

FOR SALE

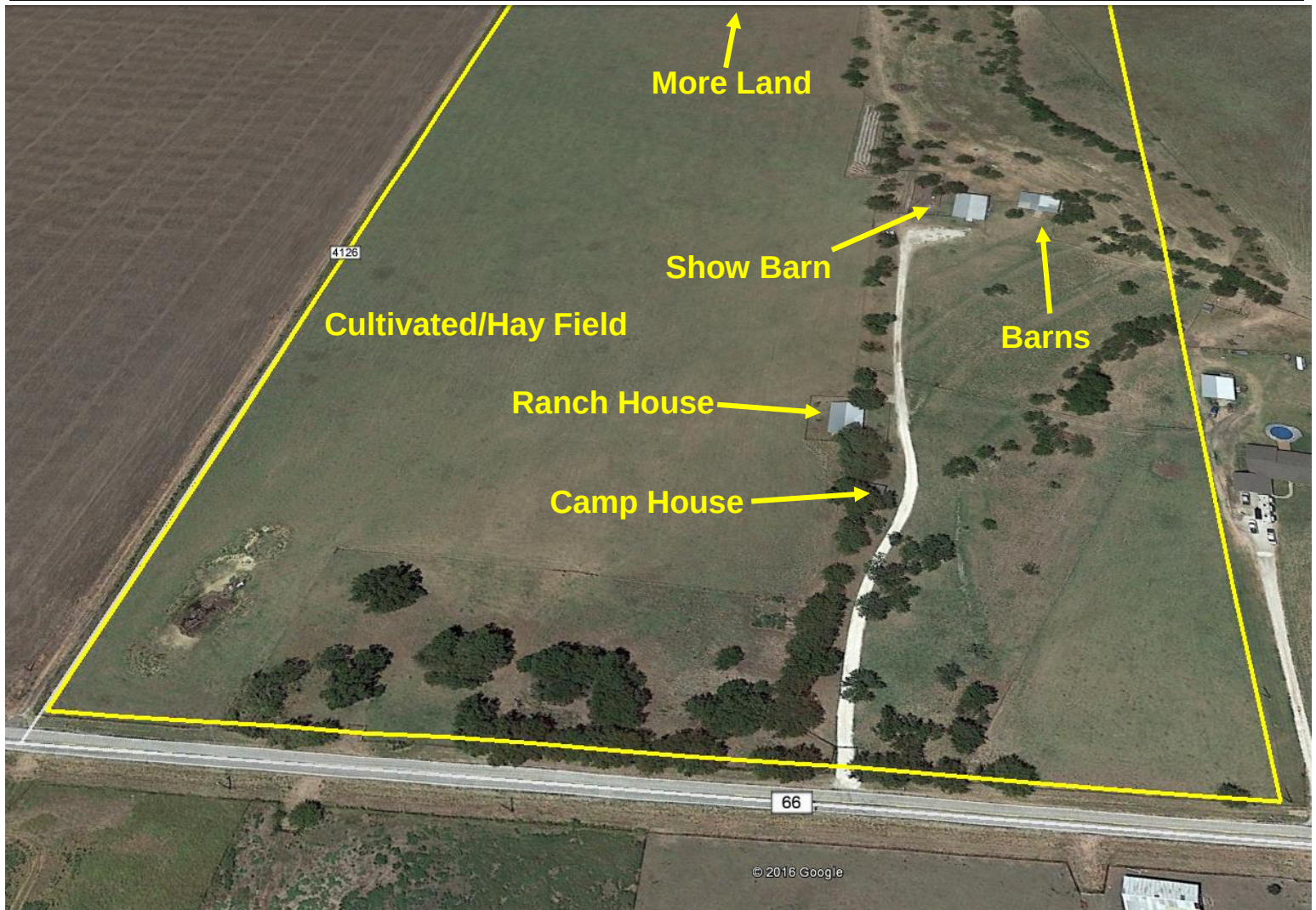
56.311 Acres

Horse, Cattle & Hunting Land
With Ranch House & Show Barn

Itasca, Hill County, TX 76055

\$315,000

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~"Stewards of Land"~
A DBA of Dube's Commercial, Inc. TREC# 484723

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

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Property Highlights

Location – The property is located at 531 FM 66 Itasca, Hill County, Texas 76055. From downtown Fort Worth take I35W south for 43 miles. Take FM 66 (Exit #8) and go right for 6.4 miles and property will be on the right. There is approximately 960 linear feet of road frontage on FM 66.

Acres – 56.311 acres MOL according to the Hill County Appraisal District (HCAD).

Improvements – The house was built in 2007 and consists of approximately 1,200sf according to the HCAD. The house has two bedrooms, two baths with washer/dryer and hot water heater being a part of one bathroom. Full kitchen with built-in cabinets, all appliances and an island. The house has concrete flooring, metal roof, gated entry as well as a rustic color piped fence around the perimeter of the house. The exterior fascia of the house is wood.

