FOR SALE

Lake Front Home

With 154 Acres MOL

Pasture & Recreational Land

Gatesville, Bell & Coryell County, TX 76528

$1,385,000

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

Amy Huffman (Sale Associate) 254-716-7844 (mobile) 254-803-5263 (LAND)

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Property Highlights

Location –10780 Flint Creek Road Gatesville, Bell/ Coryell County, TX. From Temple at the intersection of I-35 and Airport Road/ Hwy 36 travel west for 16 miles. Turn left onto The Grove Road and follow the directional signs. After 1.7 miles turn right onto Flint Creek Road. The property entrance is on your right after half a mile. Look for the Texas Farm and Ranch Realty Sign. Located just 30 minutes from Temple, 1 hour from Waco, approximately 1.5 hours from Austin, Texas, 2 hours from Fort Worth and 3 hours from Houston.

Acres – 154.805 Acres according to the survey performed on September 20, 2019 by Brad Wells, RPLS. Please refer to the plat located within the brochure for an exact layout.

Improvements – The original age of the home is unknown; the remodeling of the home took place in 2002. Additions were made to the home and upgrades throughout. Entertainment for a large crowd is what defines the flow and layout of the home. The three-bedroom, three bath main house offers a large den area that transitions down the hall to a kitchen which includes room to cook for a crowd. There are two free standing ranges, an island and breakfast bar that overlooks the informal dining area and sunroom. Off the sunroom is the master suite which offers picture perfect views overlooking the property. Floor length windows offer a beautiful view of the lake and pool area. Walking upstairs to the loft where there is a pool table and tv entertainment area and a private bath. The loft includes its own private balcony. The bunkhouse has two private bedrooms and two open bunk rooms. There are two bathrooms, a living room, full kitchen, and screened in porch that includes a great area for gaming. Attached to the bunk house is a large shop that can be used for equipment storage or even a workshop. The rest of the 154 acres MOL offers trails for UTV riding and lots of wildlife to enjoy.

Water –The Grove Water Supply services the area and there is one water meters on the property. There is a 6.2-acre private lake on the property.

Electricity – Heart of Texas Electric Co-op services the area and there are twos electric meters on 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 shall retain all owned minerals.

Topography – The land is rolling hills. A private 6.2-acre lake centers the property and is used for recreational fishing and water activities.

Current Use – Privately owned and was used for weekend retreat. The pasture is leased month to month via an oral lease for hay. The owners use much of the area for recreational hunting and fishing. Previous uses have been for church weekend retreats.

Ground Cover – Property is covered in Coastal Bermuda and native grasses. Several large mature live oaks, and other native trees throughout the property.

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

Seller Financing- Seller is offering to finance the property.

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-brokerage commissions.

Presented At - $1,385,000 or $8,946 per acre

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.

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Property Pictures

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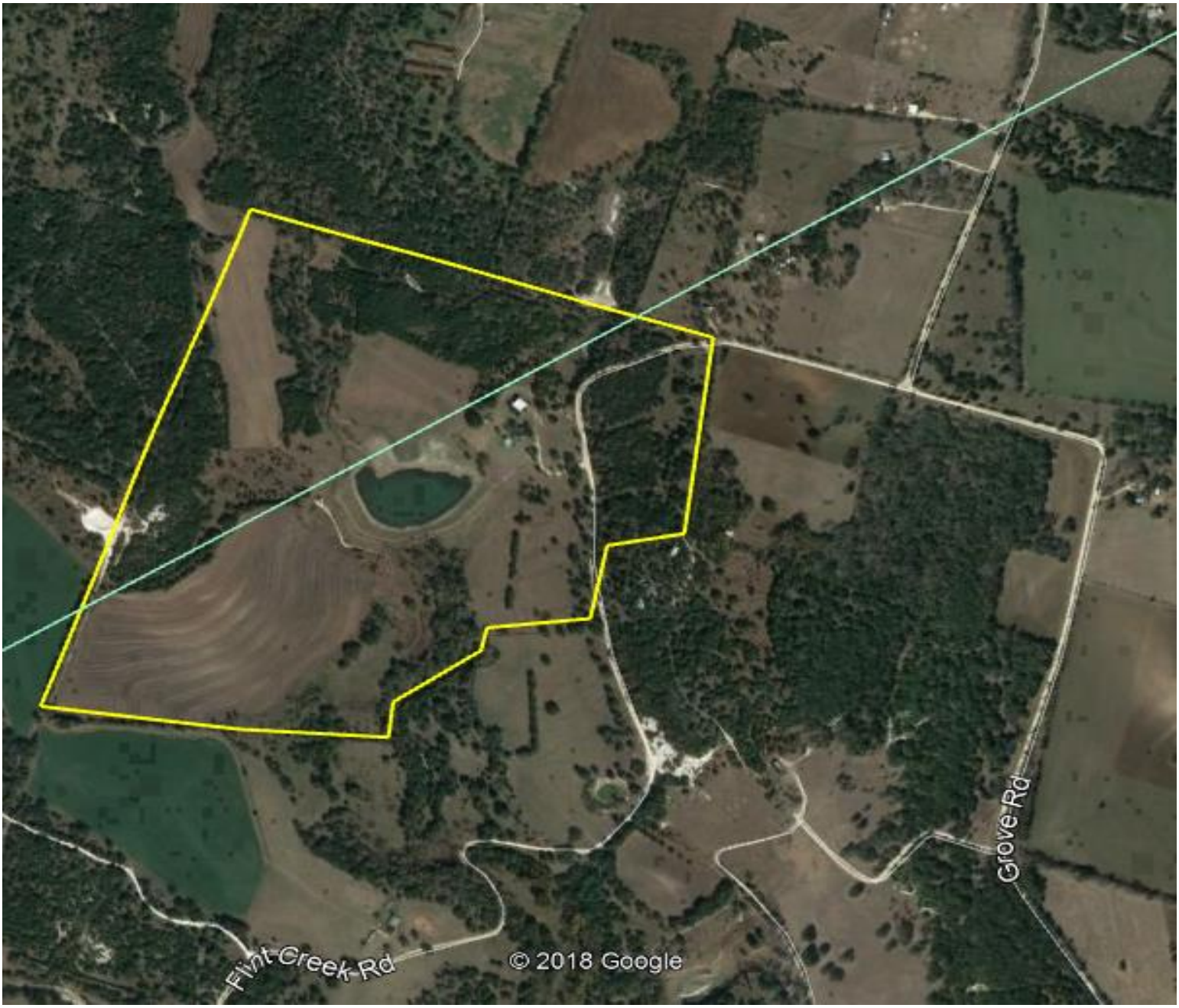
Property Aerial View



