

\$638,360



GOEHRING ROAD 64.481 AC

Beautiful wooded tract with large bass stocked lake near Round Top. Only 15-20 minutes thru the country to the charming metropolis of Round Top with shops, restaurants and shopping. Another small duck pond and an antique barn add to this place. Electric on site and community water line along the road. Fenced for cattle. This property has a good mixture of heavy yaupon woods and oaks with some pasture in the back for grazing. Have some cattle, horses or enjoy the wildlife and hunting, have seen many good deer, turkey, wild hogs, doves on this place. Seller is licensed broker. Partial minerals.



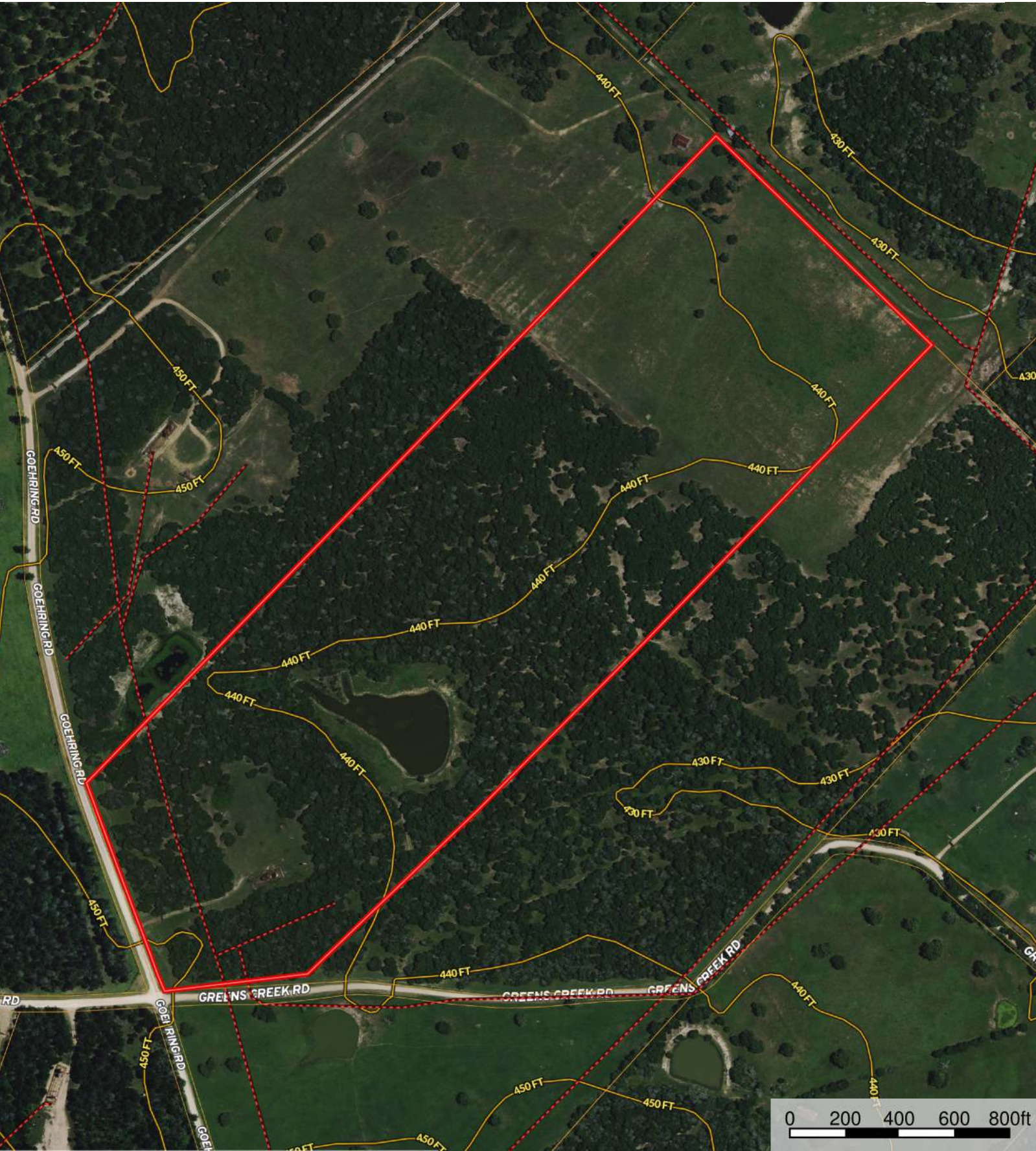
Roger Chambers

Market Realty, Inc.
979-830-7708
979-836-9600
appraisals@marketrealty.com
www.marketrealty.com



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Goering Rd 64ac
Texas, AC +/-



Boundary Crude Oil Natural Gas Other

SCALE 1" = 400'

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

LEGEND

- ⊙ 1/2" Iron Rod Found
 □ 3" X 3" Concrete Monument Found
 ○ 1/2" Iron Rod Set
 Δ 60d Nail Found
 — x — Wire Fence
 --- Overhead Utility Line
 () Record Bearing & Distance

NOTES: 1) These tracts are subject to a blanket type easement for easement for electric lines as described and recorded in Volume 214 Page 177 of the Deed Records of Fayette County, Texas.

