

+/- 180 Acres, Ellis & Navarro County



Approx 182 acres, primarily cultivated land. Majority of property is prime farmland, per NRCS soil reports. Approx 80% in Ellis County, 20% in Navarro. Has 20-25 acres up-land with stock pond suitable for home site. Borders Mill Creek. Water & electric avail approx 1/4 mile away. 50% minerals to convey.

Offered at \$1,660 per acre

Blue Sky Country REAL ESTATE

www.BlueSkyCountry.com

Farm & Ranch, Homes, Commercial,
Recreation and Investment Properties

Robert Phipps Broker / Owner
Cell: 972.351.4710 | Email: RLP2000@airmail.net



128 S. Fordyce Street Blooming Grove, TX 76626 Office: 903.695.2978 Fax: 903.695.2980

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Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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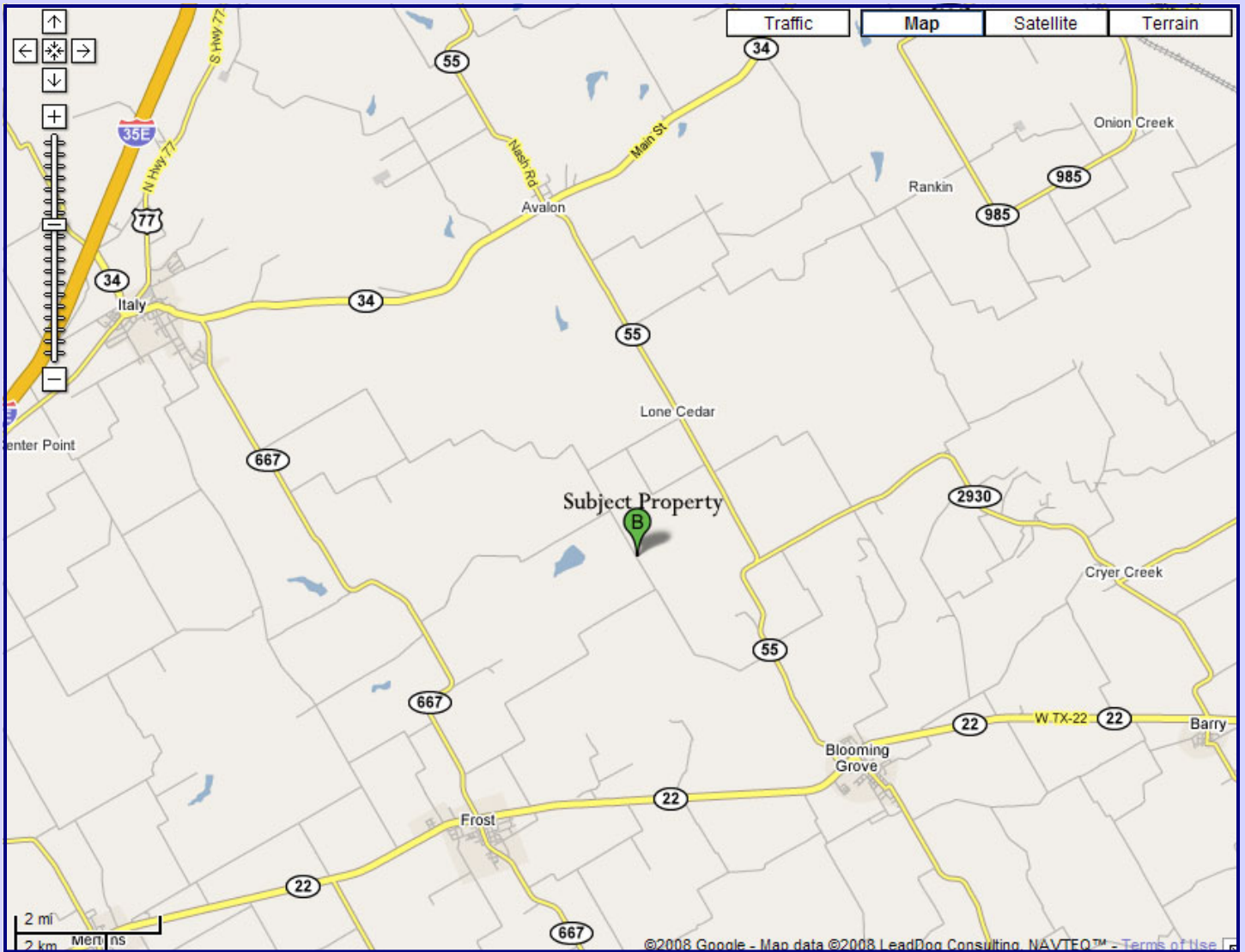
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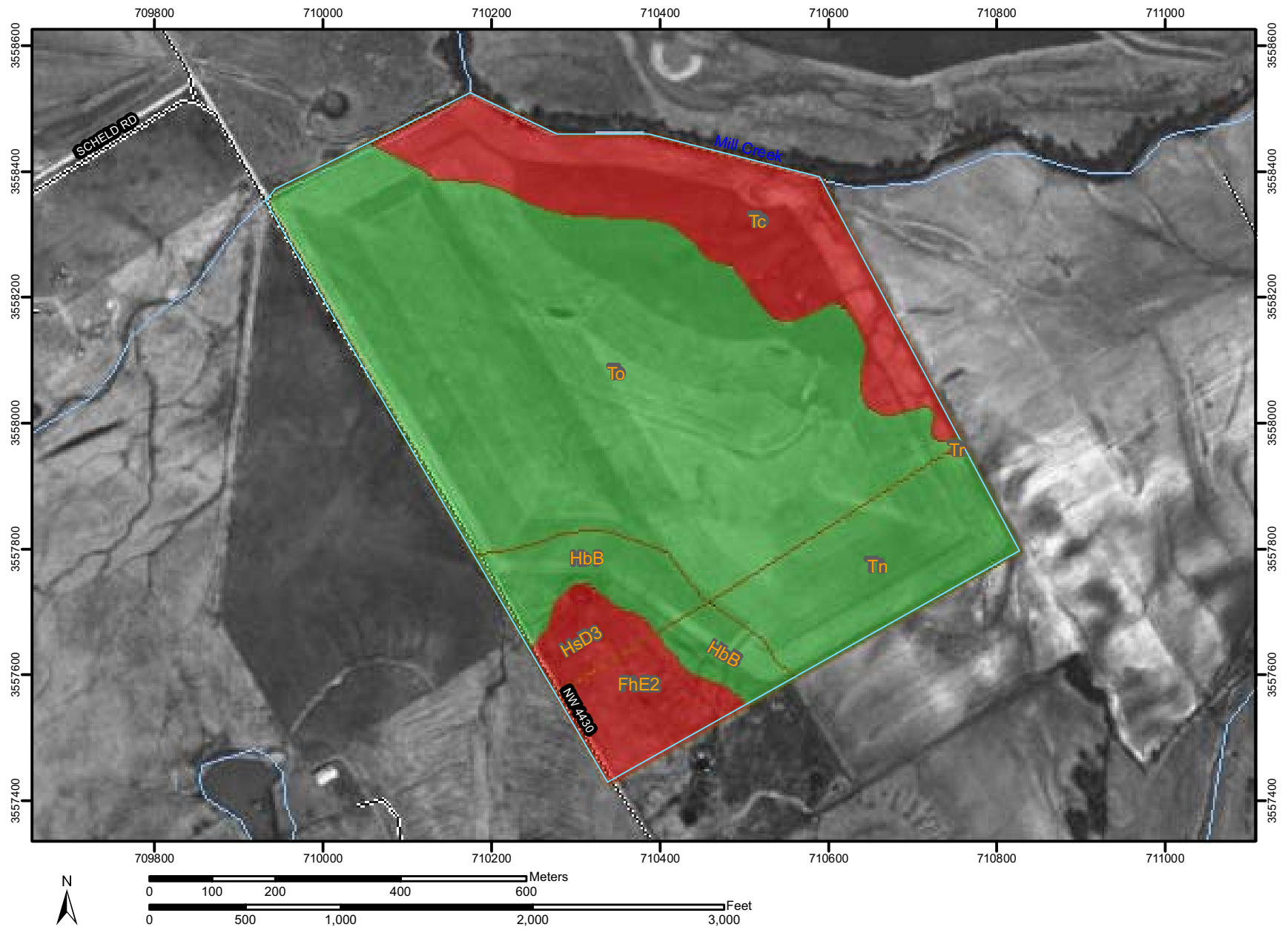


