

\$1,181,939



GOEHRING ROAD 119.69 AC

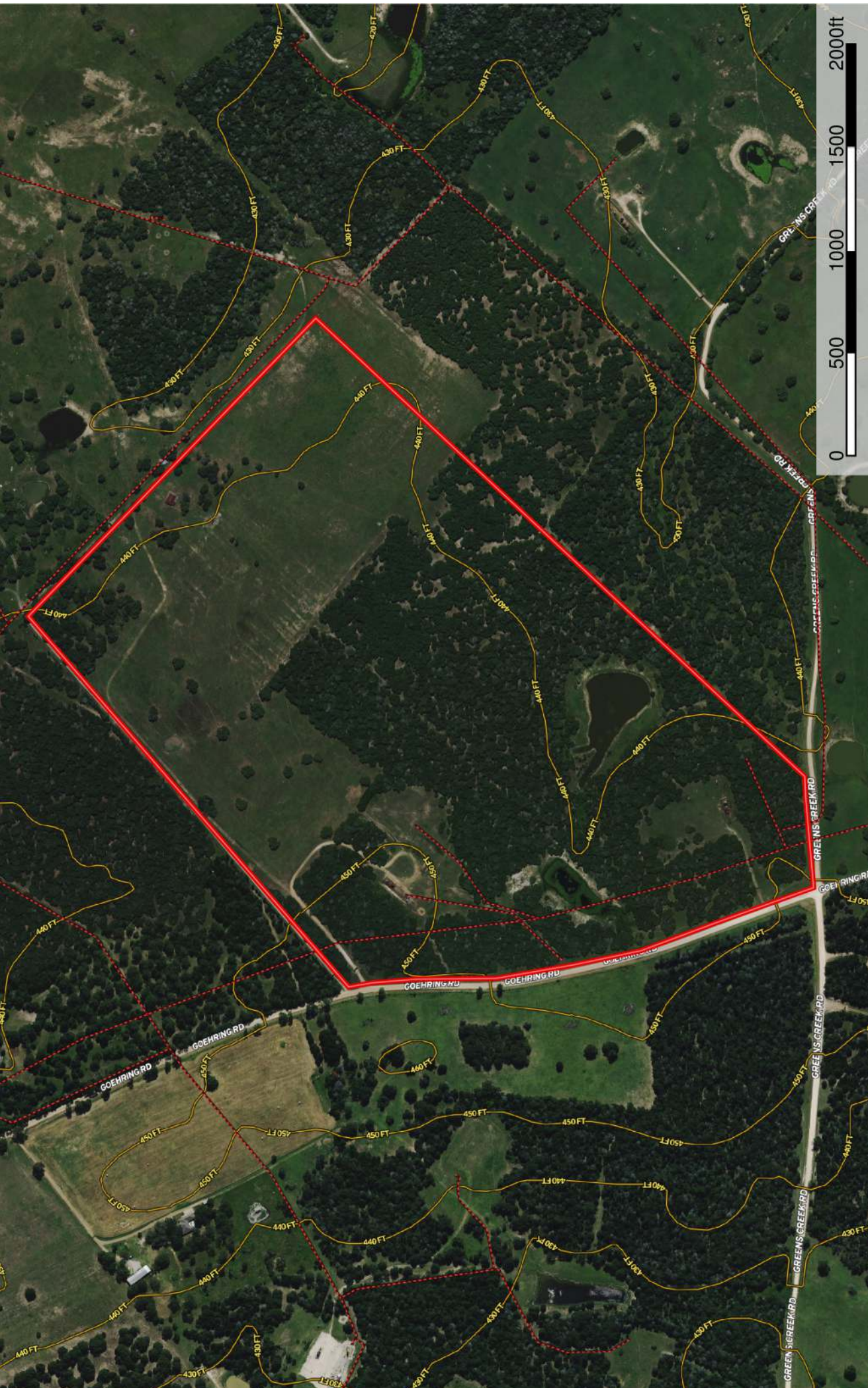
Beautiful wooded tract with large bass stocked lake near Round Top. Only 15-20 minutes thru the country to the charming metropolis of Round Top with shops, restaurants and shopping. Another small duck pond and an antique barn add to this place. Electric on site and community water line along the road. 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. Located at corner of Greens Creek and Goehring Road. 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.



