

410.742 ACRES (SOUTH TRACT)

HAMILTON COUNTY

LOCATION: This ranch lies about 7 miles east-southeast of Hamilton on CR. 303, a gravel county road. To reach the property, one would drive about 4 miles east of Hamilton on Texas Hwy. 22, then (right) southeast on CR 301 for about 3 miles, then right on CR 303 for about one mile. The property may also be reached by driving east on Texas Hwy 36 for about 10 miles then left (right) on CR 303 for about 3 miles. (See maps.)

ACCESS: The property has 662.4.8 feet of frontage on the south side of CR 303. (See maps.)

GENERAL: This 410 acres is the south one-half of a 820.184 acre tract which the owners have decided to sell.

TERRAIN: The terrain is rolling with elevations ranging from a high of over 1,100' above msl on a ridge on the western boundary of this tract to a low of about 970' above msl along Fornash Creek which crosses the southeastern boundary. Most of the rainwater drainage is to Fornash Creek. (See topo map.)

VEGETATION: Most of the place has light to moderate mesquite tree cover with some light to moderate redberry cedar cover. There are scattered live oak motts (some of these motts are large) and post oak. Along Fornash Creek are many live oak, elm and sycamore trees. The ranch has an excellent turf, covered with good stands of sideoats grama, little bluestem, silver bluestem, Texas cupgrass, buffalo grass, curly mesquite grass, Indian grass, King Ranch bluestem and hairy grama. In some areas a fair amount of common ragweed and broomweed grow (good for quail). (See aerial photo.)

WATER: In the southeast corner, Fornash Creek crosses the property for about 1/4 mile. Fornash Creek runs in normal rainfall; however, in times of drought, it may dry up to potholes. Two springs located near Fornash Creek flow in wetter times into the creek and two more small spring fed creeks which run in wetter times are located south of CR 303 near the east boundary. A new Trinity strata well was drilled near CR 303 in September 2008 to 500 feet. It is cased to total depth with 2" pvc pipe with 40' of perforations. It tested 51 gallons per minute with excellent quality water. The static water level is 385' and the pump is set at 450'. It is equipped with a 2 hp, 220 single phase submersible pump and a pressure tank. The well was drilled for cattle water; but, could easily be piped to a residential building site on a hill near one of the live oak motts. A stock tank filled by rain runoff is located near the east boundary of the property. (See aerial photo.)

IMPROVEMENTS: On CR 303 is a new set-back entrance constructed of pipe and welded wire with double gates. The entrance has a caliche ranch road which leads across a small field, through a large live oak mot and across a low area to a number of ranch roads which give access to most of the ranch. The property is perimeter fenced on three sides; however, the west side of 9,125' which is unfenced. The fenced perimeter is mostly in good condition constructed of 5 barbed wires on pipe posts and metal T posts. The short stretch of fence which forms an L in the southeast corner on the east side crossing Fornash Creek is an older fence which washes out from time to time.

UTILITIES: Power supplied by Hamilton County Electric Coop. Electric is on the property on the east fence about 300 feet southeast of CR 303 (in the northeast corner). Buried Sprint telephone cable is also along CR 303.

SOILS: The soils are mostly clay loam and productive with a moderate amount of rocky limestone outcroppings on the hillsides. These out croppings add to the soil stability and natural beauty. (See soils map and index.)

Symbol Description

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

KrB–Krum silty clay, 1 to 5 percent slopes

NuC–Nuff silty clay loam, 2 to 6 percent slopes, very stony

OgB–Oglesby gravelly silty clay, 1 to 3 percent slopes

PdB–Pedernales fine sandy loam, 1 to 3 percent slopes

PdC2–Pedernales fine sandy loam, 3 to 5 percent slopes, eroded

ReB–Real gravelly clay loam, 1 to 3 percent slopes

ReD--Real-Doss complex, 1 to 8 percent slopes-gravelly clay loam and silty clay soils

WsC–Wise clay loam, 3 to 5 percent slopes

CARRYING CAPACITY: This is an excellent cattle ranch with a good grass cover of climax grasses. The property will carry one cow/calf to about 18 acres or about 23 head.

WILDLIFE: There are a fair number of whitetail deer as well as bobwhite quail, dove, raccoons, grey fox and other small game. In Fornash Creek and the stock tank there at times some smaller perch and bass.

TAXES: The ranch has “Ag. Use” valuation. The 2010 Total Market Value appraisal on the total 820.184 acres totals \$2,050,460, or, \$2,500 per acre. The 2010 ad valorem “Ag. Use” taxes for the 820.184 acres totals \$1,227.70, or about \$1.50 per acre. This would be about \$613.85 for this 410.092 acres. The property all lies in the Hamilton I.S.D.

MINERALS: The owner owns some of the minerals and is offering to convey 25% of the mineral estate to a new buyer. There is no oil and gas lease on the property.

HAMILTON: Hamilton is a town of about 3,000 people and there are about 8,500 people in Hamilton County. Demographics for Hamilton can be found at <http://www.melissadata.com/Lookups/demo2000.asp?ident=3704>

PRICE: \$1,795 per acre, cash to seller.

NOTE: The listing broker is a part owner in the property.

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