The remainder property has a 40x60 show barn with beautiful wood laden full living quarters including kitchen, bar, bathroom and bedroom. The show barn also includes stalls, equipment, feed room and roll up doors. There is a corral, working pens, old rustic equipment barn, and railroad car used for storage.

Water – There is a water meter on the property. The water is provided by Falls Valley Water Cooperative. The property has a wet weather creek and a stock tank. There is not an active well on the property however there is a “nearest well map” found in the body of this brochure giving a gauge of depth and distance for that particular well.

Electricity – Green Mountain Energy services the area and there is a 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 – Seller reportedly owns 75% of the minerals which Seller is retaining.

Topography – The land has gently rolling hills that looks down to a beautiful fertile bottom area. Heavily wooded in areas which are inhabited by deer and other wildlife.

Current Use – Privately owned and is used for hay and oat cultivation, grazing cattle and hunting. Seller has high end bred cattle that is shown at the show barn.

Ground Cover – Property has numerous trees native to the area. The Coastal Bermuda area is well maintained and there are native grasses in the wooded areas for cattle and wildlife cover. The property has high production per acre of oat and coastal Bermuda hay.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known to Seller that exist are electrical, water and gas pipeline (runs rear of the property).

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.

Presented At - \$315,000 - \$5,594 an acre



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Property Pictures



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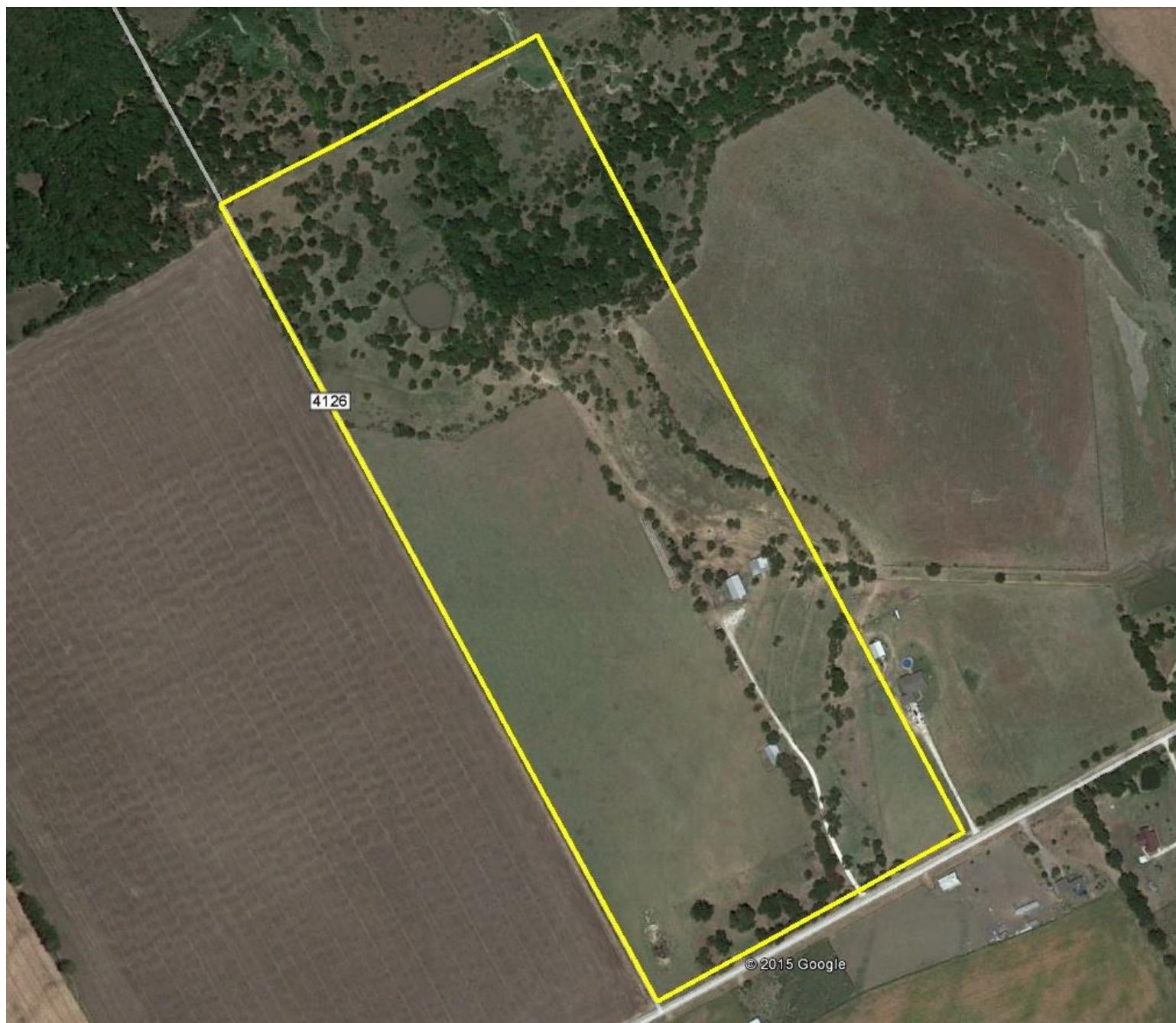
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Property Aerial View