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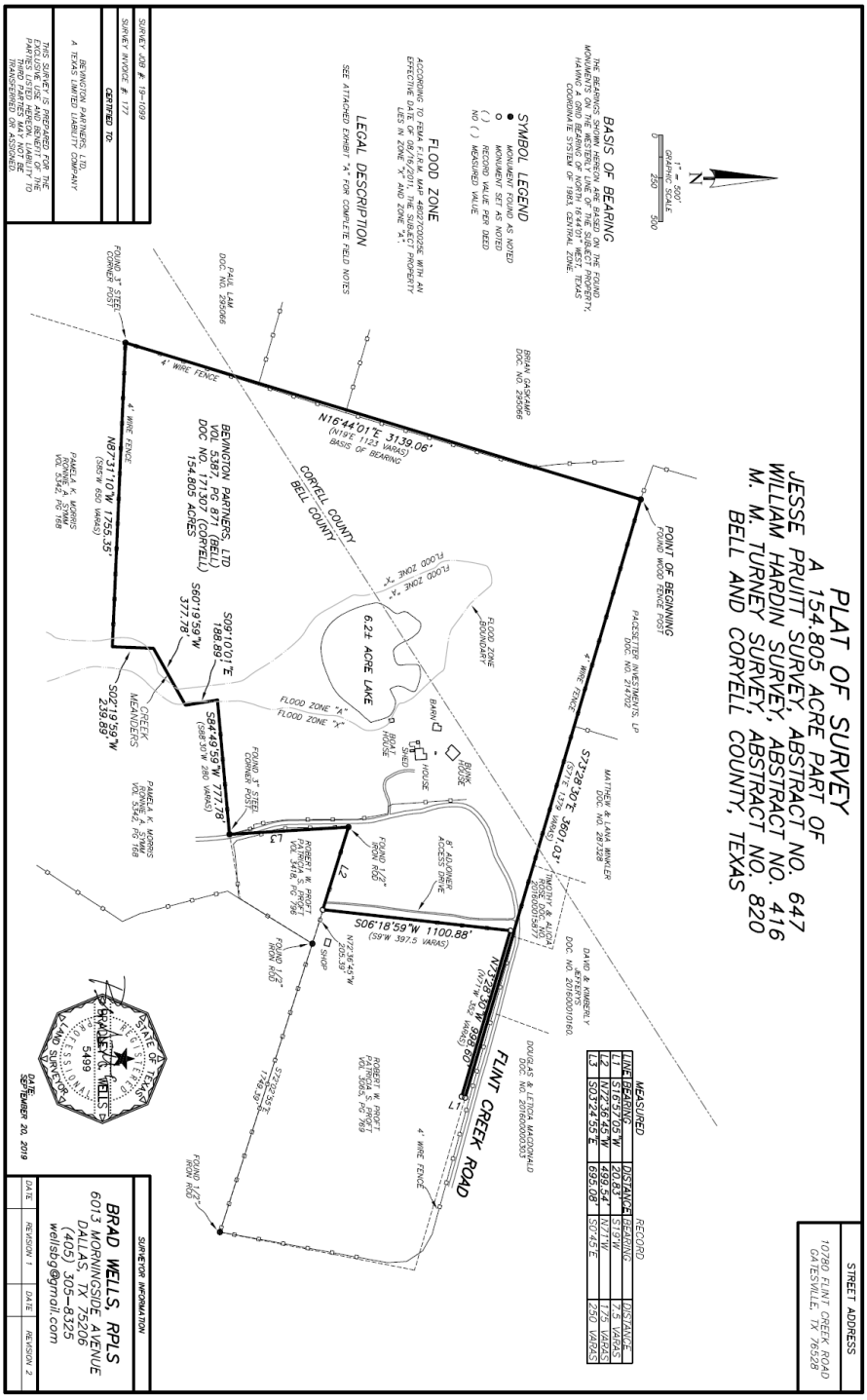
Survey Plat



