FOR SALE

32 Acres MOL

Pasture & Grazing Land

Bremond, Robertson County, TX 76629

$109,450

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com

TEXAS FARM & RANCH REALTY
"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle 254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube 512-423-6670 (mobile)

morgan@texasfarmandranchrealty.com www. texasfarmandranchrealty.com

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Property Highlights

Location – The property is located approximately at 8981 Yastic Road in Bremond, Texas. From Bryan at the intersection of Hwy 21 and Hwy 6 travel North on Hwy 6 for approximately 35.87 miles. Turn left on Yastic Road. Continue on Yastic Road for 2.18 miles and the property is on the left. From Marlin travel south on Hwy 6 for approximately 16.06 miles and turn right on Yastic Road. Continue on Yastic Road for 2.18 miles and the property is on the left. Look for Texas Farm & Ranch Realty Sign.

Acres – 32.0 acres per owner and USDA maps. Please note Roberson County Appraisal District shows 35 acres on the tax records. Property has approximately 1,696 linear feet of road frontage.

Improvements – The property has a metal barn as well as a nice large stock tank. Several cross fences to divide the property into separate traps. Property can be used for grazing, hay production and recreation.

Water – Currently there is no water meter to the property. Please refer to the well map located in this brochure for nearest installation and depth. Tri-County services the area including the house that adjoins the property. According to the Texas Water Development Board (See enclosed aquifer map) the property reportedly to be in the Wilcox Aquifer.

Electricity – Currently there is no electric meter to the property. Entergy Electric services the area as well as the house that adjoins the property.

Soil – Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller reportedly owns 100% of the minerals and is reserving them.

Topography – The land is flat pasture land.

Current Use – Privately owned and not currently in production.

Ground Cover – Coastal Bermuda and other native grass typical to the area along with a few mature trees.

Easements – An abstract of title will need to be performed to determine any easements that may exist.

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.

Price - $109,450 - $3,420 an acre

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Property Pictures

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Property Pictures






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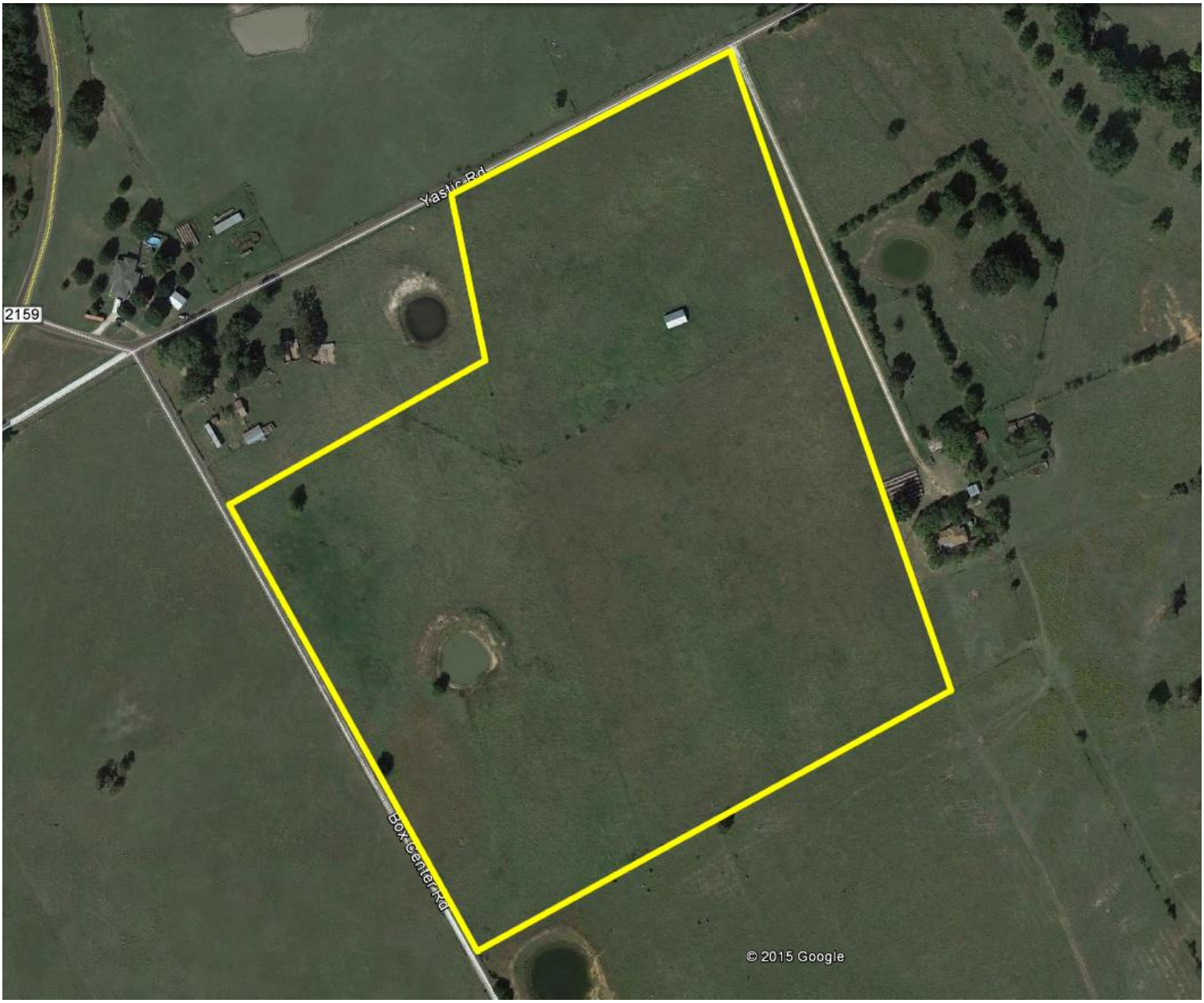
Property Aerial View