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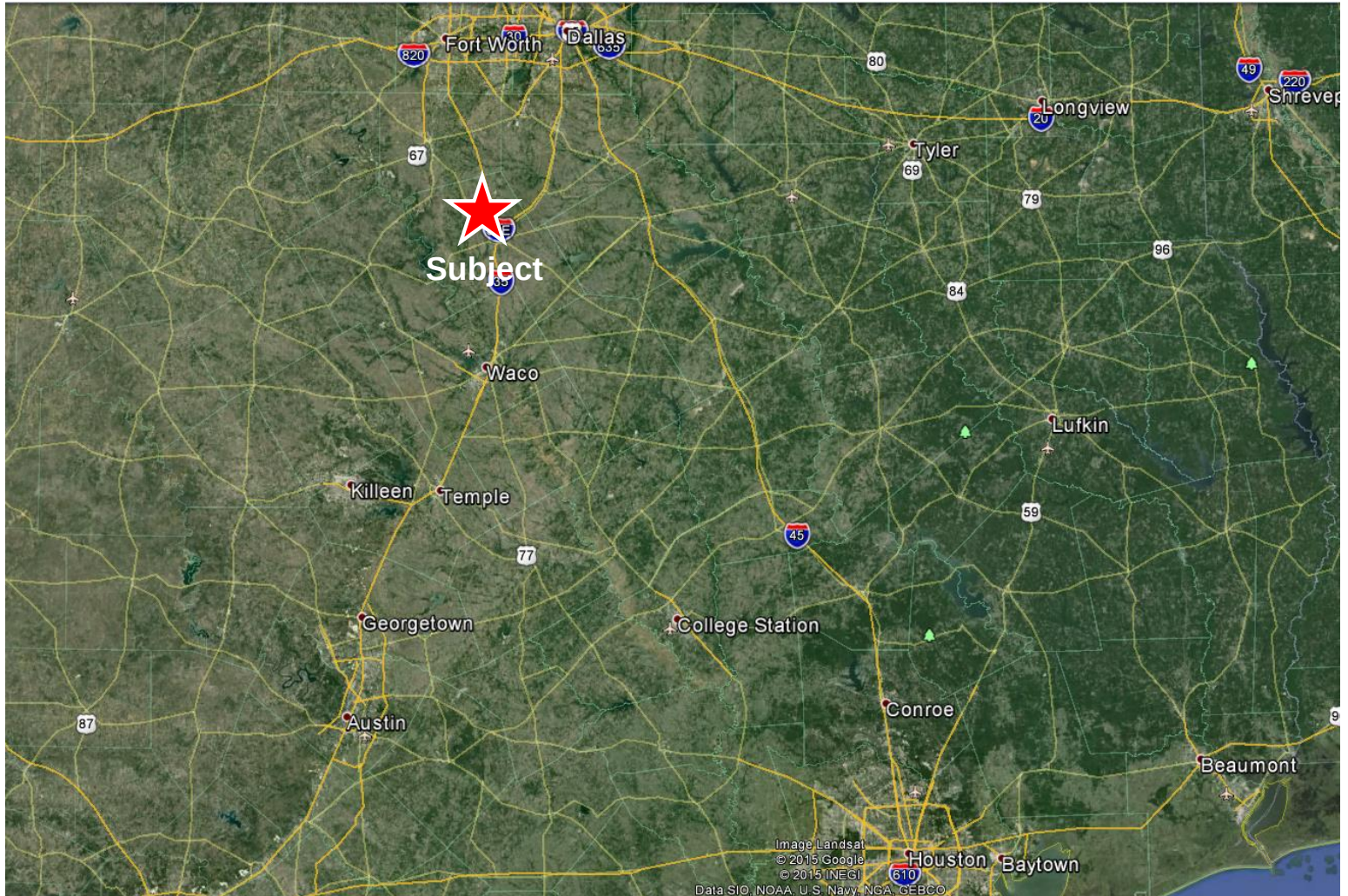
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Property Location Relative to DFW, Austin and Houston



