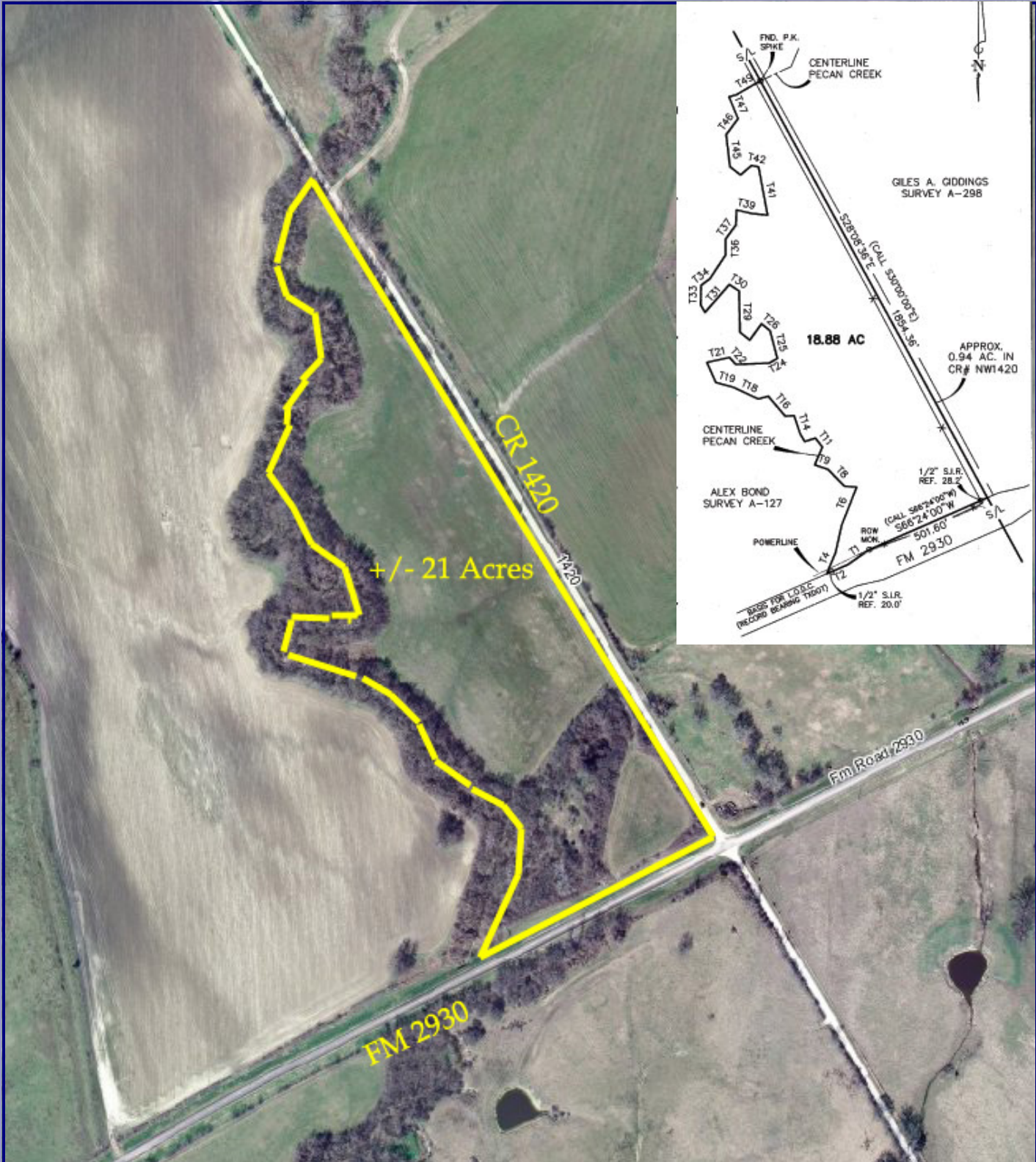


Blooming Grove / Cryer Creek 18.88 Acres



18.88 Acres of Gorgeous Property located at the corner of FM 2930 & NW CR 1420 near Cryer Creek. Over 2500 ft of Rd Frontage. Rolling Hills, Pond, Views, Pecan Creek, Trees. Would make a wonderful Home Site.