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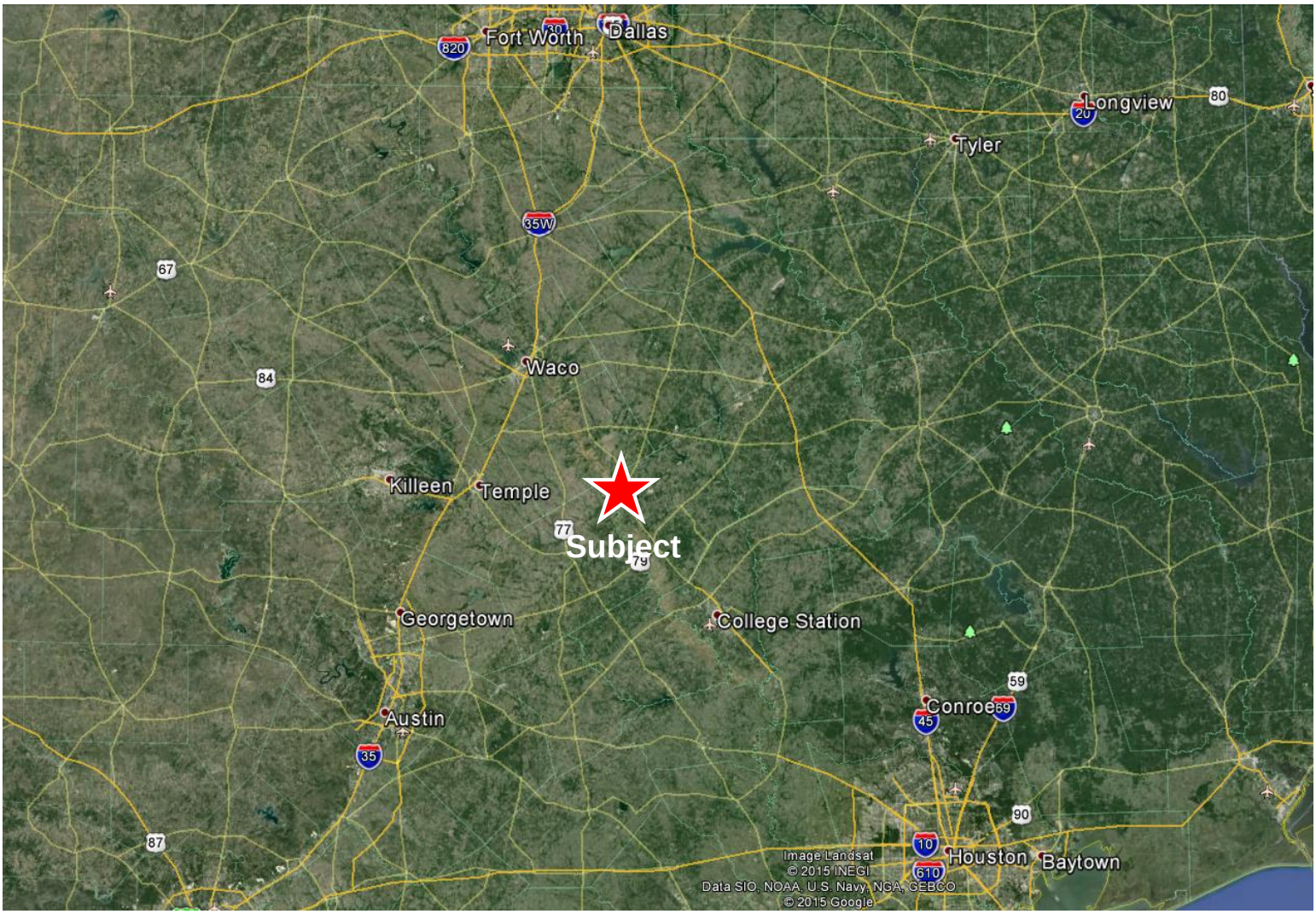
Property Location Relative to DFW, Austin and Houston