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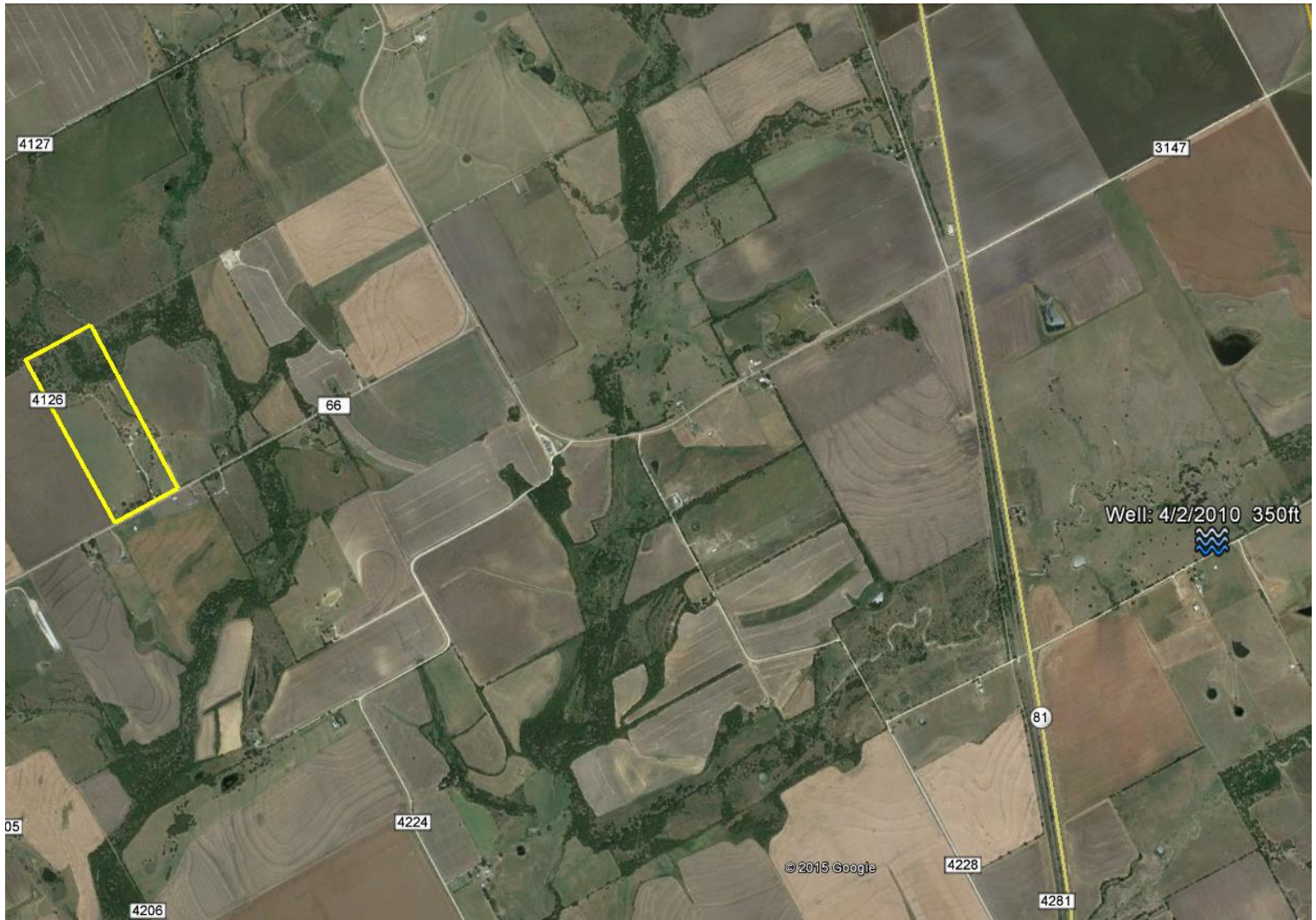
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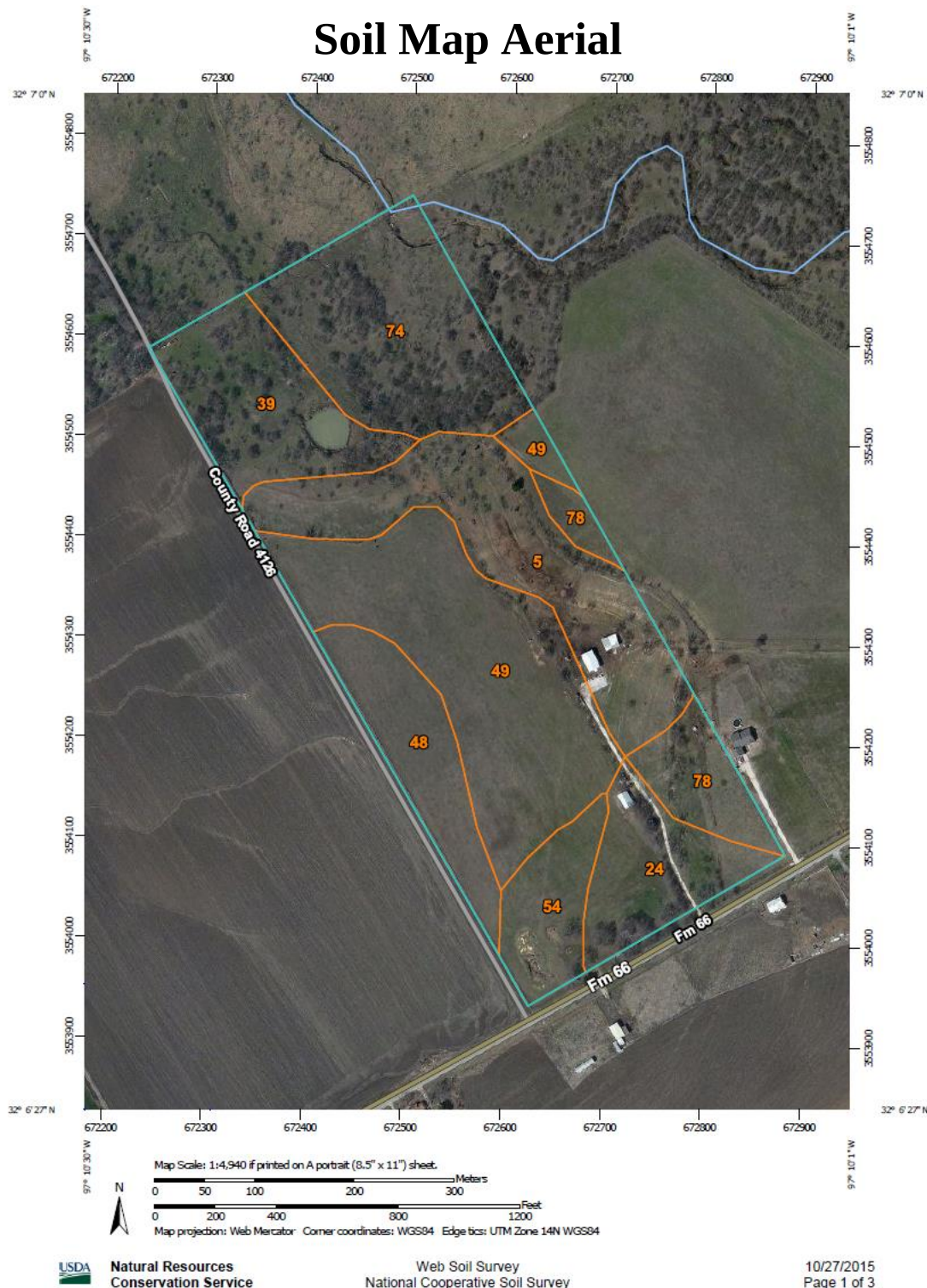
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Aerial of Water Well Nearest Property