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Farmland Classification—Ellis County, Texas, and Navarro County, Texas
(Watts Farm, Approx 182 Acres)



MAP LEGEND









Area of Interest (AOI)








 Area of Interest (AOI)

Soils

 Soil Map Units



Soil Ratings

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season



-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

Political Features







Municipalities

-  Cities
-  Urban Areas

Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails
- Roads**
-  Interstate Highways
-  US Routes
-  State Highways
-  Local Roads
-  Other Roads

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ellis County, Texas
Survey Area Data: Version 5, Jan 3, 2007

Soil Survey Area: Navarro County, Texas
Survey Area Data: Version 5, Jan 2, 2007

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Ellis County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HbB	Branyon clay, terrace, 1 to 3 percent slopes	All areas are prime farmland	8.8	4.8%
HsD3	Heiden-Ferris complex, 5 to 8 percent slopes, severely eroded	Not prime farmland	4.5	2.5%
Tc	Trinity clay, frequently flooded	Not prime farmland	32.0	17.5%
To	Trinity clay, occasionally flooded	All areas are prime farmland	103.3	56.7%

Farmland Classification— Summary by Map Unit — Navarro County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FhE2	Ferris and Heiden clays, 5 to 15 percent slopes, eroded	Not prime farmland	8.9	4.9%
HbB	Houston Black clay, 1 to 3 percent slopes	All areas are prime farmland	4.5	2.5%
Tn	Trinity clay	All areas are prime farmland	20.2	11.1%
Tr	Trinity clay, frequently flooded	Not prime farmland	0.1	0.0%
Totals for Area of Interest (AOI)			182.4	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