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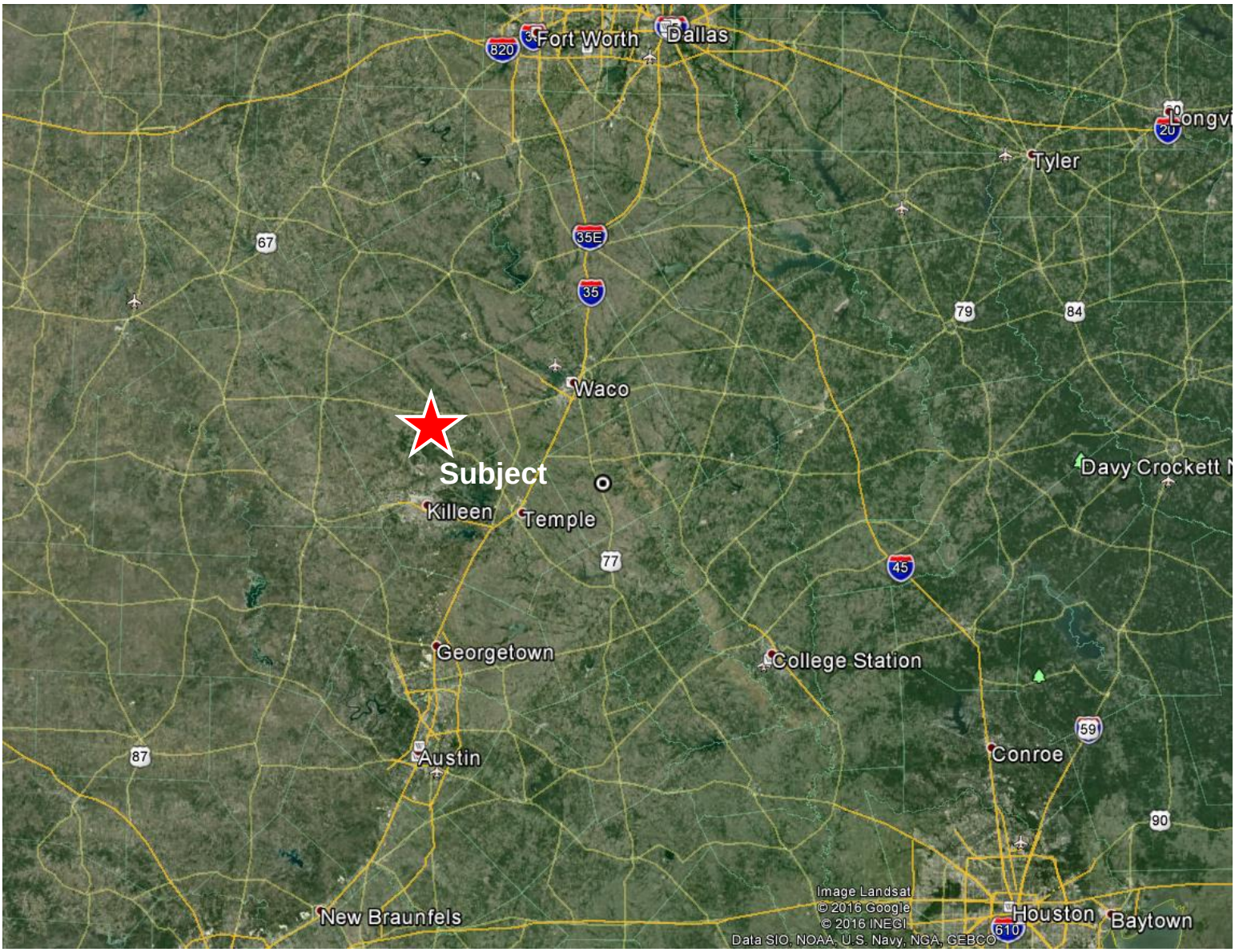
Property Location Relative to DFW, Austin and Houston



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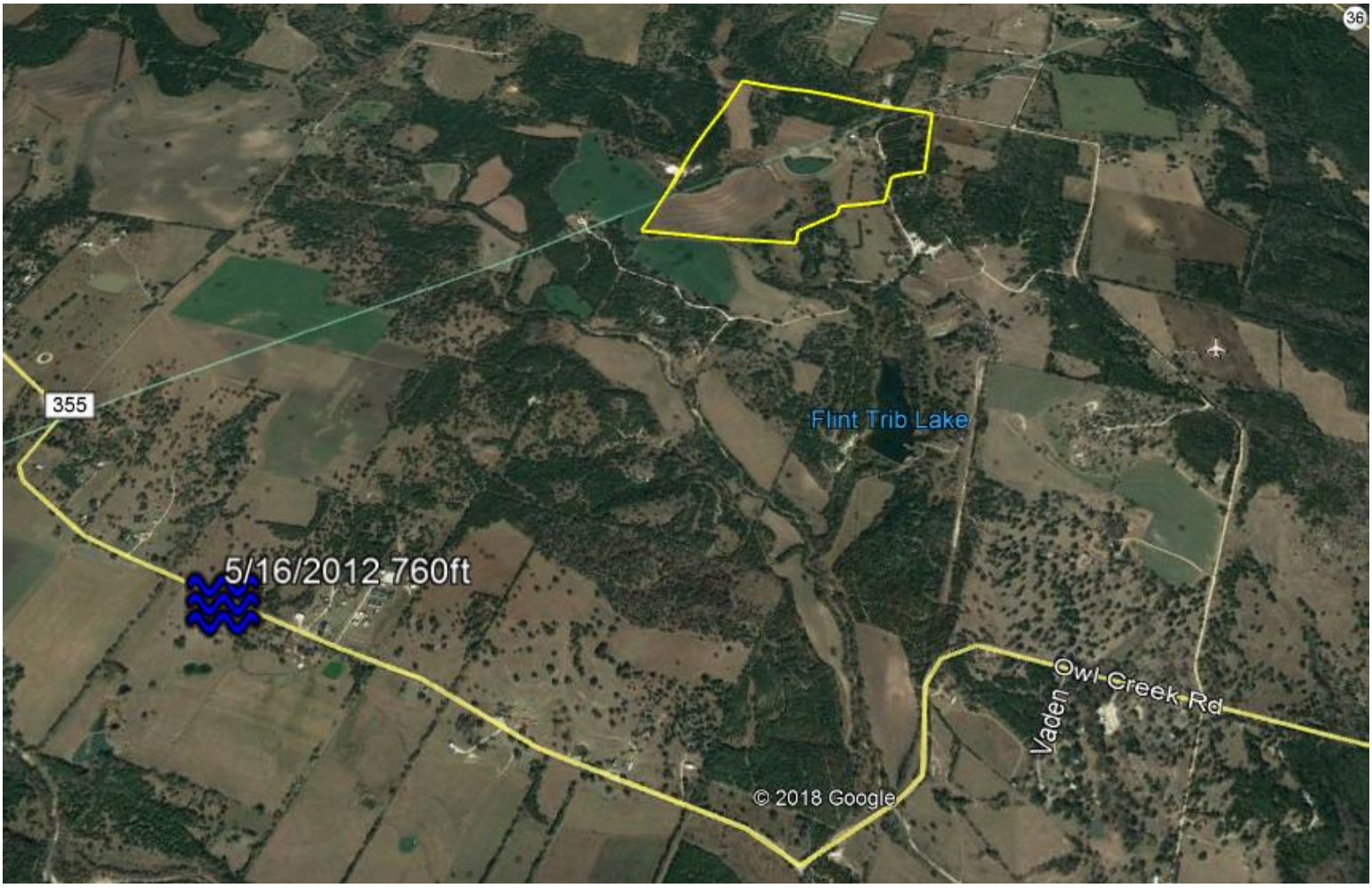
Aerial of Water Well Nearest Property