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Soil Type Legend

Hill County, Texas (TX217)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Altoga clay loam, 5 to 8 percent slopes, eroded	10.4	18.3%
24	Chatt clay, 1 to 3 percent slopes	4.5	8.0%
39	Ferris-Heiden complex, 2 to 5 percent slopes	6.4	11.3%
48	Houston Black clay, 0 to 1 percent slopes	4.8	8.4%
49	Houston Black clay, 1 to 3 percent slopes	14.2	25.0%
54	Krum silty clay, 0 to 1 percent slopes	3.3	5.8%
74	Tinn clay, 0 to 1 percent slopes, frequently flooded	9.7	17.1%
78	Venus loam, 3 to 5 percent slopes	3.4	6.0%
Totals for Area of Interest		56.6	100.0%



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Soil Type - 5

5—Altoga clay loam, 5 to 8 percent slopes, eroded. This shallow, sloping soil is in narrow bands on side slopes. These bands are on the contour parallel to stream channels. Most of the slopes are short, 100 to 500 feet in length, and gullied. The gullies range from 4 to 10 feet in depth and have cut into the underlying shale. Mapped areas average about 42 acres.

Typically, the surface layer is light yellowish brown, moderately alkaline clay loam about 4 inches thick. The next layer is yellowish brown, moderately alkaline silty clay that grades to pale yellow. Moderately alkaline shaly silty clay is at a depth of about 19 inches.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is low. This soil is droughty much of the year. It has a shallow root zone above the shaly silty clay. The water erosion hazard is severe.

Included with this soil in mapping are small areas of eroded, less sloping Altoga soils and small areas of Ferris soils. Included soils make up less than 20 percent of any mapped area.

Many areas of this soil are in idle cropland, and others have been converted to pasture. Potential as cropland is low. This soil needs continuous vegetative cover for erosion control. A few areas are in improved bermudagrass. Potential for pasture is medium. Pastures respond well to fertilization.

Potential for native range plants is high. Native vegetation consists of tall prairie grasses and a few ash, elm, and cedar trees. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses and for rural homesites. It has high shrink-swell potential, and it has low strength for foundations. The internal drainage of the underlying shaly silty clay is too slow for septic tank absorption fields. The high lime content limits the selection of plants that can be used for landscaping. Capability subclass VIe; Clay Loam range site.



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Soil Type - 24

24—Chatt clay, 1 to 3 percent slopes. This deep, gently sloping soil is on old terraces. Mapped areas average about 40 acres.

Typically, the surface layer is dark grayish brown to dark brown, moderately alkaline clay 17 inches thick. The next layer is reddish brown, moderately alkaline clay that extends to a depth of 27 inches. To a depth of 80 inches is reddish yellow, moderately alkaline clay and clay loam.

This soil is moderately well drained. Runoff is slow. Permeability is moderately slow, and available water capacity is high. The soil has a deep root zone. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Branyon, Culp, Krum, Houston Black, and Venus soils. Included soils make up about 10 percent of any mapped area.