2) These tracts are subject to an easement described and recorded in Volume 576 Page 668 of the Deed Records of Fayette County, Texas. This easement is noted as being shown on a sketch with the route marked in yellow, but there is no yellow route marked on the recorded copy.

TO: Terry Frazee, as Trustee
Clear Title Company

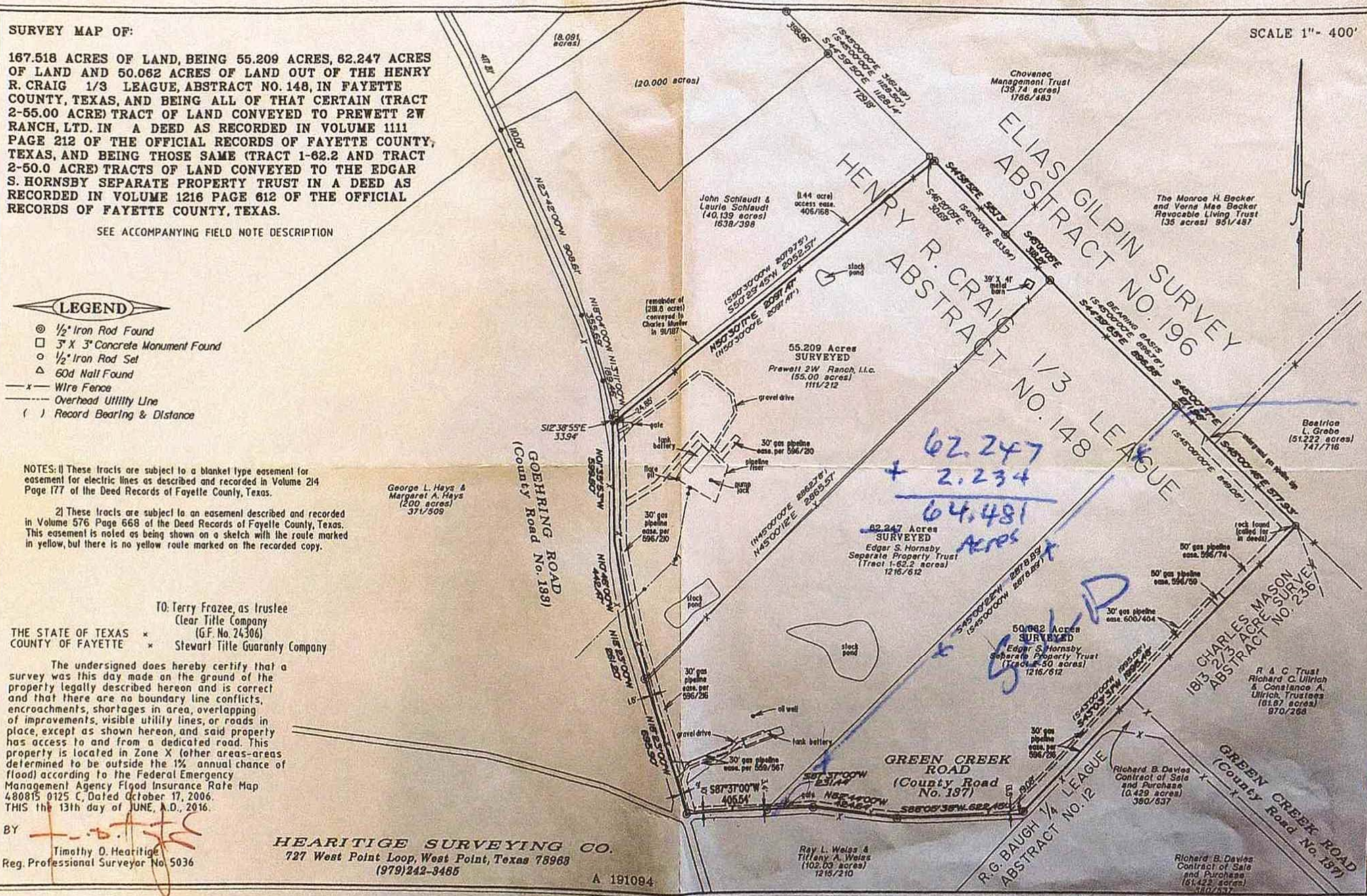
THE STATE OF TEXAS *
COUNTY OF FAYETTE *

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual-chance-of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0125 C, Dated October 17, 2006. THIS the 13th day of JUNE, A.D., 2016.