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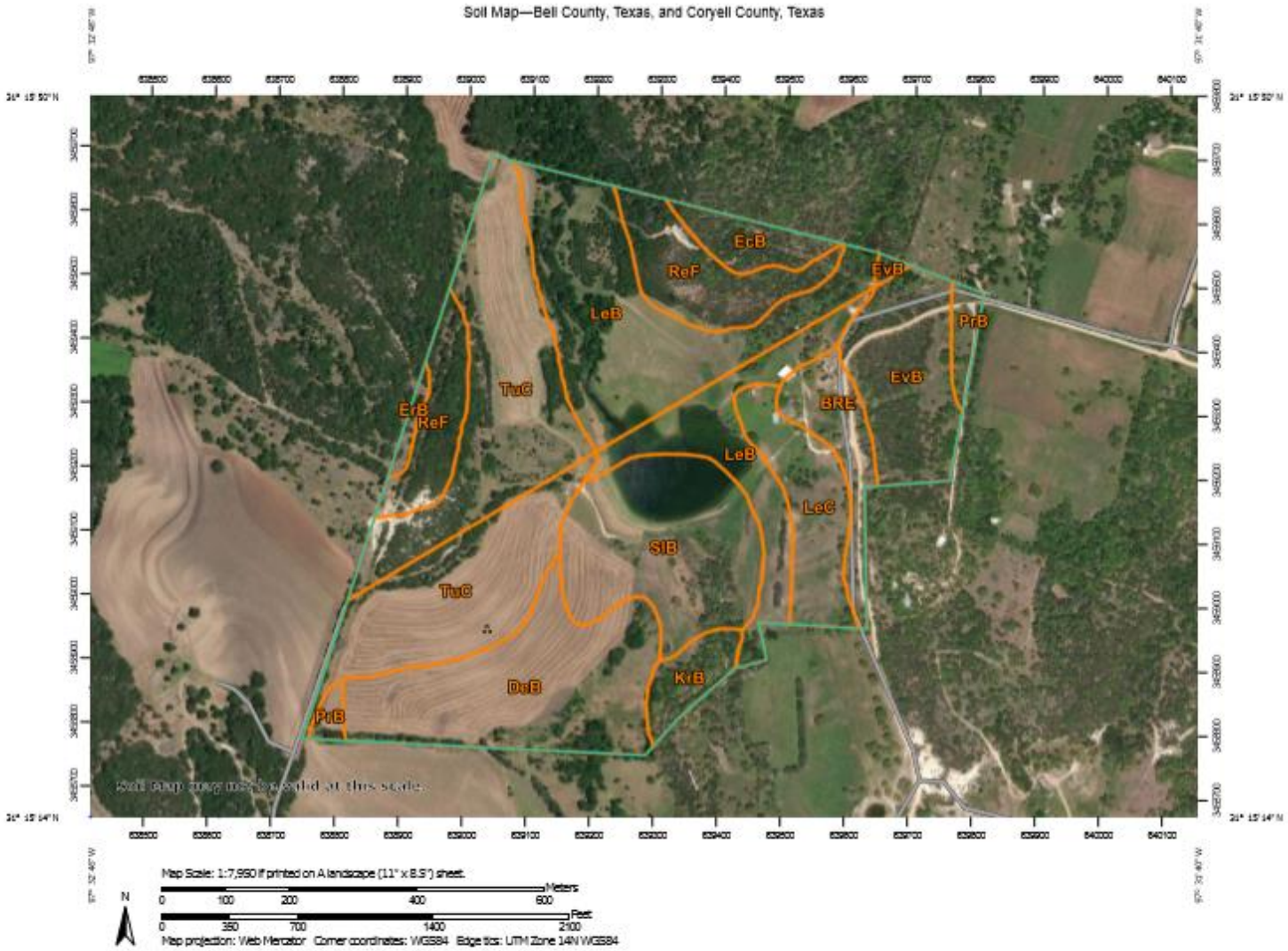
Soil Map Aerial



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Soil Type Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BRE	Brackett association, 8 to 12 percent slopes	5.9	3.7%
DeB	Denton silty clay, 1 to 3 percent slopes	21.0	13.1%
EvB	Evant silty clay, 1 to 3 percent slopes	11.8	7.3%
KrB	Krum silty clay, cool, 1 to 3 percent slopes	3.4	2.1%
LeB	Lewisville silty clay, 1 to 3 percent slopes	11.1	6.9%
LeC	Lewisville silty clay, 3 to 5 percent slopes, eroded	8.6	5.4%
PrB	Purves silty clay, 1 to 4 percent slopes	2.5	1.5%
SlB	Slidell silty clay, 0 to 2 percent slopes	18.4	11.5%
TuC	Topsey clay loam, 3 to 8 percent slopes	15.9	9.9%
Subtotals for Soil Survey Area		**98.7**	**61.5%**
Totals for Area of Interest		**160.5**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EcB	Eckrant very cobbly silty clay, 1 to 5 percent slopes, very stony	3.7	2.3%
ErB	Eckrant-Rock outcrop complex, 1 to 8 percent slopes, extremely stony	0.8	0.5%
EvB	Evant silty clay, 1 to 3 percent slopes	0.4	0.2%
LeB	Lewisville clay loam, 1 to 3 percent slopes	22.2	13.8%
ReF	Real-Rock outcrop complex, 12 to 40 percent slopes	13.9	8.6%
TuC	Topsey clay loam, 3 to 8 percent slopes	21.0	13.1%
Subtotals for Soil Survey Area		**61.9**	**38.5%**
Totals for Area of Interest		**160.5**	**100.0%**

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Soil Type – BRE

Brackett association, rolling (BRE).—This association is made up of soils that are mostly on the lower two-thirds of the sides of hills. Mapped areas are irregular in shape and are 200 to 1,000 acres or more in size. Slopes are convex and 8 to 12 percent. This association generally is made up of about 70 percent Brackett soils and 30 percent other soils, but in areas the percentage of the Brackett soils ranges from 60 to 100. Brackett soils are in all the areas of this mapping unit, but the soils associated with them are not. On the soil map, areas of this mapping unit are much larger and their composition is more variable than those of most other mapping units in the county. Mapping has been controlled well enough, however, for the anticipated use of the soils.

A Brackett soil in this association has the profile described as representative of the series.

Included with these soils in mapping are areas of Altoga, Purves, and Real soils. Also included in mapping are areas of soils that are similar to Brackett soils but have more stone fragments, are underlain by bedrock, or have a darker color in the surface layer. The included areas make up less than 15 percent of any mapped area.