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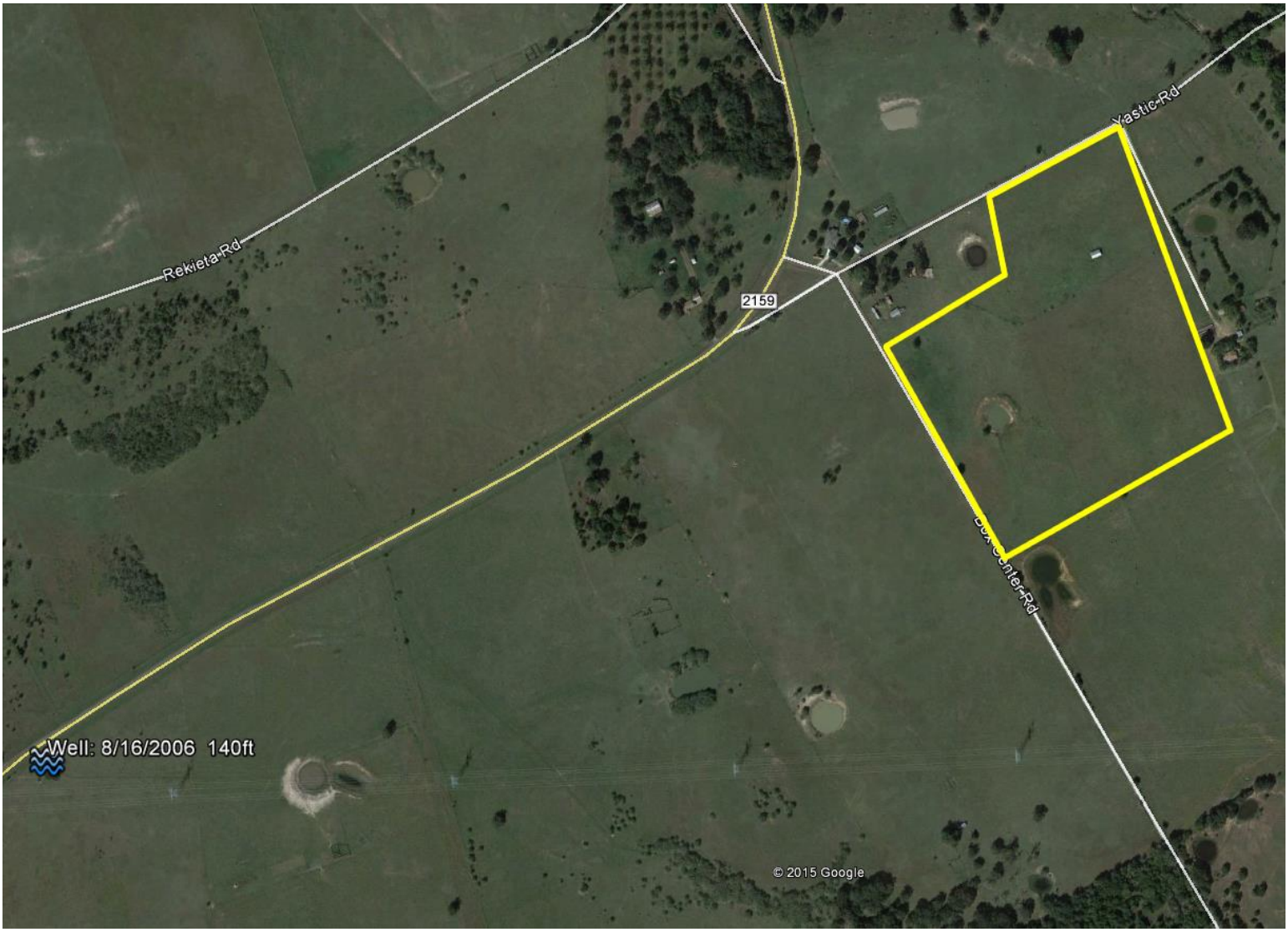
Aerial of Water Well Nearest Property



