

FOR SALE

66 Acres

Pasture and Grazing Land

Mount Calm, Hill County, TX 76673

\$ 250,000

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



Suzanna Collins 254-749-0134 (mobile)

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Property Highlights
66.44 acres, Mt Calm, Hill County, Texas

Acres – 66.44 acres MOL acres according to the Hill County Appraisal District.

Location – St Hwy 31, Mt Calm, Texas. 3/10 mile road frontage on St Hwy 31. The entry is paved blacktop with pipe entrance. There is also a rear pipe entrance on HCR 3266.

Improvements – The property is entirely fenced with newer 5 strand barbed wire. Fence condition is excellent. There are 2 ponds and one active cistern.

Water – Birome Water Supply has one existing water meter. Please refer to the well map located in this brochure which shows information on the nearest water well near the property.

Electricity – Navasota Valley Electric services the area and there is no existing 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. Flood information is available on the report as well.

Minerals – Partial Mineral Reservation.

Topography – The land is mostly flat with mature trees scattered throughout.

Current Use – Privately owned and is used for grazing cattle and horses.

Ground Cover –Coastal Bermuda and native grasses, with mature trees scattered throughout.

Easements – Seller has not provided a survey thus broker does not have knowledge of any easements.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - \$250,000.00 - \$3,750.00 per acre



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Property Pictures



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Property Pictures



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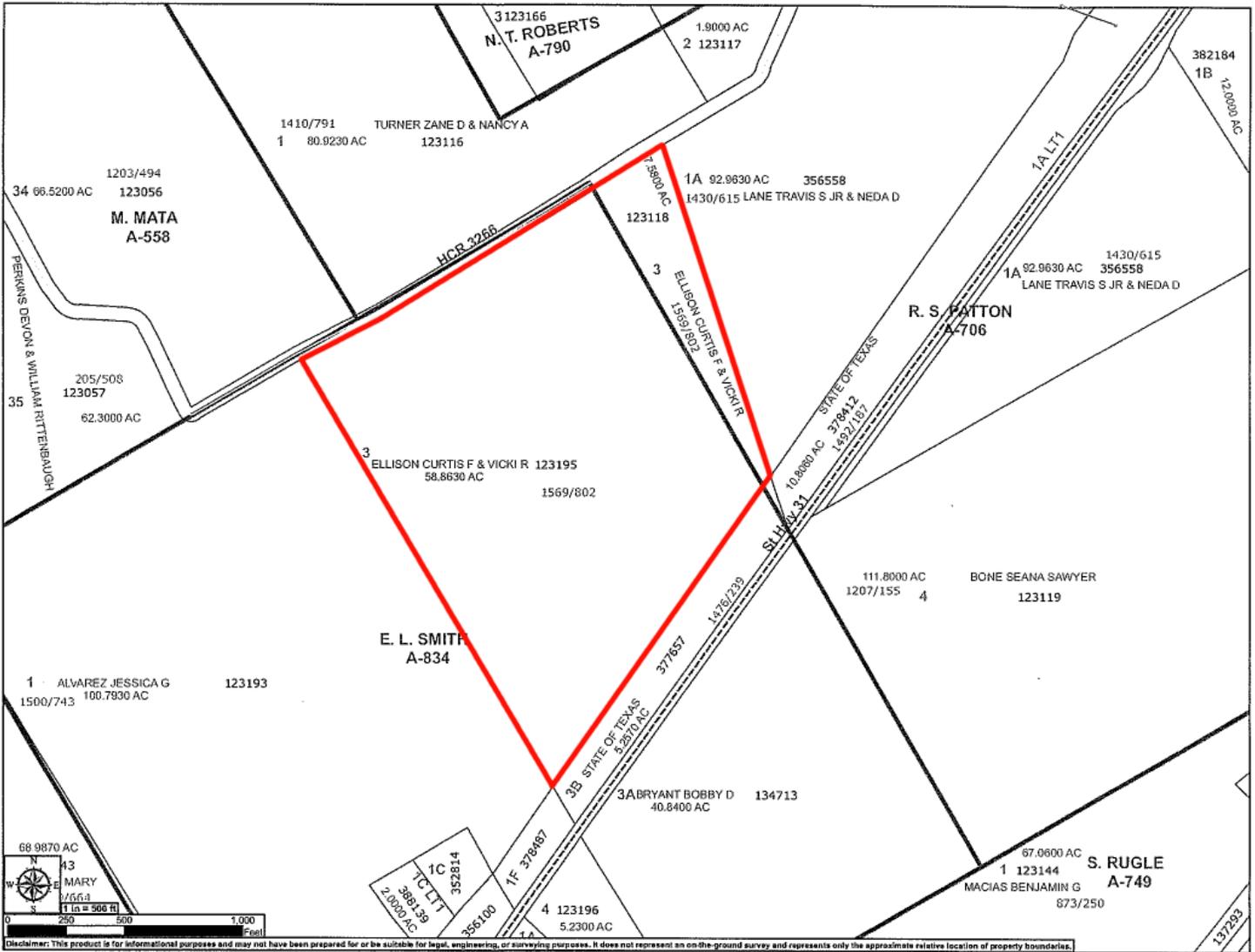
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Property Tax Plat