This soil is used mainly as cropland (fig. 3). It has high potential for fall crops like wheat. It produces good yields of corn and grain sorghum. This soil is clayey and tends to pack if cultivated when wet. Using a cropping system that includes fertilized sorghum and small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Keeping residue on the surface helps control water erosion. Contour farming, terracing, and grassed waterways are needed.

Potential is high for improved grasses like bermudagrass and Kleingrass. These grasses respond readily to fertilization. Potential for range plants is high. This soil has medium potential for wildlife habitat.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. The internal drainage is so slow that specially designed septic tank filter fields are needed. The soil is too clayey for use as cover material for sanitary landfills. This soil has low potential for recreational development because the surface layer is too clayey. Capability subclass IIe; Blackland range site.



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Soil Type - 39

39—Ferris-Heiden complex, 2 to 5 percent slopes. This complex of deep, gently sloping soils is on uplands. Ferris soils are in more rolling areas, including higher knolls and ridges. Heiden soils are in less sloping areas and in valleys along natural drainageways. Areas average about 50 acres.

About 45 percent of this unit is Ferris soils, 45 percent is Heiden soils, and 10 percent is other clayey soils that are similar to Ferris and Heiden soils. These soils are in areas so intricately intermingled or so small that separate mapping was not practical at the scale used.

Typically, Ferris soils have a surface layer of olive, moderately alkaline clay about 7 inches thick. To a depth of 42 inches is olive, moderately alkaline clay. Between depths of 42 and 66 inches is coarsely mottled light yellowish brown, grayish brown, and olive yellow, moderately alkaline shaly clay. At a depth of 66 inches, this layer grades to coarsely mottled light olive brown, olive yellow, and gray, moderately alkaline shaly clay.

Ferris soils are well drained. Runoff is rapid when the soil is wet and surface cracks have been closed. Permeability is very slow, and available water capacity is high. The soil has a deep root zone. The water erosion hazard is moderate.

Typically, Heiden soils have a surface layer of dark grayish brown, moderately alkaline clay about 6 inches thick. The next layer is olive gray, moderately alkaline clay that extends to a depth of 18 inches. To a depth of 48 inches is coarsely mottled olive gray and pale olive, moderately alkaline clay. Below this is coarsely mottled olive, olive yellow, and gray, moderately alkaline shaly clay.

Heiden soils are well drained. Runoff is rapid when the soil is wet and surface cracks are closed. Permeability is very slow, and available water capacity is high. The soil has a deep root zone; however, plant roots have difficulty in penetrating the clay layers. The water erosion hazard is moderate.

Included with these soils in mapping are small areas of Altoga soils and small areas of eroded soils. Included soils make up less than about 10 percent of any mapped area.

These soils have medium potential as cropland. Leaving all crop residue on the surface helps control erosion and adds organic material to the soil. Crops respond well to fertilization. Terraces, contour farming, and grassed waterways are needed to help control erosion.

Potential is high for native range plants and improved pasture grasses. Potential for wildlife habitat is generally medium.

These soils have low potential for most urban uses (fig. 4). They have high shrink-swell potential. Permeability is too slow for septic tank filter fields to function properly. These soils have low potential for most recreation uses. They are too clayey and too sloping for many types of developments. Capability subclass IIIe; Ferris soils in Eroded Blackland range site, Heiden soils in Blackland range site.

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Soil Type - 48

48—Houston Black clay, 0 to 1 percent slopes. This deep, nearly level soil is on uplands. Areas are rounded and average about 70 acres.

Typically, the surface layer is dark gray, moderately alkaline clay about 6 inches thick. The next layer is dark gray, moderately alkaline clay that extends to a depth of 46 inches. The next layer is olive gray, moderately alkaline clay that grades to olive below a depth of about 80 inches.

This soil is moderately well drained. Runoff is slow. Permeability is very slow, and available water capacity is high. Water enters the soil rapidly when the soil is dry and cracked but very slowly when the soil is moist. This soil has a deep root zone. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Branyon, Burleson, Chatt, Culp, and Wilson soils and small areas of steeper Houston Black soils. Included soils make up less than about 10 percent of any mapped area.

This soil is dominantly used as cropland. It has high potential as cropland, and crops yield well. The main crops are cotton, grain sorghum, and wheat. Regular additions of crop residue help maintain organic matter content and control erosion. Using a cropping system that includes fertilized sorghum or small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Crops respond well to fertilization.

Potential is high for improved pasture. Improved bermudagrass, lovegrass, improved bluestems, and other grasses grow well. These grasses respond well to fertilization. This soil has high potential as range. The tall native grasses are well adapted to this soil. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. The internal drainage is too slow for septic tank filter fields to function properly. This soil has low potential for most recreation uses. It is too clayey for use as playgrounds or campsites when wet, and some areas pond water for several days following rains. Capability subclass IIw; Blackland range site.



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Soil Type - 49

49—Houston Black clay, 1 to 3 percent slopes. This deep, gently sloping soil is on uplands. Areas average 135 acres and range to as large as 1,500 acres.

