

216.35 Acres Near Corsicana



216.35 Acres located at the intersection of NW CR 1170 & NW CR 1180. Approx 1.5 miles of road frontage. Mostly cultivated land, currently leased and planted with wheat & corn crops. Property is located just north of SH 22, between Barry & Corsicana. Prime Farmland, per NRCS soil reports. Water & Electric close by at HWY 22 & CR 1180. Fenced & cross fenced. An Excellent Investment opportunity. Will divide in smaller tracts.

Offered at \$1,695 per acre

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.

Blue Sky Country REAL ESTATE

www.BlueSkyCountry.com

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

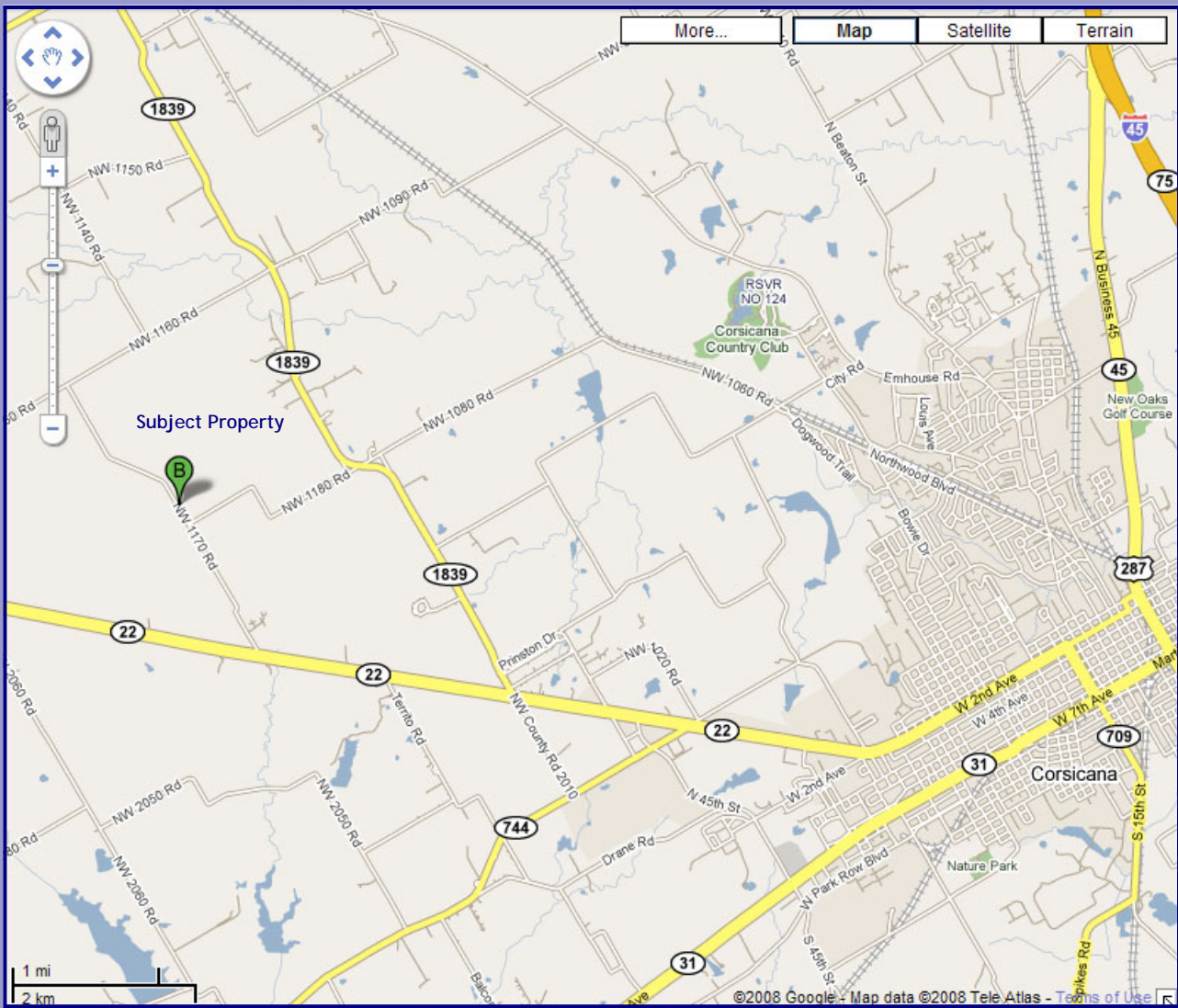
Robert Phipps Broker / Owner
Cell: 972.351.4710 | Email: RLP2000@airmail.net



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Martin Luther King Jr Blvd/TX-31
 NW 1170 Rd
[Add Destination - Show options](#)
 By car