The soils in this association are better suited to range than to most other uses. Grass is sparse, however, because most areas have been continuously overgrazed. The hazard of erosion is severe. Capability unit VIIs-2; Adobe range site.

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Soil Type – DeB

DeB—Denton silty clay, 1 to 3 percent slopes. This is a deep, gently sloping, clayey soil on uplands. This soil is on midslopes between drainageways and ridgetops or summits. Areas range from 20 to about 200 acres.

Typically, the surface layer is moderately alkaline, dark brown silty clay to a depth of 13 inches. The layer below that, between 13 and 19 inches, is moderately alkaline, reddish brown silty clay. The layer below that, between 19 and 36 inches, is moderately alkaline, reddish yellow silty clay loam. Moderately alkaline, strong brown marly earth extends to a depth of 52 inches. The underlying material to a depth of 70 inches is indurated slightly weathered limestone bedrock.

This soil is well drained. Permeability is slow, and available water capacity is medium. Surface runoff is medium, and the hazard of erosion is moderate. Deep cracks extend to the surface when the soil is dry. The soil is difficult to work during extremes in moisture conditions. The high content of calcium carbonate causes chlorosis in some plants. The root zone is deep; however, plant roots penetrate slowly.

This map unit contains about 60 to 85 percent Denton soils. The remainder of this unit contains areas of Bolar soils upslope, Slidell soils in drains and depressions downslope, and a soil that is similar to the Denton soil but is less than 20 inches deep to rock.

The Denton soil is mainly used as cropland, and it is well suited to this use. Cotton, grain sorghum, small grains, and hay crops are grown. The management objectives are controlling erosion and maintaining soil tilth. Growing closely spaced crops or crops that produce large amounts of residue, terracing, and farming on the contour help to control erosion and maintain soil tilth.

This soil is well suited to use as pastureland. Kleingrass and improved bermudagrass are commonly grown. Proper management includes fertilization, weed control, and controlled grazing.

The Denton soil is moderately suited to most urban and recreational uses. Shrinking and swelling as a result of changes in moisture, corrosivity to uncoated steel, and low strength affecting streets and roads are the main limitations for urban uses. The silty clay surface that cracks when dry and is sticky when wet is the main limitation for recreational uses. Good design and careful installation can partially overcome these limitations.

Areas of this map unit are preferred by quail and doves during the fall months because of the abundant food and cover provided by the grain crops.

This soil is in capability subclass IIe and Clay Loam range site.

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Soil Type – EcB

EcB—Eckrant cobbly silty clay, 1 to 3 percent slopes. This is a shallow and very shallow, gently sloping clayey soil on broad plane areas and convex ridgetops. The areas are irregular in shape and range from 100 to 1,200 acres.

Typically, the surface layer is very dark grayish brown cobbly silty clay that is about 30 percent by volume cobbles and pebbles to a depth of about 5 inches. From 5 to 15 inches is very dark grayish brown very cobbly silty clay that is 50 percent cobbles and pebbles. Indurated limestone is below a depth of 15 inches.

This soil is well drained. Permeability is moderately slow, and surface runoff is rapid. Available water capacity is very low. The root zone is shallow; the limestone severely limits root growth.

This map unit is 70 to 80 percent Eckrant soils. The remainder of the map unit is made up of Bolar soils upslope and Oglesby soils in similar positions as the Eckrant soil. Also included are soils deeper than 40 inches to bedrock, and soils that have stones on the surface.

This Eckrant soil is mainly used as rangeland. The main limitations are depth to rock, limestone fragments on the surface, and very low available water capacity.

This soil is not suited to use as cropland. The main limitations are depth to rock, limestone on the surface and in the soil, and very low available water capacity.

This soil is poorly suited to most urban and recreational uses. Depth to rock, shrinking and swelling of the soil as a result of moisture changes, and limestone cobbles on the surface and in the soil are the main limitations.

Areas of this map unit provide habitat for bobwhite quail, mourning doves, meadowlarks, numerous songbirds, cottontail rabbits, squirrels, and white-tailed deer.

Limestone is mined in some areas of this map unit.

This soil is in capability subclass VIIs and Low Stony Hill range site.

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Soil Type – ErB

ErB—Eckrant-Rock outcrop complex, 1 to 3 percent slopes. The soils in this complex are shallow and very shallow and gently sloping. They are on plane areas and convex ridgetops underlain by hard limestone. Areas of Rock outcrop are typically long and narrow. They are 2 to 15 feet across and 4 to 50 feet long, and are as much as 6 inches higher than the associated Eckrant soils. Areas of the complex are irregular in shape and range from 75 to 500 acres. Slopes average about 2 percent.

This complex is 55 to 65 percent Eckrant soil, 15 to 30 percent Rock outcrop, and less than 20 percent other soils. Included in mapping are areas of Oglesby soils which are intermixed with areas of the Eckrant soil and Evant soils upslope. Areas of the Eckrant soil and Rock outcrop are so intricately mixed that it was not possible to map them separately.

Typically, the surface layer of the Eckrant soil is mildly alkaline, very dark grayish brown cobbly silty clay about 5 inches thick. Mildly alkaline, very dark grayish brown very cobbly silty clay extends to a depth of 12 inches. Coarse fragments make up 35 to 70 percent of the pedon; the percentage increases with depth. Indurated limestone is below a depth of 12 inches.

The Eckrant soil is well drained. Permeability is moderately slow, and available water capacity is very low. Runoff is rapid, and the hazard of erosion is slight. The root zone is restricted; however, plant roots can penetrate fractures in the rock.

This map unit is primarily used as rangeland and for wildlife habitat. It is poorly suited to rangeland. The major limitations are depth to rock, stoniness, very low available water capacity, and Rock outcrop.

This map unit is moderately suited to wildlife habitat for deer, rabbits, turkeys, and doves.

This map unit is not suited to use as cropland and tame pasture because of depth to rock, stoniness, very low available water capacity, and Rock outcrop.

It is poorly suited to most urban and recreational uses. Depth to rock, stoniness, and Rock outcrop are the major limitations. However, many areas provide scenic vistas of the valley below.