\$4,200 per Acre

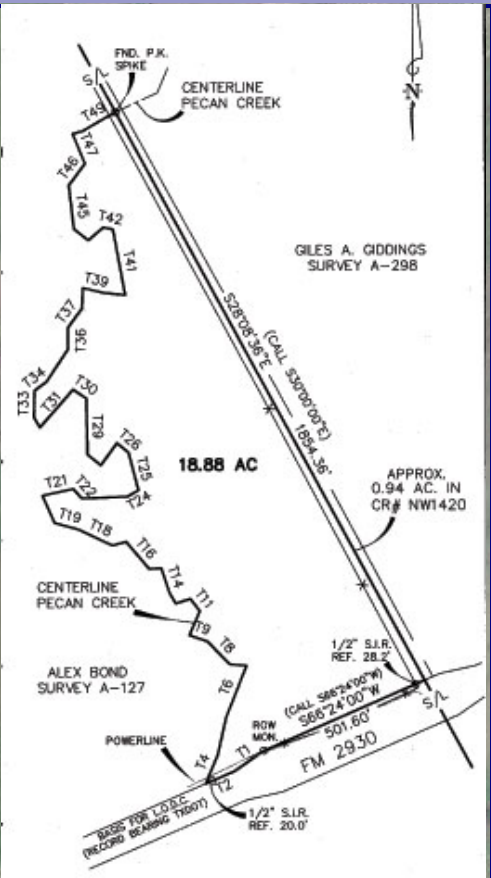


+/- 21 Acres

CR 1420

FM 2930

Fm Road 2930



Blue Sky Country REAL ESTATE

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Farm & Ranch, Homes, Commercial,
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Robert Phipps Broker / Owner
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128 S. Fordyce Street Blooming Grove, TX 76626 Office: 903.695.2978 Fax: 903.695.2980

 www.BlueSkyCountry.com 

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.



Distance From:
Waxahachie 23 Miles
Corsicana 16 Miles
Ennis 22 Miles
Dallas 52 Miles
Hillsboro 30 Miles

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Farmland Classification-Navarro County, Texas
(18.88 Acres Cryer Creek Farmland Classification)



Farmland Classification–Navarro County, Texas
(18.88 Acres Cryer Creek Farmland Classification)

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

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 — Navarro County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bn	Bunyan loam, calcareous variant	All areas are prime farmland	10.4	57.7%
LaD	Lamar clay loam, 3 to 8 percent slopes	Not prime farmland	3.6	20.0%
Tn	Trinity clay	All areas are prime farmland	3.7	20.2%
WnB	Wilson clay loam, 1 to 3 percent slopes	Not prime farmland	0.4	2.1%
Totals for Area of Interest (AOI)			18.1	100.0%