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Property Aerial View



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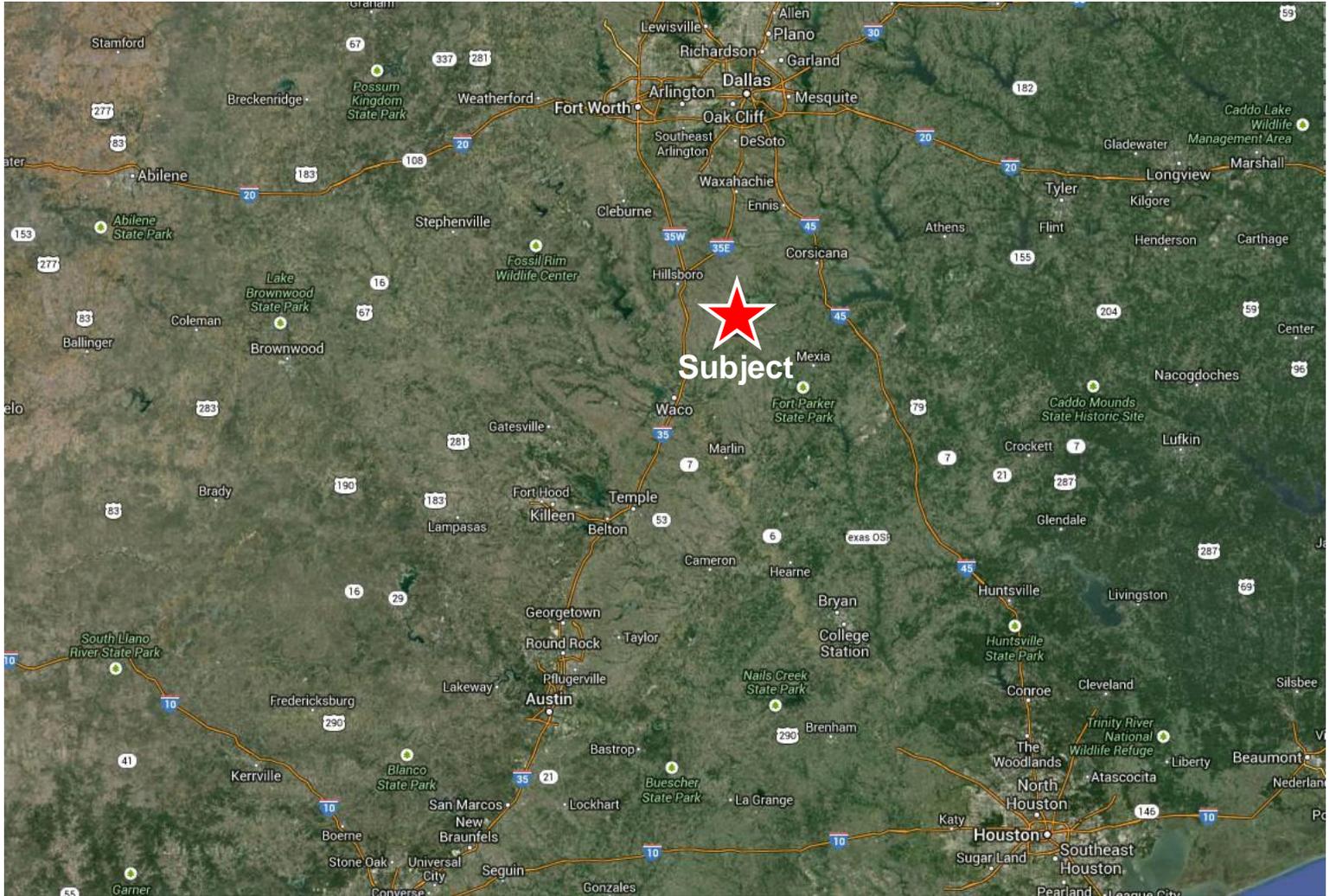