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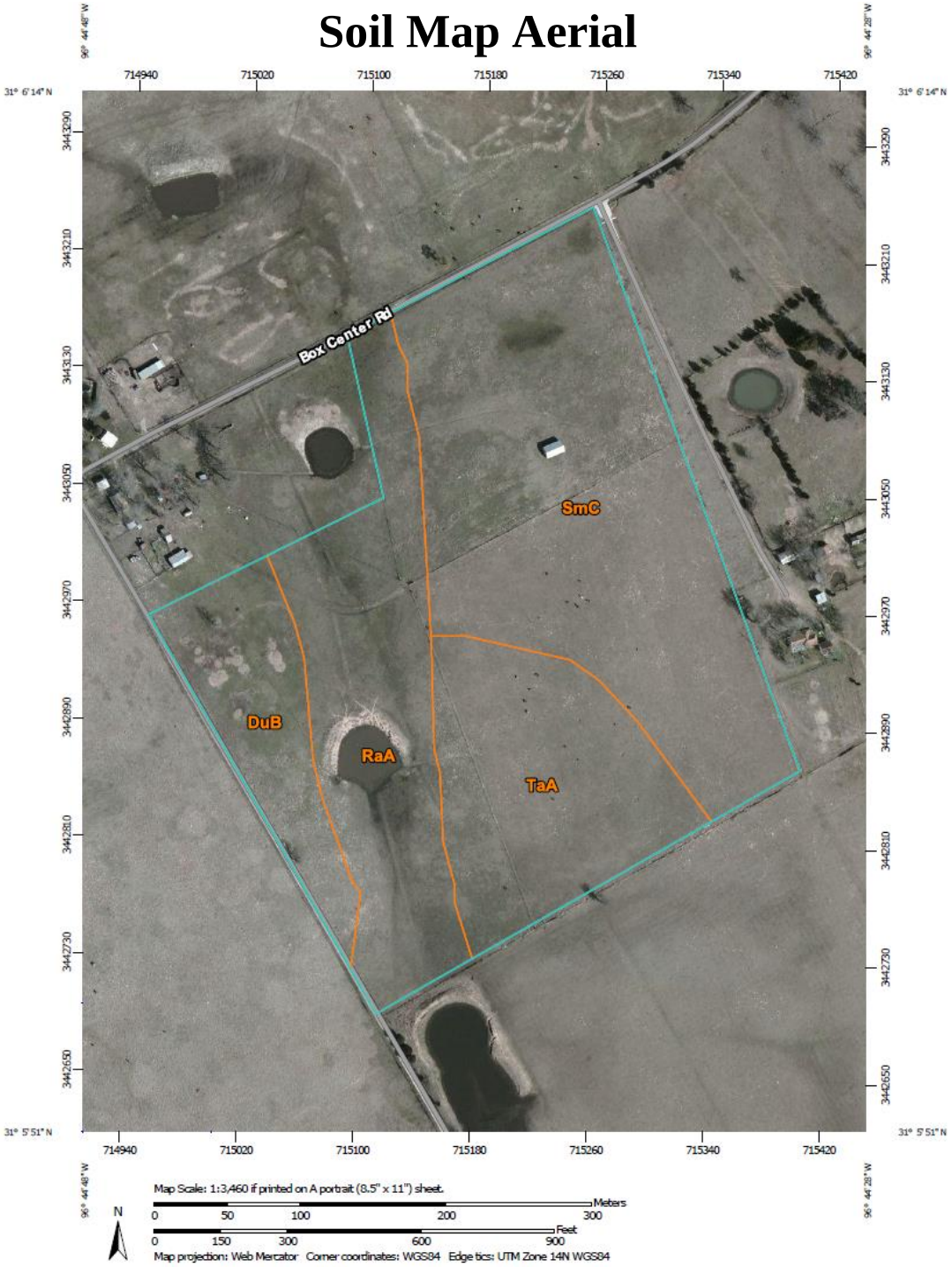
Soil Map Aerial