Description

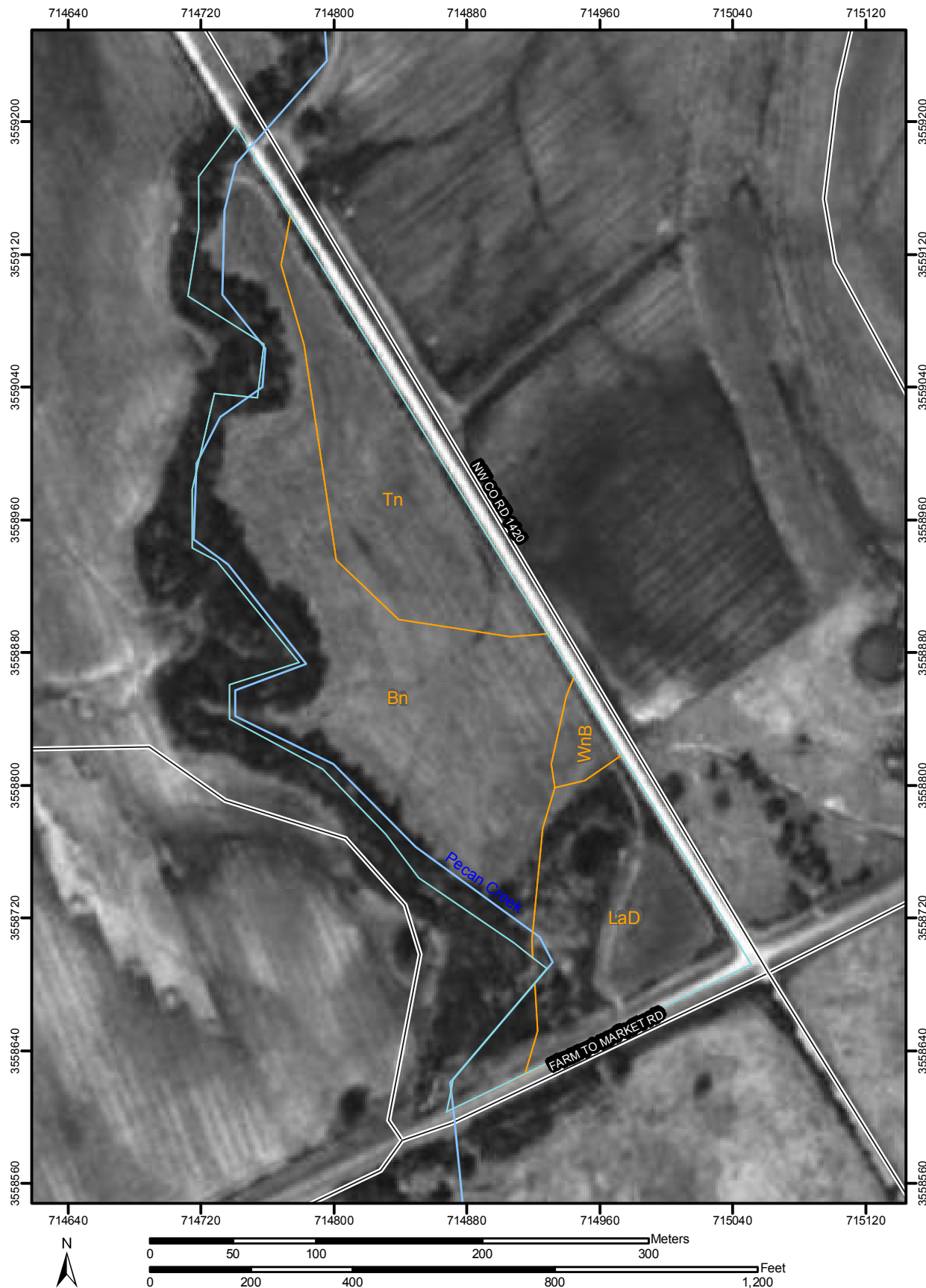
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime 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

Soil Map-Navarro County, Texas
(18.88 Acres Cryer Creek Soil Map)



MAP LEGEND






















Area of Interest (AOI)




 Area of Interest (AOI)

Soils




 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot



-  Very Stony Spot
-  Wet Spot
-  Other

Special Line Features



-  Gully
-  Short Steep Slope
-  Other

Political Features

Municipalities

-  Cities
-  Urban Areas






Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails

Roads

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

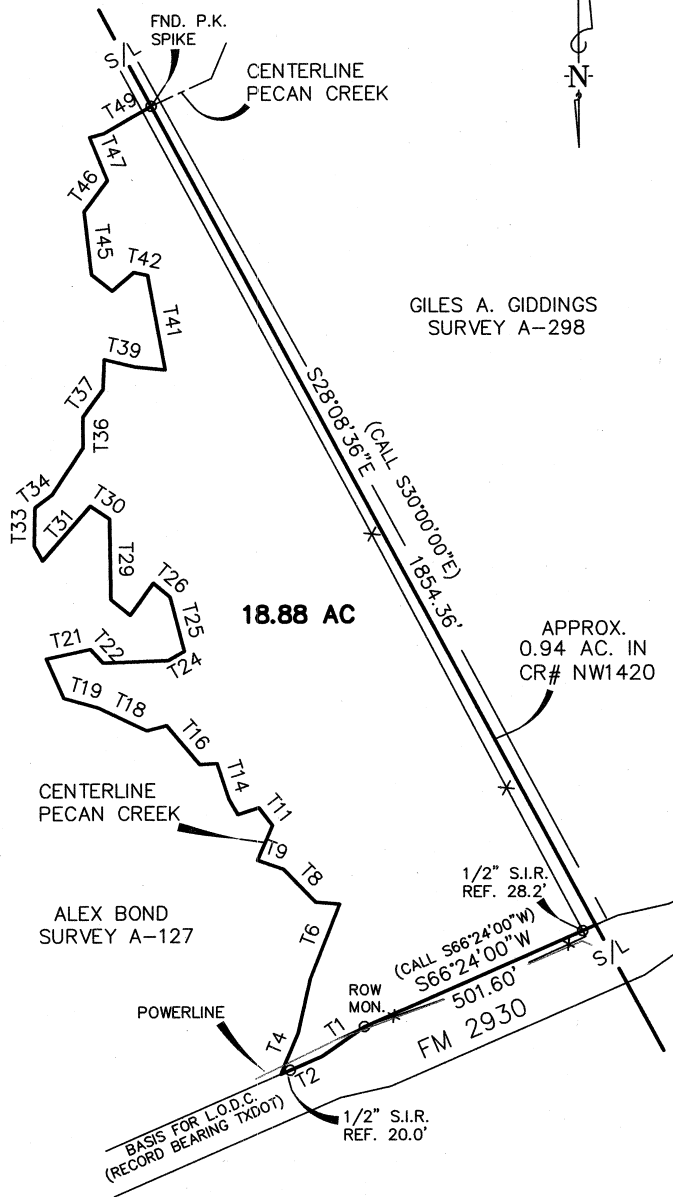
Date(s) aerial images were photographed: 1995