Boundary



100 Year
Floodplain



500 Year
Floodplain



Floodway



Special



Unmappe
d/ Not



Crude Oil



Natural
Gas



Other



SURVEY MAP OF:

167.518 ACRES OF LAND, BEING 55.209 ACRES, 62.247 ACRES OF LAND AND 50.062 ACRES OF LAND OUT OF THE HENRY R. CRAIG 1/3 LEAGUE, ABSTRACT NO. 148, IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (TRACT 2-65.00 ACRE) TRACT OF LAND CONVEYED TO PREWETT 2W RANCH, LTD. IN A DEED AS RECORDED IN VOLUME 1111 PAGE 212 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (TRACT 1-62.2 AND TRACT 2-50.0 ACRE) TRACTS OF LAND CONVEYED TO THE EDGAR S. HORNSBY SEPARATE PROPERTY TRUST IN A DEED AS RECORDED IN VOLUME 1216 PAGE 612 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

SCALE 1" = 400'

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - 3" X 3" Concrete Monument Found
 - 1/2" Iron Rod Set
 - △ 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.

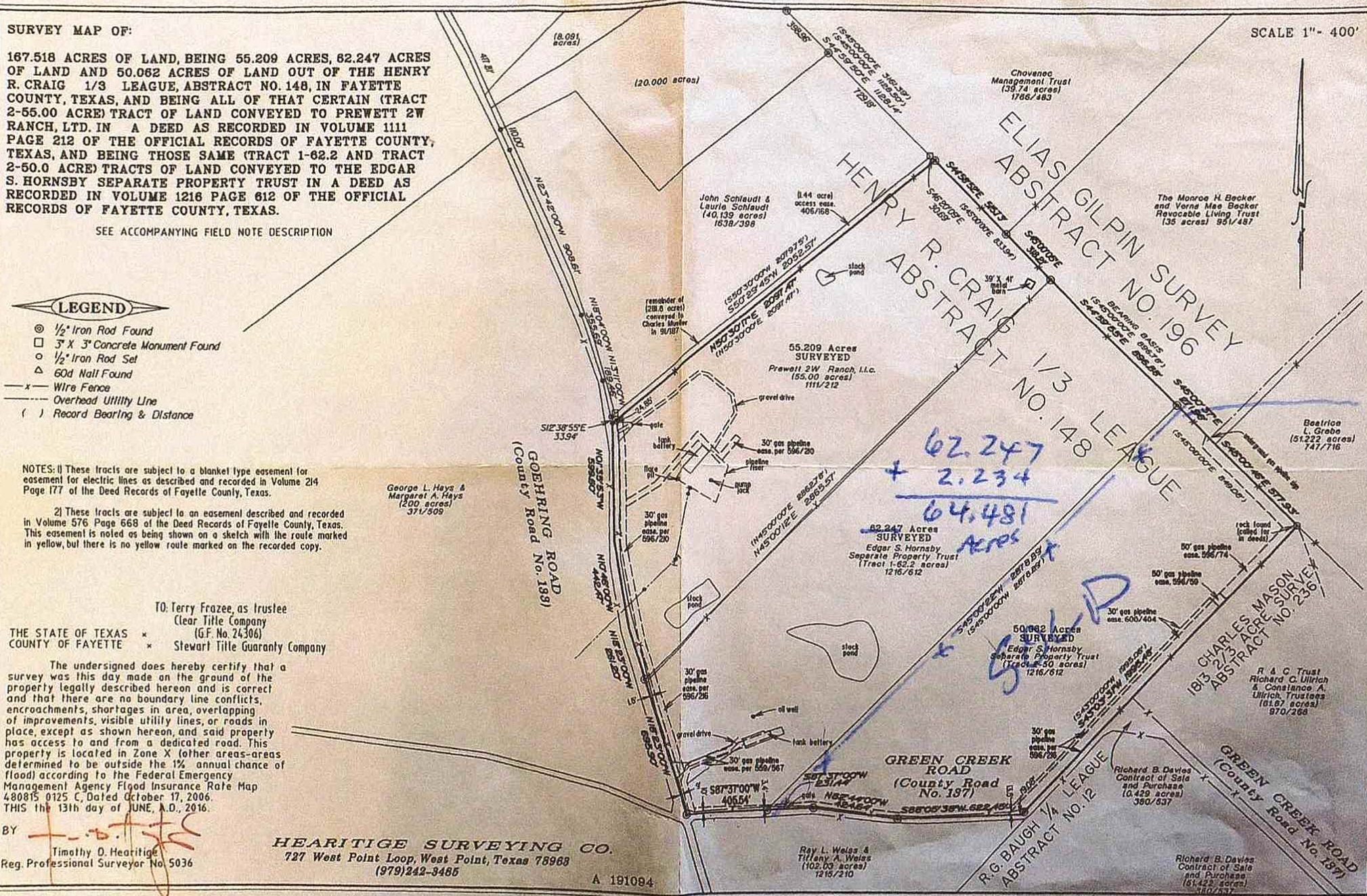
TO: Terry Frazee, as Trustee
Clear Title Company
(G.F. No. 24306)
THE STATE OF TEXAS *
COUNTY OF FAYETTE * Stewart Title Guaranty Company