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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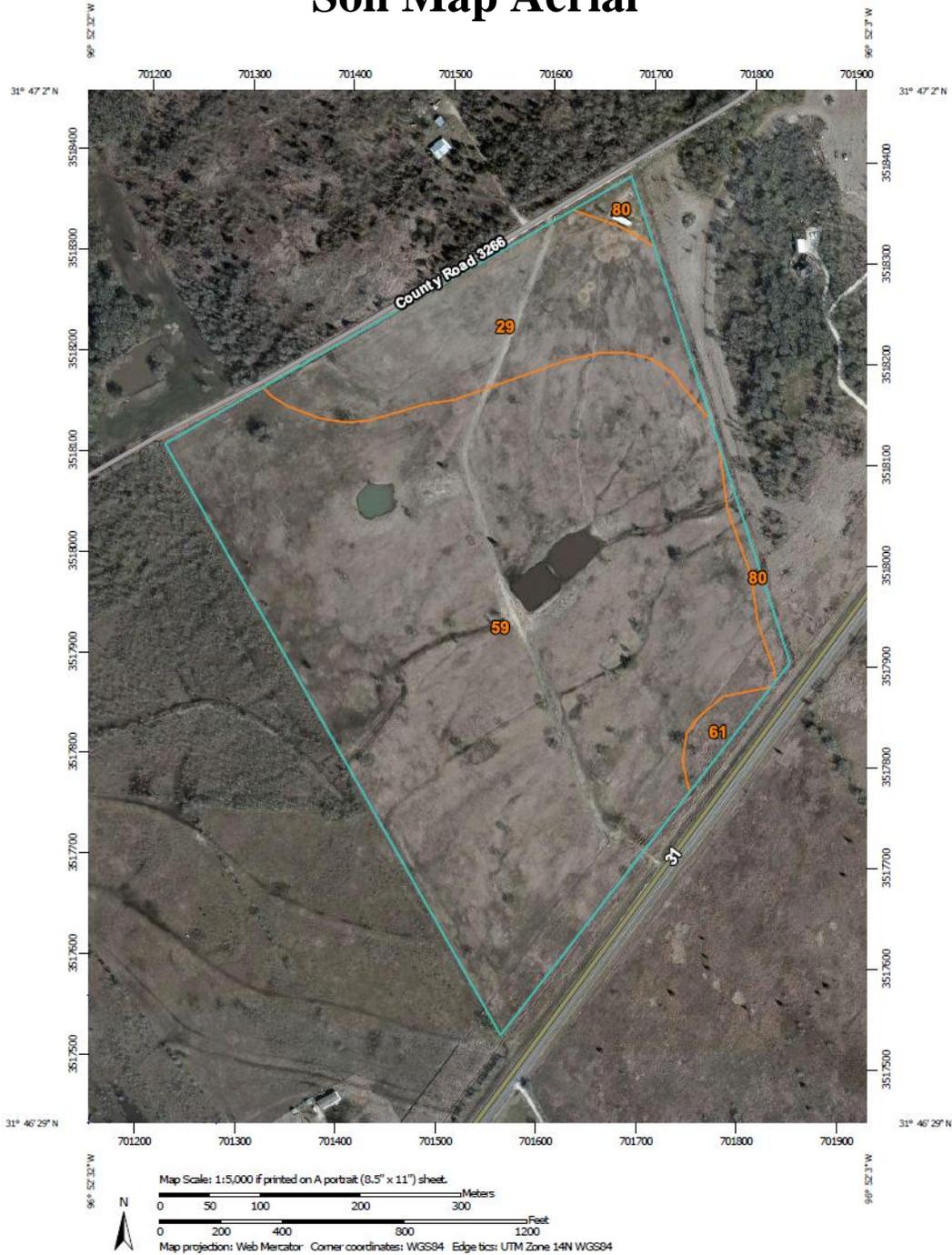
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Soil Map Aerial



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/5/2015
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Soil Type Legend

Hill County, Texas (TX217)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Crockett fine sandy loam, 1 to 3 percent slopes	10.9	15.8%
59	Mabank fine sandy loam, 0 to 2 percent slopes	56.3	81.2%
61	Normangee clay loam, 1 to 3 percent slopes	0.9	1.2%
80	Wilson clay loam, 1 to 3 percent slopes	1.2	1.8%
Totals for Area of Interest		69.4	100.0%



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Soil Type - 29

29—Crockett fine sandy loam, 1 to 3 percent slopes. This deep, gently sloping soil is on uplands. Most areas consist of low ridges and side slopes of ridges and average about 40 acres.

Typically, the surface layer is pale brown, slightly acid fine sandy loam about 7 inches thick. The next layer is coarsely mottled reddish brown, yellowish red, and brown, medium acid clay that extends to a depth of about 19 inches. The next layer is coarsely mottled olive yellow, grayish brown, and reddish yellow, medium acid clay that extends to a depth of about 41 inches. The next lower layer is mottled grayish brown and olive yellow, moderately alkaline clay that extends to a depth of about 60 inches. The underlying layer is mottled gray and yellow, moderately alkaline clay that grades to platy shale below a depth of 70 inches.

This soil is moderately well drained. Runoff is slow. Permeability is very slow, and available water capacity is high. The soil has a deep root zone, but plant roots have difficulty in penetrating the clay subsurface layers. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of less sloping Crockett soils and small areas of Axtell, Wilson, Mabank, and Normangee soils. Included soils make up less than about 10 percent of any mapped area.

This soil has medium potential for most field crops, but the surface tends to become crusted. Crop residue and cover crops are needed to maintain a high level of organic matter and to keep the soil in good tilth. Crops respond well to fertilization. Using a cropping system that includes fertilized sorghum or small grain and returning residue from these crops to the soil helps maintain fertility and improve tilth. Keeping residue on the surface helps control erosion. Terraces, contour farming, and grassed waterways are needed.

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

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. It is poorly suited to septic tank filter fields because of the very slow permeability below the surface layer. The soil has low potential for most recreation uses. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type - 59

59—Mabank fine sandy loam, 0 to 2 percent slopes. This deep, nearly level to gently sloping soil is on uplands. Individual areas average about 35 acres.

Typically, the surface layer is grayish brown, neutral fine sandy loam about 5 inches thick. The next layer is very dark gray, neutral clay to a depth of about 24 inches. The next layer is gray, moderately alkaline clay that has a few brownish yellow mottles and that extends to a depth of about 49 inches. Below this is light olive gray, moderately alkaline clay with coarse mottles of brownish yellow.

This soil is somewhat poorly drained. Runoff is very slow. Permeability is very slow, and available water capacity is high. This soil has a deep root zone, but plants have difficulty extending their roots into the dense, clayey layers. The water erosion hazard is slight.

Included with this soil in mapping are small areas of Axtell, Blum, Burleson, Crockett, Normangee, and Wilson soils. Included soils make up less than about 10 percent of any mapped area.

This soil is dominantly used as cropland. It has medium potential for most field crops. It is level and easy to till, but it needs regular applications of crop residue. Crops respond well to fertilization. Using a cropping system that includes fertilized sorghum or small grain and returning the residue from these crops to the soil help maintain fertility and tilth.

Potential is high for improved pasture grasses and for native range plants. This soil has medium potential for use as wetland wildlife areas. The flatter areas pond water during rainy periods, providing rest and feeding areas for waterfowl. Otherwise, the soil generally has high potential for wildlife habitat.

This soil has low potential for most urban uses. The clayey layers have high shrink-swell potential and low strength. The internal drainage is too slow for septic tank filter fields to function properly. The soil has low potential for most recreation uses. It is too flat and clayey for use during wet periods. These areas pond water for several days following rains. Capability subclass IIIw; Claypan Prairie range site.



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Soil Type - 61

61—Normangee clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on uplands. Individual areas average about 60 acres.

Typically, the surface layer is brown, neutral clay loam about 5 inches thick. The next layer is brown, neutral clay to a depth of about 27 inches. To a depth of about 60 inches is brown, dark brown, and yellowish brown, moderately alkaline clay with mottles of olive and yellow in the lower part. Below this is coarsely mottled light yellowish brown, yellow, and brownish yellow, moderately alkaline clay.

This soil is moderately well drained. Runoff is medium. Permeability is very slow, and available water capacity is high. The soil has a deep root zone, but plant roots have difficulty penetrating the dense, clayey layers. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Axtell, Crockett, Heiden, and Wilson soils and small areas of less sloping and more sloping Normangee soils. Included soils make up less than about 10 percent of any mapped area.

This soil is dominantly cropland, and it has medium potential as cropland. With good management, crops produce average yields. 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. Keeping residue on the surface helps control erosion. Terraces, contour farming, and grassed waterways are needed.

Potential is high for improved pastures. Grasses yield well when fertilized. Potential is medium for native range plants and for wildlife habitat.

This soil has low potential for most urban uses. It has high shrink-swell potential and low strength. It is too clayey for use as sanitary landfills. The internal drainage is too slow for septic tank filter fields to function properly. Potential is low for recreation uses. The soil is too clayey for use when wet and becomes very hard when dry. Capability subclass IIIe; Claypan Prairie range site.



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Soil Type - 80

80—Wilson clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on uplands and old stream terraces. Individual areas average about 30 acres.

Typically, the surface layer is dark gray, mildly alkaline clay loam about 7 inches thick. The next layer is very dark gray, mildly alkaline clay to a depth of 22 inches. The next layer, between depths of 22 and 42 inches, is very dark gray, neutral clay. The next layer is olive gray and dark gray, moderately alkaline clay to a depth of 57 inches. Below this is coarsely mottled light olive brown, yellow, and dark grayish brown, moderately alkaline clay.

This soil is somewhat poorly drained. Runoff is slow. Permeability is very slow, and available water capacity is high. This soil has a deep root zone, but plant roots have difficulty penetrating the dense layers below the surface layer. The water erosion hazard is moderate.

Included with this soil in mapping are small areas of Burlison, Crockett, Heiden, Houston Black, Mabank, and Normangee soils and small areas of less sloping Wilson soils. Included soils make up less than about 10 percent of any mapped area.

This soil is used mainly as cropland. Most areas are used for the cash crops cotton and grain sorghum. The soil has medium potential as cropland. Crops yield well under good management. They respond well to fertilization. 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. Keeping residue on the surface helps control erosion. Terraces, contour farming, and grassed waterways are needed.

Potential is high for improved pasture. Grasses grow well and respond readily to fertilization and good management. Potential for native range plants is medium and for wildlife habitat potential 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 properly. This soil is well suited as sewage lagoon sites. This soil has low potential for recreation use. It is too clayey for use when wet. Capability subclass IIIe; Claypan Prairie range site.



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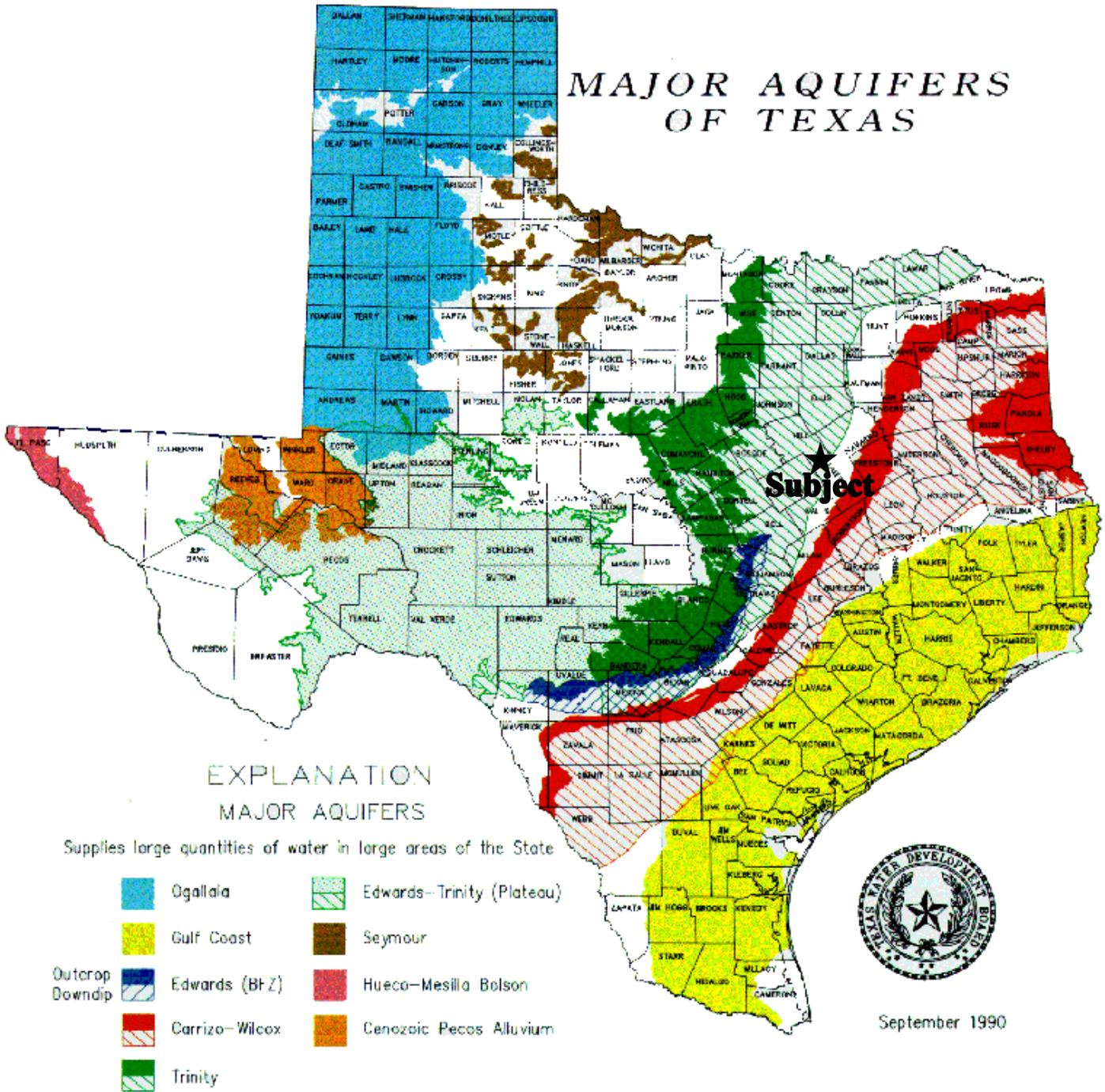
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Property Location to Major Aquifers of Texas



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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>)

(TAR-2501) 10-10-11

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Robert Dube

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