The surface layer is dark gray, moderately alkaline clay about 6 inches thick. The next layer is very dark gray, moderately alkaline clay to a depth of 35 inches. The next layer, to a depth of about 60 inches, is dark gray, moderately alkaline clay grading to gray in the lower part. Below that is coarsely mottled brown, dark gray, brownish yellow, light yellowish brown, and olive yellow, moderately alkaline clay.

This soil is moderately well drained. Runoff is slow to rapid. Permeability is very slow, and available water capacity is high. Water enters the soil rapidly when the soil is dry and cracked but very slowly when it is moist. This soil has a deep root zone. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Austin, Branyon, Burleson, Chatt, Culp, Denton, Heiden, and Wilson soils and small areas of less sloping or more sloping Houston Black soils. Included soils make up less than about 10 percent of any mapped area.

This soil is dominantly cropland. It has high potential as cropland, and crops yield well (fig. 5). Using a cropping system that includes fertilized sorghum and small grain and returning residue from these crops to the soil help maintain fertility and improve tilth. Keeping residue on the surface helps control water erosion. Contour farming, terracing, and grassed waterways are needed.

Potential is high for improved pasture. Improved bermudagrass, lovegrass, and other grasses grow well. These grasses respond well to fertilization. Potential is high as range. The tall native grasses are well adapted to this soil. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. The internal drainage is too slow for septic tank filter fields to function properly. This soil has low potential for most recreation uses. It is too clayey for use as playgrounds or campsites when wet. Capability subclass IIe; Blackland range site.



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Soil Type - 54

54—Krum silty clay, 0 to 1 percent slopes. This deep, nearly level soil is on old high terraces. Individual areas average about 50 acres.

The surface layer is very dark gray, moderately alkaline silty clay about 5 inches thick over very dark gray, moderately alkaline silty clay about 13 inches thick. The next layer is brown, moderately alkaline silty clay. It has yellow mottles and extends to a depth of about 40 inches. Below this is coarsely mottled light brownish gray, brown, and yellow, moderately alkaline silty clay.

This soil is well drained. Runoff is slow. Permeability is moderately slow, and available water capacity is high. The soil has a deep root zone, and plant roots can penetrate easily. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Branyon, Burleson, Chatt, Houston Black, and Venus soils. Included soils make up less than about 10 percent of any mapped area.

This soil is mainly used as cropland, and it has high potential as cropland. It is easy to till, and crops yield well. Using a cropping system that includes fertilized sorghum and small grain and returning the residue from these crops to the soil help maintain fertility and improve tilth.

Potential is high for improved grasses, which respond well to fertilization. Potential is high for native range plants. The soil produces good yields of mid and tall grasses. Potential for wildlife habitat is medium.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. Permeability is too slow for septic tank filter fields to function well. Potential is low for most recreation uses. The soil is too clayey for use as playgrounds when wet. Capability sub-class IIs; Clay Loam range site.



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Soil Type - 74

74—Tinn clay, frequently flooded. This deep, nearly level soil is on flood plains. It is flooded about two or three times each year. Areas are long and narrow and parallel to the channel. They average about 250 acres.

Typically, the surface layer is dark gray and gray, moderately alkaline clay about 38 inches thick over mottled gray and pale olive, moderately alkaline silty clay about 22 inches thick. Below this is mottled olive, olive gray, and olive yellow, moderately alkaline silty clay.

This soil is somewhat poorly drained. Runoff is very slow. Permeability is very slow, and available water capacity is high. The soil has a deep root zone. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Burleson, Gowen, Houston Black, Kemp, and Pursley soils and occasionally flooded areas of Tinn soils. Included soils make up less than about 10 percent of any mapped area.

This soil is used mainly as pasture. It is flooded too frequently to be suitable for cultivated crops. Most areas along the stream channel are wooded and have an understory of shrubs, grasses, and vines. This soil has high potential for improved pasture grasses and for range plants. The grasses respond to fertilization and produce excellent yields. This soil has medium potential for wildlife habitat. The channels, sloughs, and low areas contain water most of the time. The wooded areas and the old fields provide protective cover and food-producing plants for wildlife.

This soil has low potential for urban use. It is flooded too frequently and too severely for any type of building, sanitary landfill, septic tank filter field, sewage lagoon, street, or road. It has low potential for use as recreation areas because of flooding. Capability subclass Vw; Clayey Bottomland range site.



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Soil Type - 78

78—Venus loam, 3 to 5 percent slopes. This deep, gently sloping soil is on old stream terraces. Areas are mainly long and narrow and are on the contour above streams. Most areas contain short slopes and are cut with drainageways. Individual areas average about 25 acres.

Typically, the surface layer is dark grayish brown, moderately alkaline loam about 12 inches thick. The next layer is brownish yellow, moderately alkaline loam to a depth of 28 inches. The next layer is light yellowish brown, moderately alkaline clay loam to a depth of 56 inches. Below this is brownish yellow, moderately alkaline light clay loam.

This soil is well drained. Runoff is medium. Permeability is moderate, and available water capacity is high. This soil has a deep root zone, and plants can develop roots into the lower layers easily. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Altoga, Austin, Bolar, Chickasha, Ferris, Heiden, Lamar, and Sunev soils. Included soils make up less than about 10 percent of any mapped area.