This complex is in capability subclass VIIs. The Eckrant soil is in the Low Stony Hill range site.

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Soil Type – EvB

EvB—Evant silty clay, 1 to 3 percent slopes. This is a shallow, gently sloping soil on plane to convex uplands. The areas are irregular in shape and range from 20 to 1,000 acres.

Typically, the surface layer from 0 to 8 inches is neutral, dark brown silty clay in the upper part and slightly acid, reddish brown silty clay in the lower part. The subsoil extends to a depth of 19 inches and is medium acid to neutral dark red clay in the upper part and mildly alkaline dark reddish brown clay in the lower part. Pinkish white strongly cemented material plugged with carbonates extends to a depth of 27 inches. Interbedded hard and soft limestone is below a depth of 27 inches.

This soil is well drained. Permeability is slow, and available water capacity is very low. Surface runoff is slow. The root zone is shallow.

This map unit has about 60 to 75 percent Evant soils. The remainder of the map unit is comprised of Eckrant and Oglesby soils and soils similar to Evant except for having a hard limestone contact. Also included are soils that have a solum deeper than 20 inches and are upslope from the Evant soil.

This Evant soil is mainly used as rangeland. Major limitations include shallow rooting depth and low available water capacity.

This soil is poorly suited to use as cropland and pasture because of depth to a root-limiting layer and low available water capacity.

This soil is poorly suited to urban uses because of depth to rock, shrinking and swelling as a result of changes in moisture, corrosivity to uncoated steel, low strength, and the clayey surface layer.

This soil is poorly suited to recreational uses. The main limitations are depth to rock and the clayey surface layer.

This soil is moderately suited to wildlife habitat for deer, rabbits, turkeys, and doves.

This soil is in capability subclass IIIe and Redland range site.

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Soil Type – KrB

KrB—Krum silty clay, 1 to 3 percent slopes. This is a deep, gently sloping clayey soil on stream terraces and in filled valleys. The areas are longer than they are wide and range from 40 to more than 400 acres.

Typically, the surface layer is dark gray silty clay about 5 inches thick. Dark grayish brown silty clay extends to a depth of 25 inches. The layer below that, between 25 and 57 inches, is grayish brown silty clay that is about 5 percent by volume calcium carbonate concretions. Brown silty clay that has films and threads of calcium carbonate extends to a depth of 80 inches.

This soil is well drained. Permeability is moderately slow, and available water capacity is high. Runoff is medium, and the hazard of erosion is moderate. When the soil is dry, cracks extend to the surface and water enters the soil rapidly. When the soil is wet and the cracks are sealed, water enters the soil slowly. The surface layer is very hard and difficult to till when dry. The root zone is deep, but plant roots penetrate slowly because of the clayey texture.

This map unit is 60 to 95 percent Krum soils. Included with this soil in mapping are small areas of Lewisville soils in similar positions and Bosque and Frio soils on flood plains at lower elevations.

This Krum soil is mainly used as cropland; however, a significant acreage is used as pasture. This soil is well suited to use as cropland. It is mainly used for small grains and grain sorghum. The main objectives of management are controlling erosion and maintaining tilth. Terracing and farming on the contour help to slow runoff and control erosion. Leaving crop residue on the soil helps to improve soil tilth and conserve moisture.

This soil is well suited to use as pasture. Suitable pasture species are improved bermudagrass and kleingrass. Fertilization, weed control, and controlled grazing are management objectives. The Krum soil is well suited to pecan trees. Management objectives include control of underbrush and proper maintenance of trees.

The Krum soil is poorly suited to most urban uses. The main limitations are shrinking and swelling as a result of changes in moisture and corrosivity to uncoated steel. These limitations can be partly overcome by good design and careful installation.

This soil is moderately suited to most recreational uses. The main limitation is the clayey surface layer that is sticky when the soil is wet. Using loamy fill material and maintaining a good grass cover can help overcome this limitation.

Areas of this soil are regularly inhabited by doves, turkey, and quail. Deer from adjacent woods use the abundant supply of forbs as a food supply.

This soil is in capability subclass IIe and Clay Loam range site.

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Soil Type – LeB

LeB—Lewisville clay loam, 1 to 3 percent slopes. This is a deep, gently sloping soil on major stream terraces. Most areas are long and narrow and range in size from 25 to about 300 acres.

Typically, the surface layer is moderately alkaline, dark grayish brown clay loam about 12 inches thick. The subsoil, from a depth of 12 to 54 inches, is moderately alkaline, brown clay loam. Moderately alkaline, reddish yellow clay loam extends to a depth of 77 inches.

This soil is well drained. Permeability is moderate, and available water capacity is high. Runoff is medium, and the hazard of erosion is moderate. The root zone is deep and is easily penetrated by plant roots.

This map unit is 70 to 95 percent Lewisville soils. Included with this soil in mapping are small areas of Krum, Bosque, and Frio soils. The more clayey Krum soils are in similar positions. The loamy Bosque and clayey Frio soils are at lower elevations on flood plains.

This soil is mainly used as cropland and pasture and is well suited to these uses. Grain sorghum and small grains are the main crops. Management objectives include terracing and contour farming to slow runoff and reduce erosion. Leaving crop residue on the soil helps to control erosion and improve soil tilth. Improved bermudagrass and kleingrass are the main pasture grasses. Fertilization, weed control, and controlled grazing are pasture management objectives. Pecan orchards are grown in some areas.

This soil is poorly suited to most urban uses and is well suited to recreational uses. The main limitations for urban uses are corrosivity to uncoated steel, shrinking and swelling as a result of changes in moisture, and low strength affecting streets and roads. These limitations can be overcome by good design and proper installation.

Areas of this map unit are preferred by quail, doves, songbirds, rabbits, and foxes because of the food and cover provided by grain and seed crops, grasses and legumes, and wild herbaceous plants.

This soil is in capability subclass IIe and Clay Loam range site.

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FOR
SALE

Lake Front Home
With 154 Acres MOL – Pasture & Recreational Land
Gatesville, Bell & Coryell County, TX 76528

Soil Type – LeC

Lewisville silty clay, 3 to 5 percent slopes (LeC).—This gently sloping soil is on foot slopes and in convex bands along major streams. Most areas are 7 acres to about 25 acres in size.