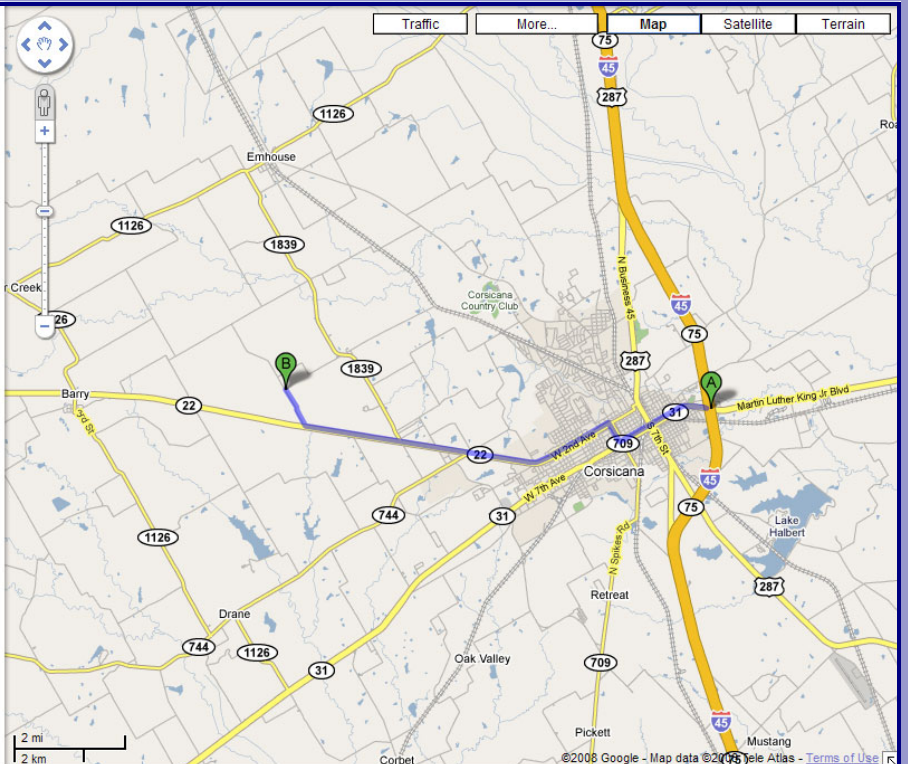
Driving directions to NW 1170 Rd
8.7 mi – about 18 mins

- A Martin Luther King Jr Blvd/TX-31
- 1. Head **west** on **Martin Luther King Jr Blvd/TX-31** toward **S Bonanza Dr/Bonaza St**
Continue to follow TX-31 1.7 mi
- 2. Turn **right** at **S 15th St/TX-22** 0.4 mi
- 3. Turn **left** at **W 2nd Ave/TX-22**
Continue to follow TX-22 5.7 mi
- 4. Turn **right** at **NW 1170 Rd** 0.8 mi

B NW 1170 Rd

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2008, Tele Atlas



Corsicana to Subject Property



DINA CLARK SURVEY
A-172

VOL. 1651 PG. 396

JEREMIAH DAY SURVEY
A-202

VOL. 1462 PG. 374

CR #NW 1180

1/2" F.I.R.

(CALL N60°00'00"E)
N60°00'00"E 2696.02'

CR #NW 1180

DOC. #2008-6119

S29°35'20"E

1290.51'

CR #NW 1180

1/2" F.I.R.

VOL. 1261 PG. 121

216.35 AC.

CALLED 213 1/3 AC. TR.
W.F. SEALE TO F.J. LINDSEY & WIFE
VOLUME 69 PAGE 474
DEED RECORDS NAVARRO COUNTY TEXAS

CR #NW 1170

VOL. 954 PG. 344

(CALL N30°07'30"W)
N30°07'30"W 3507.94'

(CALL S59°10'11"E)
S59°10'11"E 2249.62'

1/2" S.I.R.

DINA CLARK SURVEY
A-172

VOL. 1071 PG. 55

JEREMIAH DAY SURVEY
A-202

FND. T-BAR

CR #NW 1170

NOTE: ALL FENCES NOT SHOWN.

NOTE: THE BASIS FOR THE LINE OF
DIRECTIONAL CONTROL IS THE
RECORD BEARING OF THE NORTH
LINE OF THIS TRACT.

NOTE: THERE MAY BE ADDITIONAL
EASEMENTS OR ENCUMBRANCES AFFECTING
THIS TRACT THAT ARE NOT SHOWN HEREON.

SCALE: 1" = 300'
COUNTY: Navarro
ACREAGE: 216.35 AC (APPROX. 4.17 AC. IN ROADS)

SURVEY: DINA CLARK SURVEY A-172
DESCRIPTION: VOLUME 69 PAGE 474
SURVEYED FOR: ERIC HAUPERS

I, Wayne Beets, Registered Professional Land Surveyor 6039, 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 17th Day of September, 2008.

HEARN SURVEYING ASSOCIATES

308 1/2 N. BEATON
CORSIKANA, TX 75110
(903) 872-9669

1-800-432-7670

Wayne Beets
Registered Professional Land Surveyor
Number 6039

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER
PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS
RESULTING THEREFROM.

Farmland Classification-Navarro County, Texas
(216 Acres Cultivated, Farmland Classification)



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: 3/8/1995; 1/27/1996

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 LEGEND

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Rails
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Interstate Highways
	Prime farmland if irrigated and reclaimed of excess salts and sodium		US Routes
	Farmland of statewide importance		State Highways
	Farmland of local importance		Local Roads
	Farmland of unique importance		Other Roads
	Not rated or not available		
Political Features			
Municipalities			
	Cities		
	Urban Areas		
Water Features			
	Oceans		
	Streams and Canals		
Transportation			
	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		

Farmland Classification

Farmland Classification— Summary by Map Unit — Navarro County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BuA	Burleson clay, 0 to 1 percent slopes	All areas are prime farmland	1.7	0.8%
HbB	Houston Black clay, 1 to 3 percent slopes	All areas are prime farmland	202.4	95.6%
Tr	Trinity clay, frequently flooded	Not prime farmland	7.5	3.5%
Totals for Area of Interest (AOI)			211.6	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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.