USDA Natural Resources Conservation Service | Web Soil Survey, National Cooperative Soil Survey | 6/15/2015 Page 1 of 3

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Soil Type Legend

Robertson County, Texas (TX395)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
DuB	Dutek loamy fine sand, 1 to 3 percent slopes	3.7	11.3%
RaA	Rader fine sandy loam, 0 to 2 percent slopes	7.7	23.7%
SmC	Silawa loamy fine sand, 2 to 5 percent slopes	14.7	45.3%
TaA	Tabor fine sandy loam, 0 to 2 percent slopes	6.4	19.7%
Totals for Area of Interest		**32.5**	**100.0%**

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Soil Type - DuB

DuB—Dutek loamy fine sand, 1 to 3 percent slopes

Setting

Landform: Stream terrace
Landscape position: Convex ridges and upper side slopes
Slope: Very gently sloping; convex surfaces
Shape of areas: Elongated or oblong
Size of areas: 20 to 200 acres

Typical Profile

Surface layer:
0 to 7 inches—very pale brown, slightly acid loamy fine sand

Subsurface layer:
7 to 17 inches—light yellowish brown, moderately acid loamy fine sand
17 to 27 inches—very pale brown, slightly acid loamy fine sand

Subsoil:
27 to 51 inches—red, moderately acid sandy clay loam
51 to 58 inches—light red, moderately acid sandy clay loam

Underlying material:
58 to 80 inches—reddish yellow, moderately acid fine sandy loam

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Very low
Permeability of most restrictive layer within a depth of 60 inches: Moderate
Available water capacity: Low
Root zone: Very deep
Natural soil fertility: Low
Shrink-swell potential: Low
Hazard of water erosion: Slight

Composition

Dutek soil and similar inclusions: 85 to 95 percent
Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:
- Bastrop soils on the slightly lower convex ridges
- Silawa soils on similar convex ridges

Contrasting inclusions:
- The somewhat excessively drained Desan soils on the lower footslopes
- The somewhat excessively drained, rapidly permeable Eufaula soils in the lower broad, smooth areas

Use and Management

Major land use: Pasture
Other land uses: Rangeland and cropland

Pasture

Major limitations:
- The low available water capacity limits the growth of improved grasses during periods of drought.
- Seepage is a problem for livestock ponds, and pond construction is not recommended.

Cropland

Major limitations:
- The low available water capacity limits the growth of crops during periods of drought.

Minor limitations:
- When dry, the surface layer is loose and provides poor traction for farm machinery.

Rangeland

Major limitations:
- The low available water capacity limits the growth of native plants during periods of drought.
- The low natural fertility limits the yield potential of native plants.
- Seepage is a problem for livestock ponds, and pond construction is not recommended.

Urban development

Major limitations:
- Because of the sandy soil texture, effluent can seep into ground water when the soil is used for septic tank absorption fields.
- Excavation sidewalls are unstable because of the sandy soil texture.

Minor limitations:
- The risk of corrosion is moderate for uncoated steel and concrete.