The surface layer is dark grayish-brown silty clay about 16 inches thick. The next layer is brown silty clay that extends to a depth of 38 inches. The underlying material is very pale brown silty clay that reaches to a depth of 60 inches.

Included with this soil in mapping are small areas of Altoga and Venus soils and of Lewisville silty clay, 1 to 3 percent slopes.

This soil is suited to crops, and more than half of the acreage is cultivated. A few areas are in improved pasture, and a few areas are in range. The hazard of erosion is severe. Capability unit IIIe-3; pasture and hay group 7C; Clay Loam range site.

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Soil Type – PrB

PrB—Purves gravelly silty clay, 1 to 5 percent slopes. This is a shallow, gently sloping, clayey soil on ridges and side slopes. The areas are elongated and range from 5 to several hundred acres.

Typically, the surface layer is moderately alkaline, dark brown gravelly silty clay to a depth of 6 inches. Moderately alkaline, dark brown very gravelly silty clay that is about 45 percent limestone fragments extends to a depth of 14 inches. Limestone bedrock is below a depth of 14 inches.

This soil is well drained. Permeability is moderately slow, and available water capacity is very low. Surface runoff is slow to medium, and the hazard of erosion is moderate. The root zone is restricted; however, plant roots can penetrate the fractures in the bedrock.

This map unit is 80 to 95 percent Purves soil. The remainder consists of small areas of Bolar and Crawford soils and soils that are similar to the Purves soil except that they are more than 35 percent limestone fragments in the solum. The loamy Bolar soils are downslope from the Purves soil. Crawford soils are 20 to 40 inches deep and are upslope. The soils similar to the Purves soil are in similar positions.

This Purves soil is poorly suited to use as cropland. Depth to rock, surface stones, and low available water capacity are the main limitations.

This soil is moderately suited to use as pasture. Droughtiness limits production. Improved bermudagrass and kleingrass are commonly grown. Proper management includes fertilization, weed control, and controlled grazing.

This soil is poorly suited to most urban and recreational uses. Depth to rock and the clayey surface that is sticky when the soil is wet and that cracks when the soil is dry are the main limitations.

Areas of this map unit are used by quail and doves for food and cover.

This soil is in capability subclass IVe and Shallow range site.

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Soil Type – ReF

ReF—Real-Rock outcrop complex, 12 to 40 percent slopes. This map unit consists of shallow, moderately steep to steep soils and areas of Rock outcrop on side slopes of uplands. The areas are generally long and narrow and are on hill slopes or bluffs overlooking rivers and streams. The areas range from 100 to 1,000 acres.

This map unit is about 65 to 75 percent Real soil, 10 to 25 percent Rock outcrop, and 10 to 25 percent similar soils. Areas of the soils and Rock outcrop are in such intricate patterns that it was not practical to map them separately.

Typically, the surface layer of the Real soil is moderately alkaline, dark brown gravelly clay loam about 5 inches thick. Moderately alkaline, dark brown very gravelly clay extends to a depth of 17 inches. Interbedded, weakly to strongly cemented limestone is below a depth of 17 inches.

The Real soil is well drained. Runoff is very rapid. Permeability is moderate, and available water capacity is very low. Erosion is a severe hazard.

Rock outcrop is generally in long and narrow horizontal bands 3 to 12 inches thick, although it is as much as 30 feet thick in some areas. These outcrops are mainly along edges of escarpments and abrupt slope breaks. Some areas include large boulders that have broken away from escarpments and fallen downslope.

Many areas have a layer of soil less than 4 inches thick overlying the Rock outcrop. Outcrops are generally strongly cemented limestone, although in many areas the rock is indurated.

Included with this complex in mapping are areas of Brackett, Cranfill, and Topsey soils. The Brackett soils are on side slopes in lower positions than the Real soil. The Cranfill and Topsey soils are at the base of steep slopes. Also included are areas of soils that are similar to the Real soil but are less than 35 percent rock fragments, and soils that are deeper than 20 inches.

Because of shallow rooting depth, slope, and Rock outcrop, this map unit is mainly used as rangeland and wildlife habitat. The Real soil is moderately suited to use as rangeland.

Areas of this map unit are used by deer and turkey. Cover for protection and browse for food is excellent.

The Real soil is poorly suited to most urban and recreational uses because of slope, severe hazard of erosion, depth to rock, and Rock outcrop. Recreational uses are mainly limited to picnic areas, paths, and trails.

This complex is in capability subclass VIIs. The Real soil is in the Steep Abode range site.

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Soil Type – SIB

SIB—Slidell silty clay, 1 to 3 percent slopes. This is a deep, gently sloping soil in valley fill areas along drainageways. The areas are elongated or irregular in shape and range from 20 to 250 acres.

Typically, the surface layer is moderately alkaline, dark gray silty clay about 6 inches thick. The subsurface layer to a depth of 18 inches is dark gray silty clay. Moderately alkaline, gray and grayish brown silty clay extends to a depth of 66 inches. The underlying material to a depth of 80 inches is light gray clay mottled with yellow and brown.

This soil is well drained. Permeability is very slow, and available water capacity is high. Surface runoff is slow to medium. When dry, this soil has cracks as much as 1 inch wide and more than 20 inches deep. Water enters rapidly when the soil is dry and cracked and very slowly when the soil is moist. The hazard of erosion is moderate.

This map unit is 60 to 90 percent Slidell soils. Included with this soil in mapping are areas of Crawford, Denton, and Topsey soils. These soils are all upslope from the Slidell soil, each on a different geologic formation.

Much of this Slidell soil is used as cropland and is well suited to this use. Grain sorghum and small grains are the main crops. Corn, cotton, and forage sorghum are also grown. The main objectives of management are controlling erosion and maintaining tilth. Terracing and farming on the contour help to slow runoff and control erosion. Growing deep rooted legumes helps maintain tilth. Leaving crop residue on or near the surface helps to conserve moisture and slow runoff.

This soil is well suited to use as pastureland. Improved bermudagrass, kleingrass, johnsongrass, vetch, and sweetclover are commonly grown. Proper pasture management includes fertilization, weed control, and controlled grazing.