About 40 percent of the acreage of this soil is cropland. Many areas that were once cultivated have now been planted to improved grasses. This soil has medium potential as cropland. It is droughty, and summer-grown crops do not yield well. The loamy surface layer is easy to keep in good tilth, but cultivated areas need regular additions of crop residue to maintain organic matter content and help control erosion. Crops respond well to fertilization. Terraces, contour farming, and grassed waterways are needed to help control erosion.

This soil has high potential for improved pasture. Grasses respond well to fertilization and produce well during early spring.

This soil has medium potential for most urban uses. It has medium shrink-swell potential, which affects structures. Seepage limits its use for sewage lagoons. Some areas are underlain with strata of sand and gravel, which limit use of the soil as sanitary landfill sites because of the risk of contaminating the water table. This soil has medium potential for use as recreation areas. It is too sloping for most types of playgrounds unless it is modified. Capability subclass IIIe; Clay Loam range site.



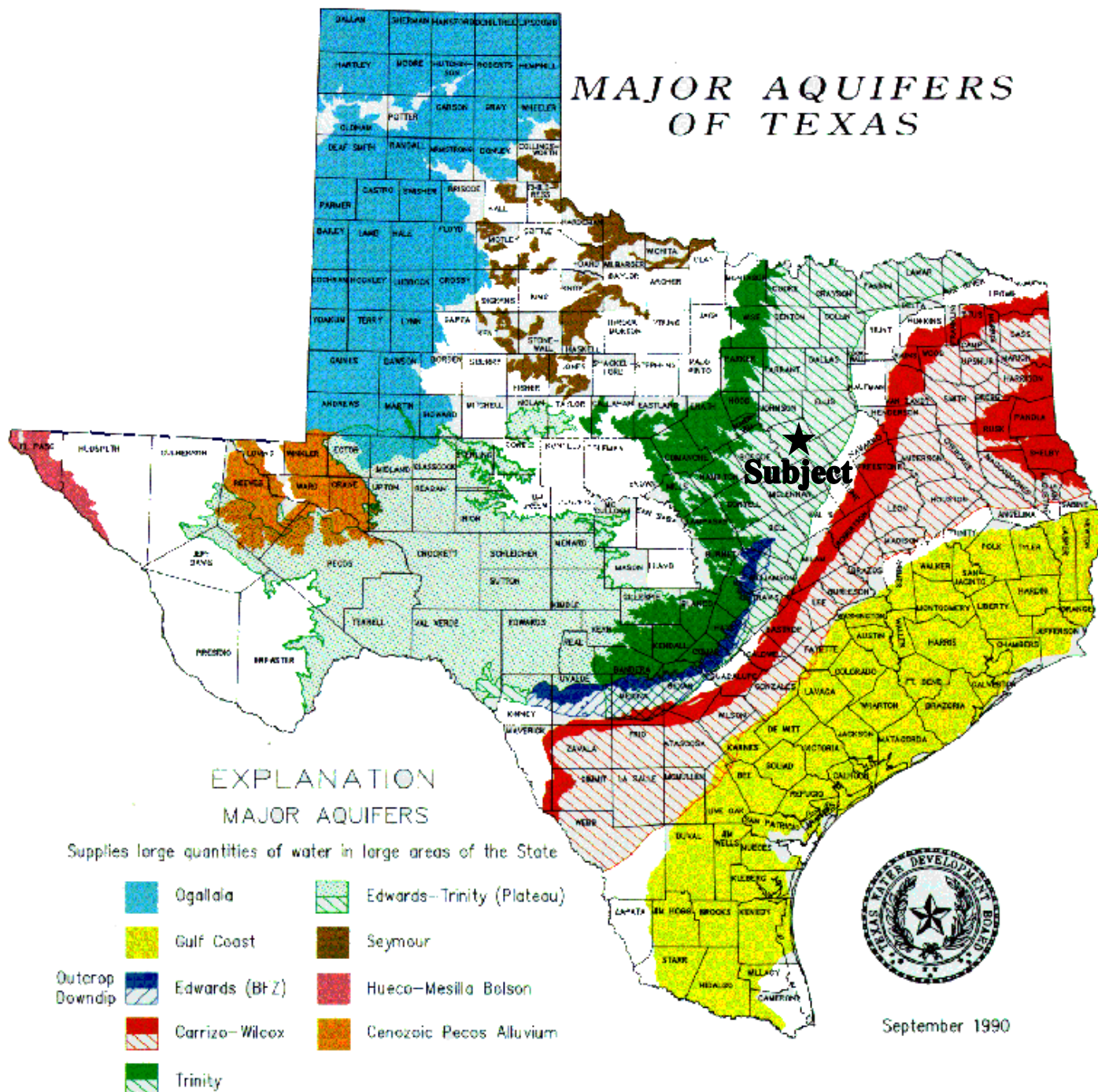
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Property Location to Major Aquifers of Texas



TEXAS
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