Interpretive Groups

Land capability classification (nonirrigated areas): 3s
Ecological site: Sandy
Pasture management group: Sandy Upland

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Soil Type - RaA

RaA—Rader fine sandy loam, 0 to 2 percent slopes

Setting

Landform: Stream terraces and relict Pleistocene terraces on uplands
Landscape position: Footslopes and head of drainageways
Slope: Nearly level; concave or plane surfaces
Shape of areas: Oval or irregular
Size of areas: 20 to 100 acres

Typical Profile

Surface layer:
0 to 8 inches—yellowish brown, slightly acid fine sandy loam

Subsurface layer:
8 to 14 inches—dark yellowish brown, slightly acid fine sandy loam
14 to 21 inches—very pale brown, slightly acid fine sandy loam that has yellowish brown mottles

Subsoil:
21 to 24 inches—light yellowish brown, slightly acid loam that has brownish yellow and reddish yellow mottles coated with very pale brown, slightly acid fine sandy loam
24 to 49 inches—light brownish gray, strongly acid clay loam that has reddish yellow and red mottles
49 to 65 inches—mottled gray, brownish yellow, and red, neutral clay
65 to 80 inches—gray, moderately alkaline clay that has yellowish red mottles

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: A seasonal water table is at a depth of 2 to 4 feet; mainly from December to March
Flooding: None
Runoff: High
Permeability: Very slow
Available water capacity: Moderate
Root zone: Very deep
Natural soil fertility: Moderate
Shrink-swell potential: High
Hazard of water erosion: Moderate

Composition

Rader soil and similar inclusions: 85 to 95 percent
Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:
- Tabor soils and the slowly permeable Robco soils in similar positions in concave or plane areas

Contrasting inclusions:
- The well drained, moderately permeable Gasil soils in the slightly higher positions on side slopes
- Lufkin soils on flats and in slightly concave areas

Use and Management

Major land use: Pasture
Other land uses: Rangeland and cropland (fig. 11)

Pasture

Major limitations:
- The very slow permeability restricts water movement and the root development of improved grasses.

Minor limitations:
- Erosion is a moderate hazard during seedbed preparation for improved grasses.
- The moderate available water capacity limits the growth of improved grasses during periods of drought.

Cropland

Major limitations:
- The very slow permeability restricts water movement and the root development of crops.

Minor limitations:
- Erosion is a moderate hazard when this soil is cultivated.
- The moderate available water capacity limits the growth of crops during periods of drought.

Rangeland

Major limitations:
- The very slow permeability restricts water movement and the root development of native plants.

Minor limitations:
- The moderate available water capacity limits the growth of native plants during periods of drought.
- The moderate natural fertility limits the yield potential of native forage plants.

Urban development

Major limitations:
- The very slow permeability and seasonal wetness can interfere with the proper functioning of septic tank absorption fields.
- The risk of corrosion is high for uncoated steel.

Minor limitations:
- The shrink-swell potential and seasonal wetness are limitations affecting the construction of residential and small commercial buildings.
- The seasonal wetness is a limitation affecting the construction of local roads and streets.

Interpretive Groups

Land capability classification (nonirrigated areas): 2e
Ecological site: Sandy Loam
Pasture management group: Loamy Claypan

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Soil Type - SmC

SmC—Silawa loamy fine sand, 2 to 5 percent slopes

Setting

Landform: Stream terrace
Landscape position: Ridgetops and upper side slopes
Slope: Very gently sloping or gently sloping; convex surfaces
Shape of areas: Elongated or irregular
Size of areas: 20 to 200 acres

Typical Profile

Surface layer:
0 to 6 inches—yellowish brown, moderately acid loamy fine sand

Subsurface layer:
6 to 15 inches—light yellowish brown, strongly acid loamy fine sand

Subsoil:
15 to 57 inches—red, very strongly acid sandy clay loam that has strong brown mottles

Underlying material:
57 to 80 inches—red, very strongly acid fine sandy loam

Soil Properties

Depth: Very deep
Drainage class: Well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Low
Permeability: Moderate
Available water capacity: Moderate
Root zone: Very deep
Natural soil fertility: Low

Shrink-swell potential: Low
Hazard of water erosion: Moderate

Composition

Silawa soil and similar inclusions: 85 to 95 percent
Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:
- Bastrop soils in the slightly lower convex areas on terraces
- Dutek soils in similar areas on ridgetops
- Gasil soils in the slightly higher positions on uplands
- A soil that is similar to the Silawa soil but that has a surface layer of fine sandy loam

Contrasting inclusions:
- The somewhat excessively drained Desan soils in the slightly higher convex areas on terraces
- The somewhat excessively drained, rapidly permeable Eufaula soils in the slightly lower broad, smooth areas

Use and Management

Major land use: Pasture
Other land uses: Rangeland and cropland

Pasture

Major limitations:
- Seepage is a problem for livestock ponds, and pond construction is not recommended.