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.

Map Unit Legend

Navarro County, Texas (TX349)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bn	Bunyan loam, calcareous variant	10.4	57.7%
LaD	Lamar clay loam, 3 to 8 percent slopes	3.6	20.0%
Tn	Trinity clay	3.7	20.2%
WnB	Wilson clay loam, 1 to 3 percent slopes	0.4	2.1%
Totals for Area of Interest (AOI)		18.1	100.0%

TANGENT	BEARING	LENGTH
T1	S55°05'28"W	101.98'
T2	S66°24'04"W	89.59'
T3	N22°06'10"E	20.07'
T4	N22°50'07"E	68.86'
T5	N12°46'37"E	111.01'
T6	N21°37'22"E	159.59'
T7	N84°55'52"W	47.25'
T8	N43°59'39"W	91.52'
T9	N70°45'43"W	54.53'
T10	N23°08'24"E	75.73'
T11	N37°29'59"W	44.61'
T12	S71°50'27"W	43.67'
T13	N29°29'44"W	36.38'
T14	N17°50'51"W	74.12'
T15	S86°48'29"W	34.70'
T16	N40°10'41"W	101.76'
T17	S74°42'03"W	40.10'
T18	N64°19'12"W	106.56'
T19	N73°56'53"W	71.44'
T20	N23°34'55"W	85.59'
T21	N77°49'15"E	89.19'
T22	S42°16'37"E	37.17'
T23	N88°01'12"E	129.51'
T24	N60°12'28"E	37.06'
T25	N14°30'28"W	111.88'
T26	N49°50'35"W	42.95'
T27	S35°53'59"W	78.86'
T28	N50°32'45"W	49.71'
T29	N00°47'45"W	161.16'
T30	N56°05'06"W	45.43'
T31	S41°13'44"W	144.21'
T32	N28°39'03"W	34.07'
T33	N01°20'37"E	76.20'
T34	N53°09'53"E	42.66'
T35	N33°37'13"E	111.93'
T36	N00°01'20"W	61.08'
T37	N36°03'06"E	67.46'
T38	N02°31'02"E	59.68'
T39	S76°21'43"E	63.27'
T40	S83°56'24"E	59.81'
T41	N10°12'15"W	191.58'
T42	N77°30'38"W	28.35'
T43	S49°14'56"W	56.67'
T44	N51°10'38"W	52.10'
T45	N06°33'03"W	126.75'
T46	N37°06'09"E	77.75'
T47	N22°25'54"W	92.65'
T48	N74°39'07"E	29.40'
T49	N60°18'21"E	108.41'



NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT, THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.

SCALE: 1" = 300'
 COUNTY: NAVARRO
 ACREAGE: 18.88 AC.

SURVEY: ALEX. BOND A-127
 DESCRIPTION: VOL. 502 PG. 212
 SURVEYED FOR: FERRELL

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. To the best of my knowledge and belief, there are no apparent intrusions or protrusions other than shown on plat. This the 4th Day of March, 2008.

HEARN SURVEYING ASSOCIATES

201 HWY. 175 W, SUITE 2
 ATHENS, TX 75751
 (903) 675-2858

1-800-432-7670

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

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