 43 to 74 inches: sandy clay

2BCt - 74 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 11.0

Available water capacity: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: D

Ecological site: R150AY526TX - Southern Blackland

Hydric soil rating: No

Minor Components

Laewest

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Talf
Microfeatures of landform position: Gilgai
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R150AY526TX - Southern Blackland
Hydric soil rating: No

Edna

Percent of map unit: 3 percent
Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R150AY528TX - Claypan Prairie
Hydric soil rating: No

Cieno

Percent of map unit: 1 percent
Landform: — error in exists on —
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R150AY537TX - Lowland
Hydric soil rating: Yes

Telferner

Percent of map unit: 1 percent
Landform: Ridges
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R150AY535TX - Southern Loamy Prairie
Hydric soil rating: No

LaA—Laewest clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2v3c6
Elevation: 10 to 160 feet
Mean annual precipitation: 37 to 49 inches
Mean annual air temperature: 69 to 71 degrees F
Frost-free period: 275 to 300 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Laewest and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Laewest

Setting

Landform: Flats

Landform position (three-dimensional): Talf

Microfeatures of landform position: Gilgai

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 17 inches: clay

Bss1 - 17 to 40 inches: clay

Bss2 - 40 to 59 inches: clay

Bkss - 59 to 80 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 41 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)

Sodium adsorption ratio, maximum: 12.0

Available water capacity: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: D

Ecological site: R150AY526TX - Southern Blackland

Hydric soil rating: No

Minor Components

Dacosta

Percent of map unit: 6 percent

Landform: Flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R150AY526TX - Southern Blackland

Hydric soil rating: No

Custom Soil Resource Report

Contee

Percent of map unit: 3 percent

Landform: Flats

Landform position (three-dimensional): Talf

Microfeatures of landform position: Gilgai

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: R150AY526TX - Southern Blackland

Hydric soil rating: No

Unnamed, hydric

Percent of map unit: 1 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes