

FOR SALE

159.65 Acres

Cattle, Farming & Recreational Land

Hamilton, Hamilton County, TX 76531

\$734,390

For slide show and investment offering go to: www.texasfarmandranchrealty.com



Bob Dube (Broker)

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A DBA of Dube's Commercial, Inc. TREC# 484723

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Property Highlights

Location – From the intersection of Hwy 36 and Hwy 281 in Hamilton travel South on Hwy 281 for approximately .6 miles. Turn left onto Baker St. which becomes Farm Rd 932 and go 1.1 miles. Continue straight onto FM 1241 and go 3.7 miles. Go left onto CR 406 and go 1.4 miles. Turn right onto CR 404 and go .5 miles. Turn left onto CR 409 and go .8 miles The Property will be on the left. Located approximately 1 hour 15 minutes from Waco and Temple, approximately 1 hour 40 minutes from Fort Worth, Texas, 1 hour 40 minutes from Austin and 3.5 hours from Houston. Latitude 31.618116, Longitude -98.081956

Acres – 159.65 acres MOL to be carved out of an original 195.65 acres. See enclosed

Features – The property is situated on 159.65 acres of breathtaking hill country views. The land use is cattle, farming and recreation. There are two nice stock ponds on the property that have native fish. The property is fenced and cross fenced and in good condition. The property has several antique barns, outhouses, working pens and windmill.

Water – There are two stock tanks on the property. Water is available via drilling a water well or rain harvest system.

Electricity – Hamilton County Electric Coop services the area and electricity can be brought 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 and flooding information if applicable.

Minerals – Seller reserves all owned minerals.

Topography – The land is a combination of gently rolling hills and flat land areas with beautiful hill country views.

Current Use – Privately owned and is used for cattle, crops and recreation.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for electricity and pipeline.

Restrictions – The property has restrictive covenants. See enclosed

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

Owner Financing – Financing offered at 30% down, 6.0% interest and Buyer's choice of a 10 year or 15 year amortized payout. Loan closed to prepayment.

Presented At - \$734,390 - \$4,600 an acre – Seller financing available

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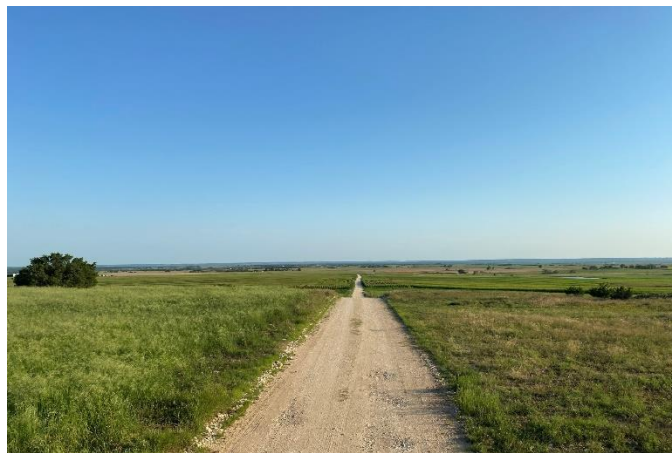


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Property Pictures



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Property Aerial View



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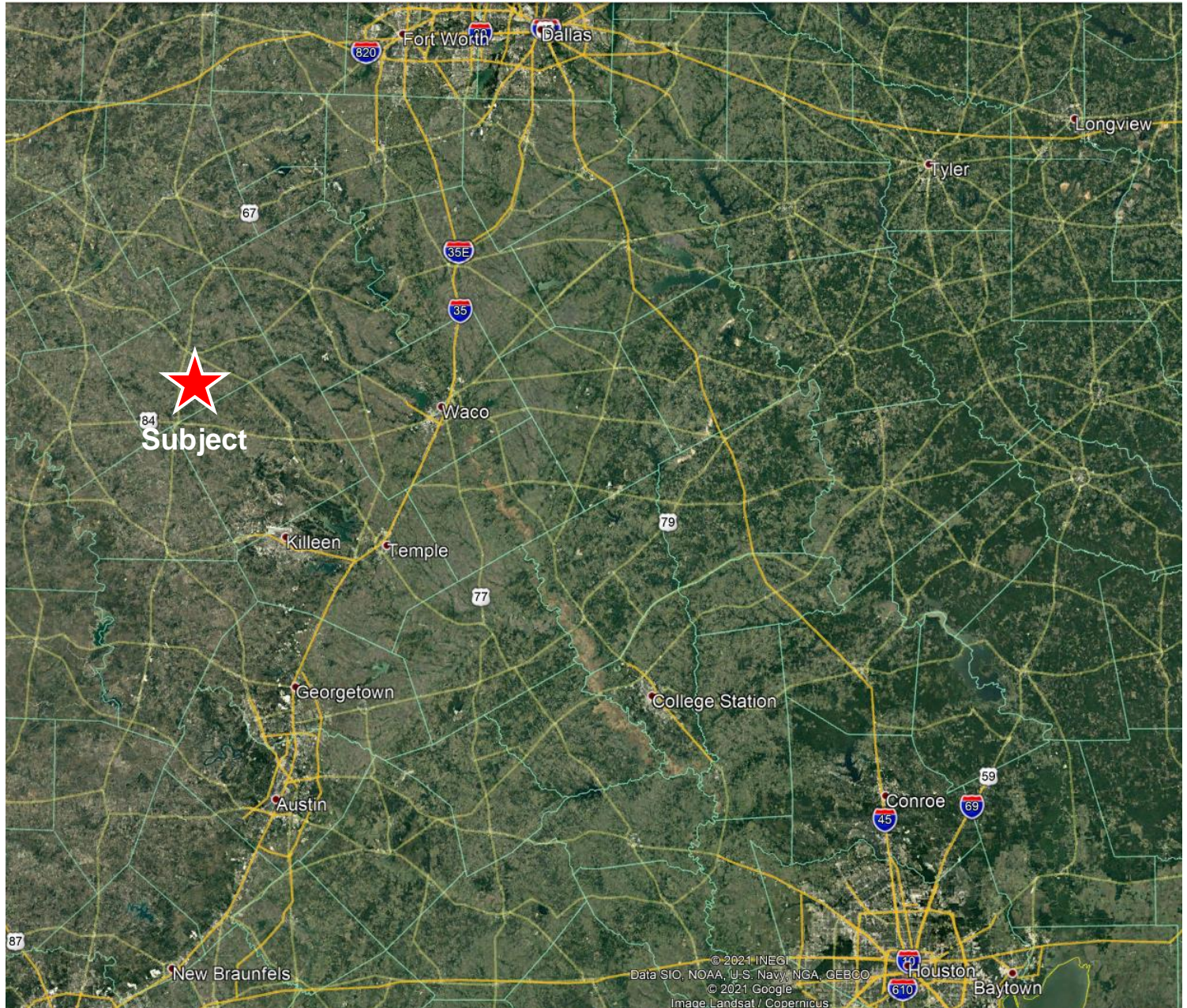
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Property Location Relative to DFW, Austin and Houston



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Aerial of Water Well Nearest Property



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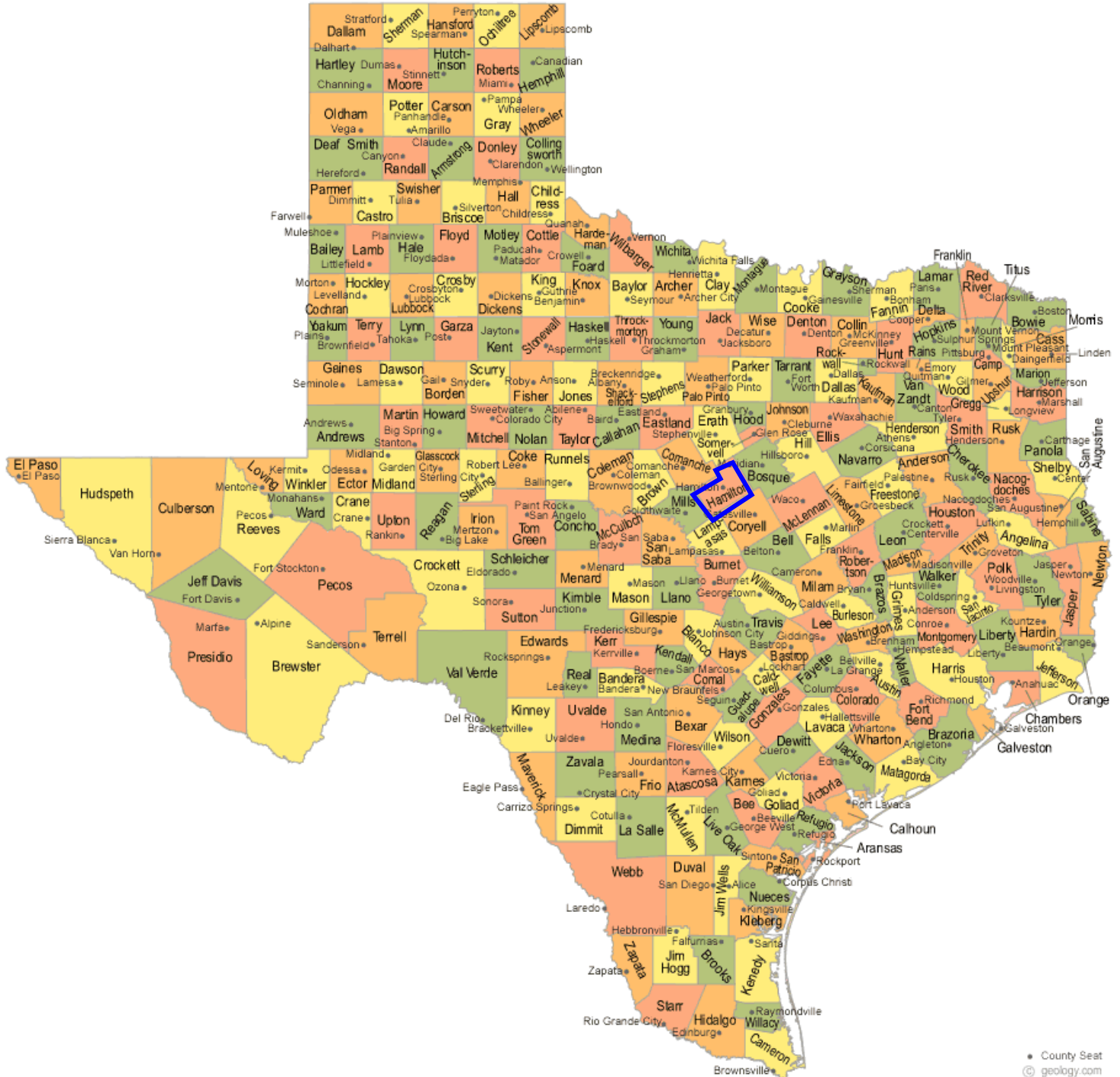
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Location of Hamilton County



• County Seat
© geology.com



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Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtC	Brackett gravelly clay loam, 1 to 5 percent slopes	14.4	9.0%
BxD	Brackett-Malotierre complex, 2 to 12 percent slopes	6.1	3.8%
ChB	Cho gravelly clay loam, 1 to 3 percent slopes	13.3	8.3%
LpB	Lampasas gravelly clay, 1 to 3 percent slopes	13.1	8.2%
PkB	Pidcoke gravelly clay loam, 1 to 3 percent slopes	37.3	23.4%
SsB	Slidell clay, 1 to 3 percent slopes	3.7	2.3%
ToC	Topsey clay loam, 1 to 5 percent slopes	71.5	44.9%
Totals for Area of Interest		159.4	100.0%



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Soil Type – BtC

BtC—Brackett gravelly clay loam, 1 to 5 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 10 to 100 acres

Composition

Brackett and similar soils: 80 percent
Contrasting inclusions: 20 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Bolar, Eckrant, Krum, Pidcoke, and Topsey soils. The Bolar and Topsey soils are on similar positions. The Eckrant and Pidcoke soils are on higher positions. The Krum soils are on lower positions.

Soil Description

Position on landform: Backslope on ridge
Parent material: Loamy residuum weathered from shale and siltstone

Typical Profile

Surface layer:
0 to 6 inches—moderately alkaline, grayish brown gravelly clay loam

Subsoil:
6 to 16 inches—moderately alkaline, pale yellow loam

Underlying material:
16 to 60 inches—moderately alkaline, yellow marl that has a silty clay texture

Soil Properties and Qualities

Slope: 1 to 5 percent
Depth to restrictive feature: Very deep (60 to 80 inches)
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderate
Surface runoff: Medium
Shrink-swell potential: Low
Available water capacity: Mainly 7.6 inches or moderate
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland, Cropland
Other land uses: Pasture, Hayland, Wildlife Habitat, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is a tall grass savannah with scattered motts of live oak and Texas oak trees.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitations are the moderate hazard of water erosion and the moderate available water capacity.

Subsoil:
6 to 16 inches—moderately alkaline, pale yellow loam

Underlying material:
16 to 60 inches—moderately alkaline, yellow marl that has a silty clay texture

Soil Properties and Qualities

Slope: 1 to 5 percent
Depth to restrictive feature: Very deep (60 to 80 inches)
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderate
Surface runoff: Medium
Shrink-swell potential: Low
Available water capacity: Mainly 7.6 inches or moderate
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland, Cropland
Other land uses: Pasture, Hayland, Wildlife Habitat, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is a tall grass savannah with scattered motts of live oak and Texas oak trees.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitations are the moderate hazard of water erosion and the moderate available water capacity.

Wildlife Habitat

This soil provides habitat for deer, dove, and quail.

Major limitations:
There are no major limitations that affect this soil for this use.

Urban and Recreation

Major limitations:
The major limitations are seepage, low strength, the moderate permeability, small stones on the surface, and corrosivity to uncoated steel.

Minor limitations:
The minor limitations are small stones on the surface and slope that limit some recreational uses.

Interpretive Groups

Land capability class: 4e
Ecological site: Adobe



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Soil Type – BxD

BxD—Brackett-Maloterre complex, 2 to 12 percent slopes

Soil Properties and Qualities

Setting

Landscape: Hills
Shape: Irregular
Size: 20 to 650 acres

Composition

Brackett and similar soils: 60 percent
Maloterre and similar soils: 30 percent
Contrasting inclusions: 10 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Cho, Cranfill, Krum, Pidcoke, and Topsey soils. The Cho and Pidcoke soils are on positions similar to those of Maloterre. The Cranfill and Topsey soils are on positions similar to those of Brackett. The Krum soils are on lower positions, in drainageways.

Soil Description—Brackett

Position on landform: Backslope on ridge
Parent material: Loamy residuum weathered from shale and siltstone

Typical Profile

Surface layer:
0 to 5 inches—moderately alkaline, brown gravelly clay loam
Subsoil:
5 to 22 inches—moderately alkaline, light yellowish brown clay loam
Underlying material:
22 to 60 inches—moderately alkaline, brownish yellow, yellowish brown, and gray stratified marl and silty clay loam

Soil Properties and Qualities

Slope: 2 to 12 percent
Depth to restrictive feature: Very deep (60 to 80 inches)
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderate
Surface runoff: 2 to 5 percent slopes—low; 5 to 12 percent slopes—medium
Shrink-swell potential: Low
Available water capacity: Mainly 7.7 inches or moderate
Water erosion hazard: Severe
Wind erosion hazard: Slight

Soil Description—Maloterre

Position on landform: Summit or shoulder on low ridge
Parent material: Loamy residuum weathered from limestone

Typical Profile

Surface layer:
0 to 5 inches—moderately alkaline, brown gravelly clay loam
Underlying material:
5 to 7 inches—indurated limestone bedrock

Slope: 2 to 12 percent
Depth to restrictive feature: Very shallow (3 to 10 inches) to bedrock; lithic
Drainage class: Somewhat excessively drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderate
Surface runoff: Very high
Shrink-swell potential: Low
Available water capacity: Mainly 0.8 inch or very low
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland
Other land uses: Wildlife Habitat, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is a tall and short grass savannah with scattered motts of live oak trees.

Major limitations:
The major limitation is the very shallow depth to bedrock and the severe hazard of erosion of the Brackett soils.

Wildlife Habitat

This complex provides little habitat for wildlife because of the lack of vegetative cover and food.

Major limitations:
The major limitation is the severe hazard of erosion of the Brackett soils.

Urban and Recreation

Major limitations:
The major limitations for this use are the very shallow and shallow depth to bedrock, low strength, slope, small stones on the surface, and the high corrosivity to uncoated steel.

Interpretive Groups

Land capability class: Brackett—7s, Maloterre—7s
Ecological site: Brackett—Adobe, Maloterre—Very Shallow



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Soil Type – ChB

ChB—Cho gravelly clay loam, 1 to 3 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 10 to 450 acres

Composition

Cho and similar soils: 80 percent
Contrasting inclusions: 20 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Brackett and Topsey soils. The Brackett and Topsey soils are on lower positions. Also included are soils underlain by indurated limestone and deeper soils where the caliche layer was destroyed through plowing practices.

Soil Description

Position on landform: Summit or shoulder on low ridge
Parent material: Loamy residuum weathered from limestone of Cretaceous age

Typical Profile

Surface layer:
0 to 14 inches—moderately alkaline, dark grayish brown gravelly clay loam
Subsoil:
14 to 19 inches—moderately alkaline, pinkish white indurated caliche
Underlying material:
19 to 62 inches—moderately alkaline, pink gravelly loam

Soil Properties and Qualities

Slope: 1 to 3 percent
Depth to restrictive feature: Very shallow and shallow (7 to 20 inches) to petrocalcic layer
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderate in upper 14 inches, very slow in caliche layer
Surface runoff: High
Shrink-swell potential: Low
Available water capacity: Mainly 1.4 inches or very low
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland
Other land uses: Pasture, Hayland, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is a mid and short grass savannah.

Major limitations:

There are no major limitations that affect this soil for this use.

Minor limitations:

The minor limitation is the moderate hazard of water erosion.

Pasture and Hayland

The main grasses grown are kleingrass and Old World bluestem.

Major limitations:

The major limitations are the very low available water capacity and shallow rooting depth.

Minor limitations:

The minor limitation is the moderate hazard of water erosion.

Urban and Recreation

Major limitations:

The major limitations that affect this use are the very shallow and shallow depth to a cemented pan and corrosivity to uncoated steel.

Minor limitations:

Small stones on the surface limit some recreational uses.

Interpretive Groups

Land capability class: 4s

Ecological site: Shallow



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Soil Type – LpB

LpB—Lampasas gravelly clay, 1 to 3 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 24 to 400 acres

Composition

Lampasas and similar soils: 80 percent
Contrasting inclusions: 20 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Brackett, Cho, Eckrant, Nuff, Pidcoke, and Real soils. The Cho, Eckrant, Pidcoke, and Real soils are on positions similar to those of the Lampasas soil. The Brackett and Nuff soils are on lower positions.

Soil Description

Position on landform: Summit on ridge
Parent material: Clayey residuum weathered from limestone

Typical Profile

Surface layer:
0 to 3 inches—neutral, dark grayish brown gravelly clay
Subsurface layer:
3 to 11 inches—neutral, dark grayish brown very gravelly clay
Underlying material:
11 to 60 inches—fragmental white limestone or claystone

Soil Properties and Qualities

Slope: 1 to 3 percent
Depth to restrictive feature: Very shallow and shallow (9 to 20 inches) to fragmental limestone
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None

Permeability: Moderately slow
Surface runoff: Medium
Shrink-swell potential: Moderate
Available water capacity: Mainly 1.4 inches or very low
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland
Other land uses: Wildlife Habitat, Recreation

Management Concerns

Rangeland

The climax plant community is a mid and tall grass prairie with scattered live oak trees.

Major limitations:

The major limitation is the very low available water capacity.

Minor limitations:

The minor limitation is the moderate hazard of water erosion.

Wildlife Habitat

This soil provides habitat for quail, dove, and deer.

Major limitations:

There are no major limitations that affect this soil for this use.

Urban and Recreation

Septic systems must be specially constructed in raised beds or large fields, so effluent will not seep downslope through underlying material into the underground water. The underlying material is valued for use as roadfill, for it is easily excavated and crushed by machinery.

Major limitations:

The major limitations are the very low available water capacity, and the very shallow and shallow depth to fragmental limestone bedrock. Small stones on the surface and very shallow and shallow depth to limestone bedrock limit most recreational uses.

Minor limitations:

The minor limitations are seepage and the moderate shrink-swell potential

Interpretive Groups

Land capability class: 6s
Ecological site: Shallow



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Soil Type – PkB

PkB—Pidcoke gravelly clay loam, 1 to 3 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 20 to 100 acres

Composition

Pidcoke and similar soils: 80 percent
Contrasting inclusions: 20 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Brackett, Cho, Nuff, Oglesby, and Topsey soils. Cho and Oglesby soils are on positions similar to those of the Pidcoke soil. Brackett, Nuff, and Topsey soils are on lower positions.

Soil Description

Position on landform: Shoulder on low ridge
Parent material: Loamy residuum weathered from fossiliferous limestone of Cretaceous age in the Walnut Formation

Typical Profile

Surface layer:
0 to 11 inches—moderately alkaline, dark grayish brown gravelly clay loam

Subsoil:
11 to 18 inches—moderately alkaline, dark brown gravelly clay loam

Underlying material:
18 to 24 inches—indurated, fossiliferous limestone

Soil Properties and Qualities

Slope: 1 to 3 percent
Depth to restrictive feature: Shallow (10 to 20 inches) to limestone bedrock; lithic
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderately slow
Surface runoff: High
Shrink-swell potential: Moderate
Available water capacity: Mainly 1.9 inches or very low
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland, Cropland
Other land uses: Pasture, Hayland, Wildlife Habitat, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is open grassland with scattered motts of live oak trees.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the very low available water capacity and the moderate hazard of water erosion.

Cropland

The main crops grown are small grains and forage sorghum.

Major limitations:
The major limitations are the shallow rooting depth and the very low available water capacity.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Pasture and Hayland

The main grasses grown are coastal bermudagrass, kleingrass, and Old World bluestem.

Major limitations:
The major limitations are the shallow rooting depth and the very low available water capacity.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Wildlife Habitat

This soil provides poor habitat for quail and dove because of the lack of cover and food.

Major limitations:
The major limitations are the shallow rooting depth and the very low available water capacity.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Urban and Recreation

This soil is poorly suited to urban uses.

Major limitations:
The major limitations are the shallow depth to bedrock and small stones on the surface. Excavations are difficult in the hard rock.

Minor limitations:
The minor limitation is the corrosivity to uncoated steel.

Interpretive Groups

Land capability class: 4s
Ecological site: Shallow



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Soil Type – SsB

SsB—Slidell silty clay, 1 to 3 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 20 to 100 acres

Composition

Slidell and similar soils: 85 percent
Contrasting inclusions: 15 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Denton, Krum, San Saba, and Topsey soils. The Denton and Topsey soils are on higher landscape positions. The Krum and San Saba soils are on positions similar to those of the Slidell soil.

Soil Description

Position on landform: Toe slope on ridge
Parent material: Clayey slope alluvium

Typical Profile

Surface layer:
0 to 8 inches—moderately alkaline, very dark gray silty clay
Subsurface layer:
8 to 24 inches—moderately alkaline, very dark gray silty clay
Subsoil:
24 to 33 inches—moderately alkaline, dark gray silty clay
33 to 65 inches—moderately alkaline, grayish brown silty clay
65 to 80 inches—moderately alkaline, grayish brown silty clay

Soil Properties and Qualities

Slope: 1 to 3 percent
Depth to restrictive feature: Very deep (60 to 80 inches)
Drainage class: Moderately well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Very slow
Surface runoff: Very high
Shrink-swell potential: High
Available water capacity: Mainly 10.0 inches or high
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland, Cropland
Other land uses: Pasture, Hayland, Wildlife Habitat, Urban, Recreation

Rangeland

The climax plant community is a tall grass prairie.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Cropland

The main crops grown are small grains and forage and grain sorghums.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Pasture and Hayland

The main grasses grown are coastal bermudagrass and kleingrass (fig. 8).

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Wildlife Habitat

This soil provides habitat for dove and quail.

Major limitations:
There are no major limitations that affect this soil for this use.

Urban and Recreation

Major limitations:
The major limitations are the high shrink-swell potential, low strength, sloughing of excavated pit walls, and the very slow permeability. The clayey surface and very slow permeability limit some recreational uses.

Minor limitations:
The minor limitation is the corrosivity to uncoated steel.

Interpretive Groups

Land capability class: 2e
Ecological site: Blackland



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Soil Type – ToC

ToC—Topsey clay loam, 1 to 5 percent slopes

Setting

Landscape: Hills
Shape: Irregular
Size: 10 to 80 acres

Composition

Topsey and similar soils: 80 percent
Contrasting inclusions: 20 percent

Contrasting Inclusions

Contrasting inclusions in this map unit are the Brackett, Cho, Krum, Pidcoke, and Slidell soils. The Brackett, Cho, and Pidcoke soils are on higher positions. The Krum and Slidell soils are on lower positions. Slidell soils are adjacent to drainageways.

Soil Description

Position on landform: Backslope on ridge
Parent material: Loamy residuum weathered from shale and siltstone

Typical Profile

Surface layer:
0 to 6 inches—moderately alkaline, dark grayish brown clay loam

Subsurface layer:
6 to 12 inches—moderately alkaline, dark brown clay loam

Subsoil:
12 to 18 inches—moderately alkaline, light olive brown clay loam
18 to 32 inches—moderately alkaline, light olive brown clay loam

Underlying material:
32 to 62 inches—moderately alkaline, pale yellow marl and gray shale that has silty clay loam texture

Soil Properties and Qualities

Slope: 1 to 5 percent
Depth to restrictive feature: Very deep (60 to 80 inches)
Drainage class: Well drained
Water table: None within a depth of 60 inches
Flooding: None
Permeability: Moderately slow
Surface runoff: Low
Shrink-swell potential: Moderate
Available water capacity: Mainly 8.3 inches or moderate
Water erosion hazard: Moderate
Wind erosion hazard: Slight

Land Uses

Major land uses: Rangeland, Cropland
Other land uses: Pasture, Hayland, Wildlife Habitat, Urban, Recreation

Management Concerns

Rangeland

The climax plant community is a mid and tall grass prairie with scattered live oak trees.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Cropland

The main crops grown are small grains and forage and grain sorghums.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Pasture and Hayland

The main grasses grown are coastal bermudagrass, kleingrass, and Old World bluestem.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion.

Wildlife Habitat

This soil provides habitat for quail and dove.

Major limitations:
There are no major limitations that affect this soil for this use.

Minor limitations:
The minor limitation is the moderate hazard of water erosion. The lack of cover is a limitation for deer.

Urban and Recreation

Major limitations:
The major limitation is low strength.

Minor limitations:
The minor limitations are the moderate shrink-swell potential, the corrosivity to uncoated steel, seepage, and slope.



Bob Dube (Broker)

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159.65 Acres – Cattle, Farming & Recreational

Hamilton, Hamilton County, TX 76531

Maples & Associates
2215 E. Lawrence, Ste. 200
P.O. Box 1402
Tulsa, Oklahoma 74101-1402
Phone: (918) 438-7900
Fax: (918) 438-7901
Cell: (918) 438-4040

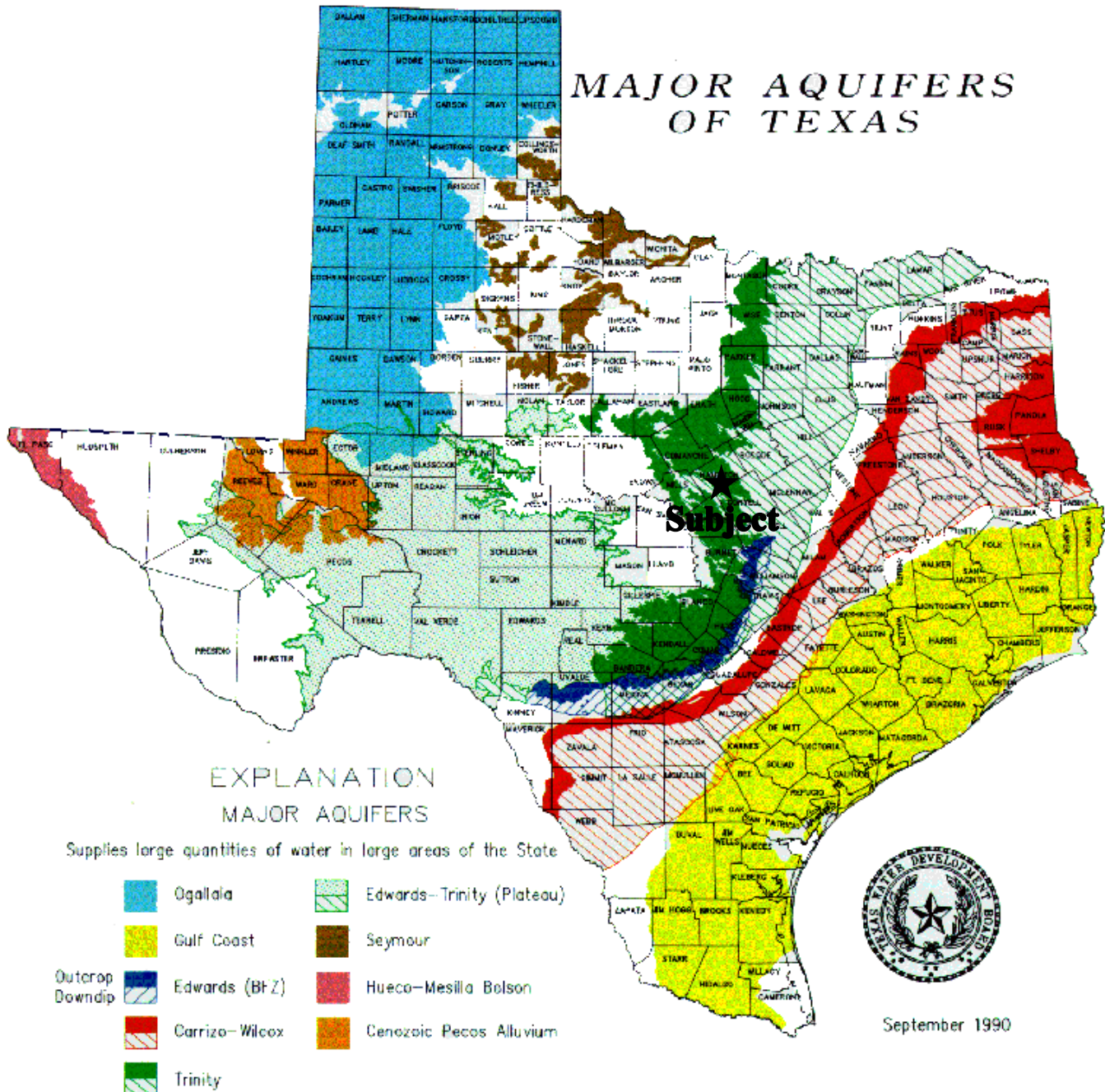
Boundary Survey Map
V.L. 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888,



FOR
SALE

159.65 Acres – Cattle, Farming & Recreational
Hamilton, Hamilton County, TX 76531

Property Location to Major Aquifers of Texas



TEXAS
FARM & RANCH REALTY

—“Stewards of Land”—
A DBA of Dube’s Commercial, Inc. TREC# 484723

Bob Dube (Broker)

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**159.65 Acres – Cattle, Farming & Recreational
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Topo Map



**FOR
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159.65 Acres – Cattle, Farming & Recreational Hamilton, Hamilton County, TX 76531

RESTRICTIVE COVENANTS

Neither the Property nor any part thereof shall be used:

- (a) for a junk yard;
- (b) as a commercial poultry, dairy, goat, or hog farm;
- (c) for a confined commercial feed lot or confined commercial stock yard;
- (d) for storage of hazardous materials, substances or wastes;
- (e) for the excavation, mining or removal of rock, limestone, or gravel; however, any such material as may be removed in the normal operation of a crop farm shall be allowed.

1. No manufactured home, modular home, mobile home, recreational vehicle, or house trailer may be placed on the Property or any part thereof.
2. Neither the Property nor any part thereof shall be used to conduct any business or commercial activity to which the general public is invited.
3. The Property shall not be used in violation of any federal, state, local laws, regulations, or ordinances. This includes laws, regulations and ordinances pertaining to public health, health and safety, worker health and safety, pollution, protection of the environment and hazardous materials, substances and wastes. With regard to hazardous materials, substances or wastes this restriction encompasses laws, regulations and ordinances that relate to the presence, use, production, generation, handling, transportation, treatment, storage, disposal, distribution, labeling, testing, processing, discharge, release, threatened release, control, or cleanup of any such hazardous materials, substances, or wastes.
4. Any residential home constructed on the Property shall be not less than 2,500 square feet in enclosed area and such home must contain at least 3 bedrooms and 2 full baths.
5. Barns may be constructed on the Property provided the barns are built of metal framing and have siding of either 100% metal, rock or brick, less allowances for windows and doors.



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Dube's Commercial, Inc.	484723	bob@texasfarmandranchrealty.com	254-803-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert T. Dube	365515	bob@texasfarmandranchrealty.com	254-803-5263
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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