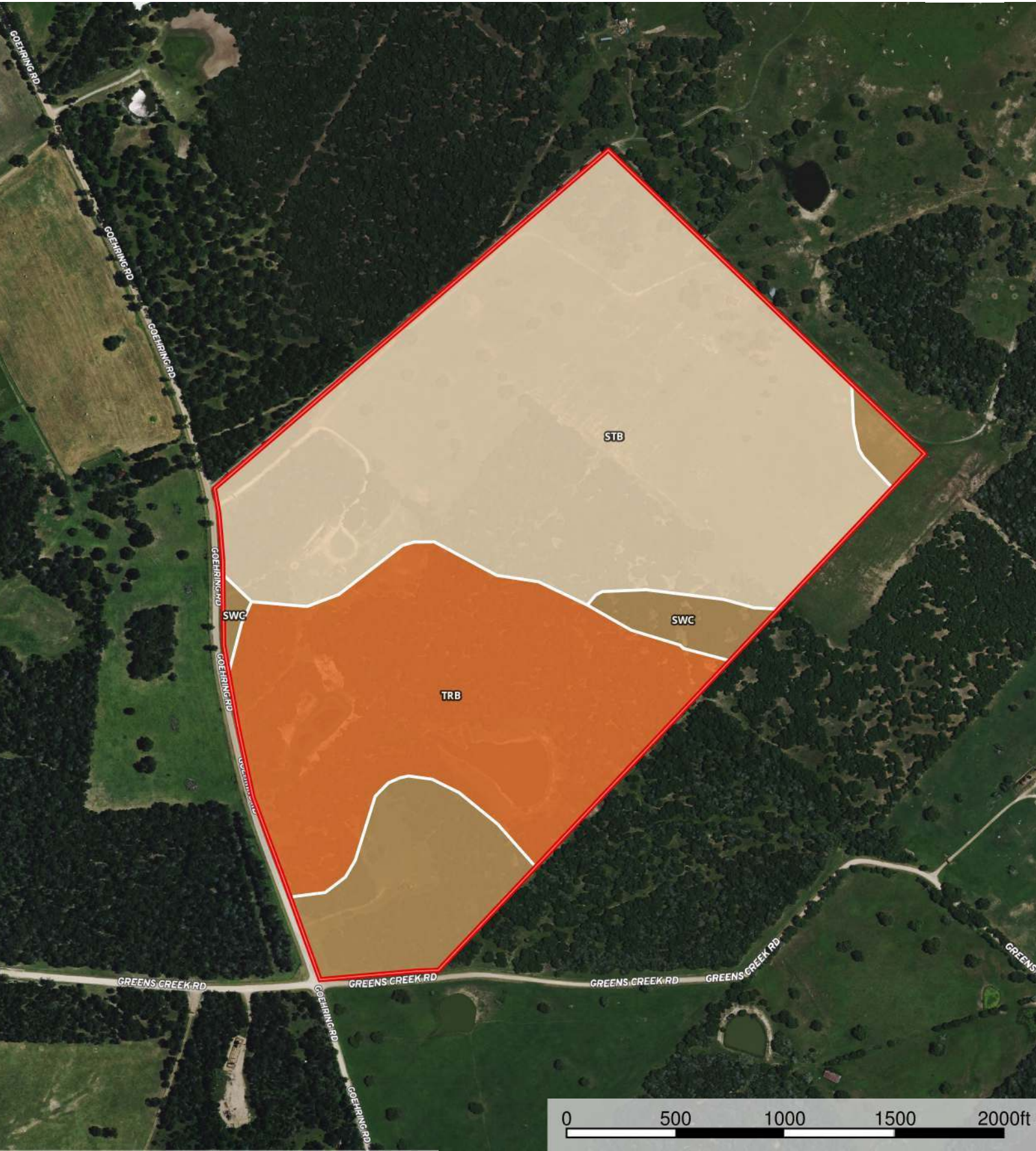
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-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. Heatridge
Reg. Professional Surveyor No. 5036

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78668
(979) 242-3485

A 191094





| 118.1 ac








| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| SwC | Straber loamy fine sand, 1 to 5 percent slopes | 15.2 | 12.85 | 4e |
| TrB | Tremona loamy sand, 1 to 3 percent slopes | 36.8 | 31.15 | 3e |
| StB | Singleton fine sandy loam, 1 to 3 percent slopes | 66.2 | 56.0 | 4e |
| TOTALS | | 118.1 | 100% | 3.69 |

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