Minor limitations:
- Water erosion is a moderate hazard during seedbed preparation for improved grasses.
- The moderate available water capacity limits the growth of improved grasses during periods of drought.

Cropland

Major limitations: None
Minor limitations:
- Water erosion is a moderate hazard when this soil is cultivated.
- The moderate available water capacity limits the growth of crops during periods of drought.

Rangeland

Major limitations:
- The low natural fertility limits the yield potential of native plants.
- Seepage is a problem for livestock ponds, and pond construction is not recommended.

Minor limitations:
- The moderate available water capacity limits the growth of native plants during periods of drought.

Urban development

Major limitations: None
Minor limitations:
- The risk of corrosion is moderate for uncoated steel and concrete.

Land capability classification (nonirrigated areas): 3e
Ecological site: Sandy Loam
Pasture management group: Sandy Upland

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Soil Type - TaA

TaA—Tabor fine sandy loam, 0 to 2 percent slopes

Setting

Landform: Stream terrace and relict terraces on uplands
Landscape position: Broad, smooth areas
Slope: Nearly level; plane to slightly concave surfaces
Shape of areas: Elongated to oblong
Size of areas: 20 to 200 acres

Typical Profile

Surface layer:
0 to 4 inches—brown, slightly acid fine sandy loam

Subsurface layer:
4 to 13 inches—light yellowish brown, slightly acid fine sandy loam
13 to 17 inches—pale brown, slightly acid fine sandy loam that has brown mottles

Subsoil:
17 to 28 inches—yellowish brown, strongly acid clay that has red and brownish yellow mottles
28 to 40 inches—light brownish gray, slightly acid clay that has yellowish brown and red mottles
40 to 58 inches—light brownish gray, neutral clay that has brownish yellow mottles
58 to 80 inches—light gray, slightly alkaline clay loam that has strong brown mottles

Soil Properties

Depth: Very deep
Drainage class: Moderately well drained
Water table: None within a depth of 6 feet
Flooding: None
Runoff: Very high
Permeability: Very slow
Available water capacity: Moderate
Root zone: Very deep
Natural soil fertility: Moderate
Shrink-swell potential: High
Hazard of water erosion: Moderate

Composition

Tabor soil and similar inclusions: 85 to 95 percent
Contrasting inclusions: 5 to 15 percent

Inclusions

Similar inclusions:
- Bremond soils and the slowly permeable Chazos soils in the slightly higher positions in convex areas on terraces
- Crockett soils in broad, convex areas on adjacent uplands
- Rader soils in similar positions on terraces

Contrasting inclusions:
- The well drained, moderately permeable Silawa soils in the slightly higher positions in convex areas on terraces
- The Lufkin soils in concave areas on terraces

Use and Management

Major land use: Pasture
Other land uses: Rangeland and cropland (fig. 13)

Pasture

Major limitations:
- The very slow permeability in the subsoil restricts water movement and the root development of improved grasses.

Minor limitations:
- Water erosion is a moderate hazard during seedbed preparation for improved grasses.
- The moderate available water capacity limits the growth of improved grasses during periods of drought.

Cropland

Major limitations:
- The very slow permeability restricts water movement and the root development of crops.

Minor limitations:
- Water erosion is a moderate hazard when this soil is cultivated.
- The moderate available water capacity limits the growth of crops during periods of drought.

Rangeland

Major limitations:
- The very slow permeability restricts water movement and the root development of native plants.

Minor limitations:
- The moderate available water capacity limits the growth of native plants during periods of drought.
- The moderate natural fertility limits the yield potential of native plants.

Urban development

Major limitations:
- The high potential for shrinking and swelling can cause structural damage to residential and small commercial buildings.
- The very slow permeability can interfere with the proper functioning of septic tank absorption fields.
- The shrink-swell potential and low soil strength are limitations affecting the construction of local roads and streets.
- The risk of corrosion is high for uncoated steel and concrete.