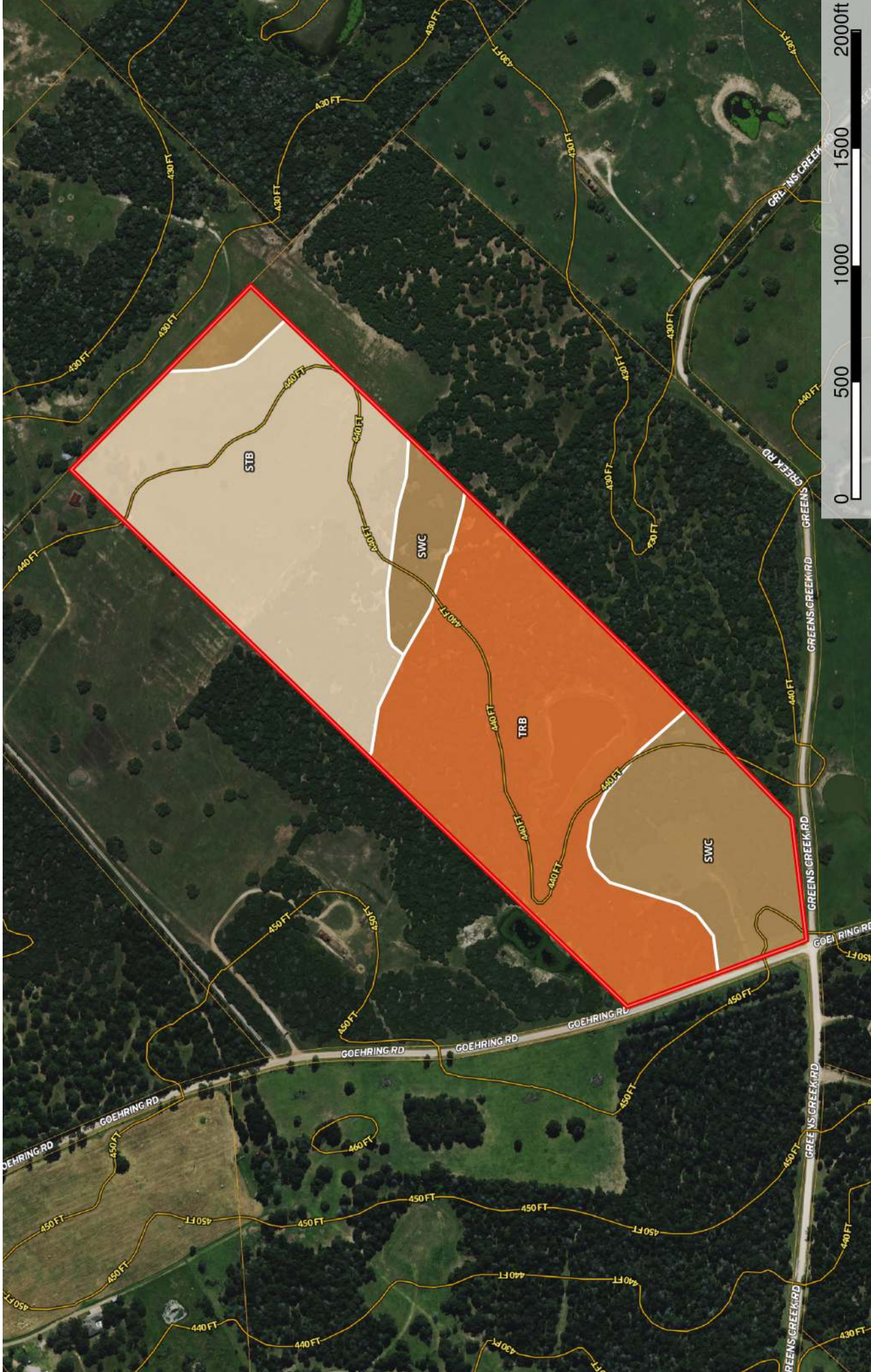
BY Timothy D. Hearitige
Reg. Professional Surveyor No. 5036

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78968
(979)242-3485

A 191094



Goering Rd 64ac
Texas, AC +/-



Boundary

Roger Chambers
P: 979-289-2159

www.marketrealty.com

2201 Becker Dr. Brenham, TX 77833

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

|  Boundary 65.2 ac









| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|-----|
| SwC | Straber loamy fine sand, 1 to 5 percent slopes | 14.8 | 22.67 | 4e |
| TrB | Tremona loamy sand, 1 to 3 percent slopes | 26.0 | 39.81 | 3e |
| StB | Singleton fine sandy loam, 1 to 3 percent slopes | 24.5 | 37.52 | 4e |
| TOTALS | | 65.2 | 100% | 3.6 |

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

| |  |  |  |  |  |  |  |  |
|--------------|---|---|---|---|--|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water