The Slidell soil is poorly suited to most urban and recreational uses. Shrinking and swelling as a result of changes in moisture and corrosivity to uncoated steel are the main limitations. This soil is poorly suited to septic tank absorption fields because of very slow permeability. These limitations can only be partly overcome by good design and careful installation. For recreational uses the main limitations are permeability and the clayey surface layer that cracks when the soil is dry and is sticky when the soil is wet.

Areas of this map unit are regularly inhabited by doves and quail. Deer occasionally use these areas for grazing; the lack of woody cover is a limitation.

This soil is in capability subclass IIe and Blackland range site.

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Soil Type – TuC

TuC—Topsey-Urban land complex, 3 to 8 percent slopes. The soils in this complex are deep and gently sloping to sloping. They are on uplands. The areas are oblong and range from 20 to several hundred acres in size. Slopes average about 4 percent.

This complex is about 40 to 65 percent Topsey soil, 20 to 40 percent Urban land, and up to 20 percent closely similar soils. Areas of the Topsey soil and Urban land are so intricately mixed that it was not practical to map them separately.

Typically, the surface layer is dark grayish brown clay loam about 7 inches thick. The subsoil to a depth of 22 inches is grayish brown clay loam that has some calcium carbonate concretions and is about 10 percent by volume shale fragments. The underlying material is stratified layers of marl and shale.

The Topsey soil is well drained. Permeability is moderately slow, and available water capacity is medium. Runoff is medium, and the hazard of erosion is severe. The root zone is deep and is easily penetrated by plant roots.

The Urban land part of the complex is covered by individual dwellings, small businesses, apartments and adjoining streets, driveways, sidewalks, patios, and other structures that alter the soil to the extent that classification is not practical.

Included with this complex in mapping are small areas of Pidcoke and Slidell soils.

The Topsey soil is moderately suited to most urban uses. Shrinking and swelling as a result of changes in moisture and corrosivity to uncoated steel and concrete are the main limitations. Good design and careful installation are needed to overcome these limitations.

The Topsey soil is moderately suited to recreational uses.

This complex is not assigned to a capability subclass or range site.

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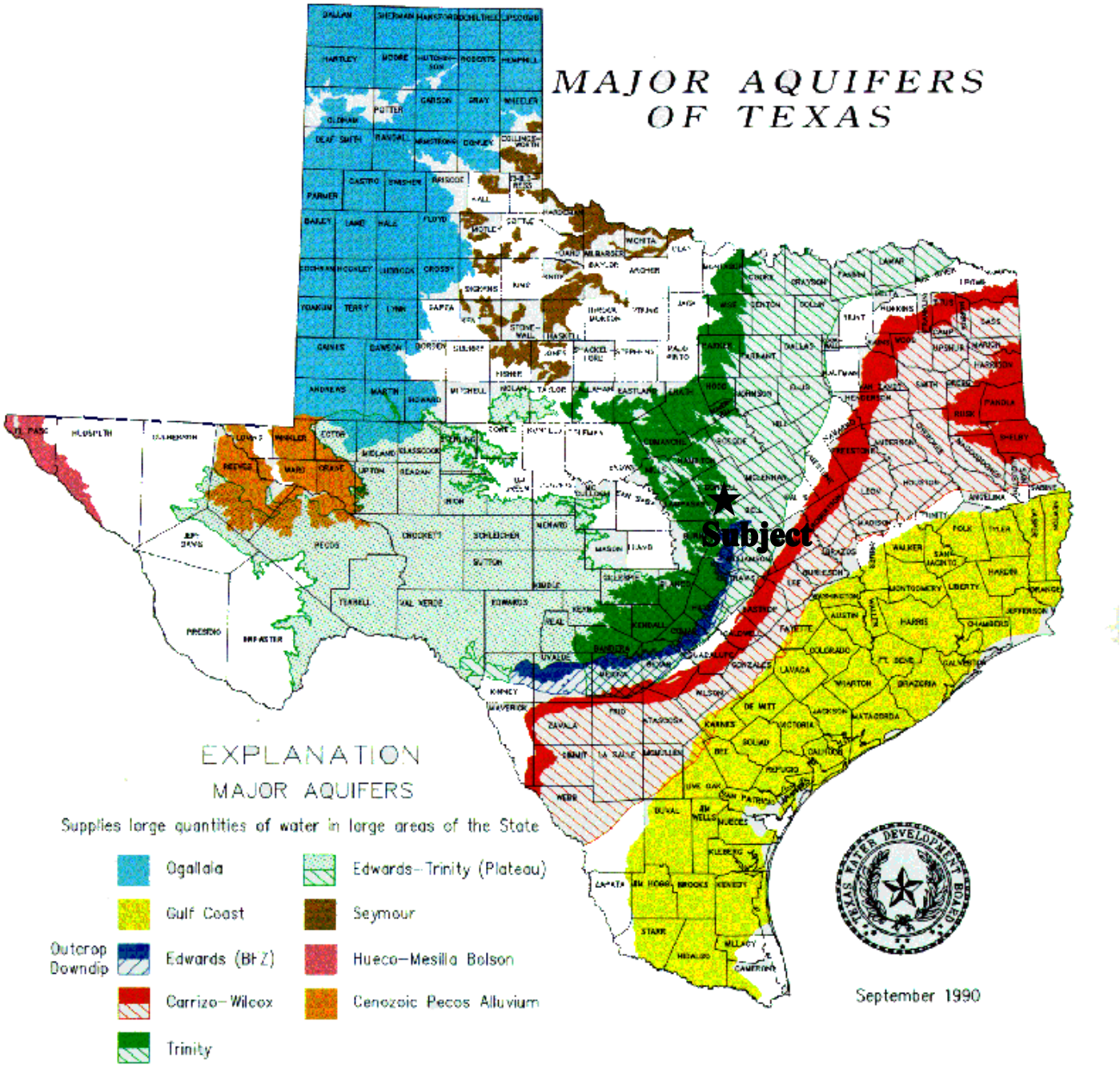
Property Location to Major Aquifers of Texas



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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert T Dube	**365515**	**bob@texasfarmandranchrealty.com**	**(512)423-6670**
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Amy Huffman	**727440**	**amy@texasfarmandranchrealty.com**	**(254)716-7844**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date