Interpretive Groups

Land capability classification (nonirrigated areas): 3e
Ecological site: Sandy Loam
Pasture management group: Loamy Claypan

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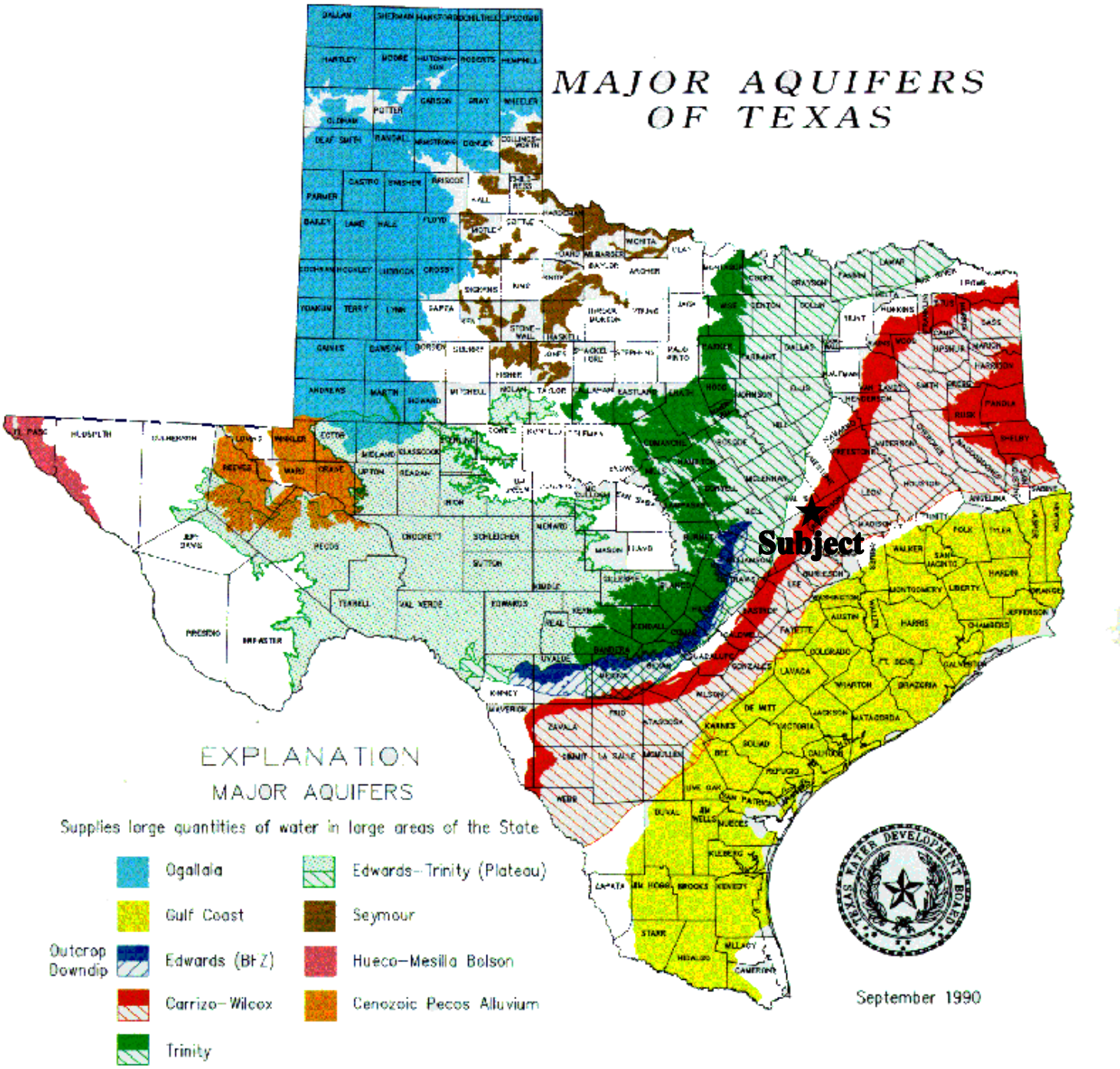
Property Location to Major Aquifers of Texas



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EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

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