

E. H. ASTIN FARM

~2,156 ACRES
Robertson County
Astin, Texas

*There is a magical tie to the land of our home,
which the heart cannot break,
though the footsteps may roam.*

-Eliza Cook

... Astin started with rented land in the Brazos Bottoms, a team, a wagon and ten dollars in 1867



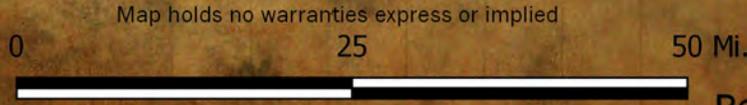
Ten years later, James Astin made his first land purchase. When he died, in 1897, he owned over 7,000 acres and his farm was considered one of the richest in the state.

The EH Astin Farm, named for Ervin Hugh Astin, James' son, is what remains of this TEXAS LEGACY RANCH, and still one of the richest:

- *Established and owned in same family since 1877*
- *4 sources of income, being farming/cattle, water sales, oil/gas, and sand/gravel*
 - o *2,156 acre income producing farm*
 - o *Two Pivot Irrigation Systems*
 - o *Five oil/gas pad sites with producing wells and another 6 Eagle Ford wells Pending*
 - o *7 permitted water wells ranging from 800-1500 gpm*
 - o *Grandfathered pumping Water rights from the Brazos River*
 - o *Sand and Gravel from Brazos Bottomland could help Houston rebuild*
- *2 Union Pacific Railroads traverse property*
- *Fronts Highway 50*
- *Bordered by the Brazos River on the west and the Little Brazos River on the east*
- *Mineral conveyance is negotiable*
- *Astin, Texas is about 20 minutes from Bryan/College Station, with development potential*

Asking \$10 million

E. H. ASTIN HISTORIC FARM

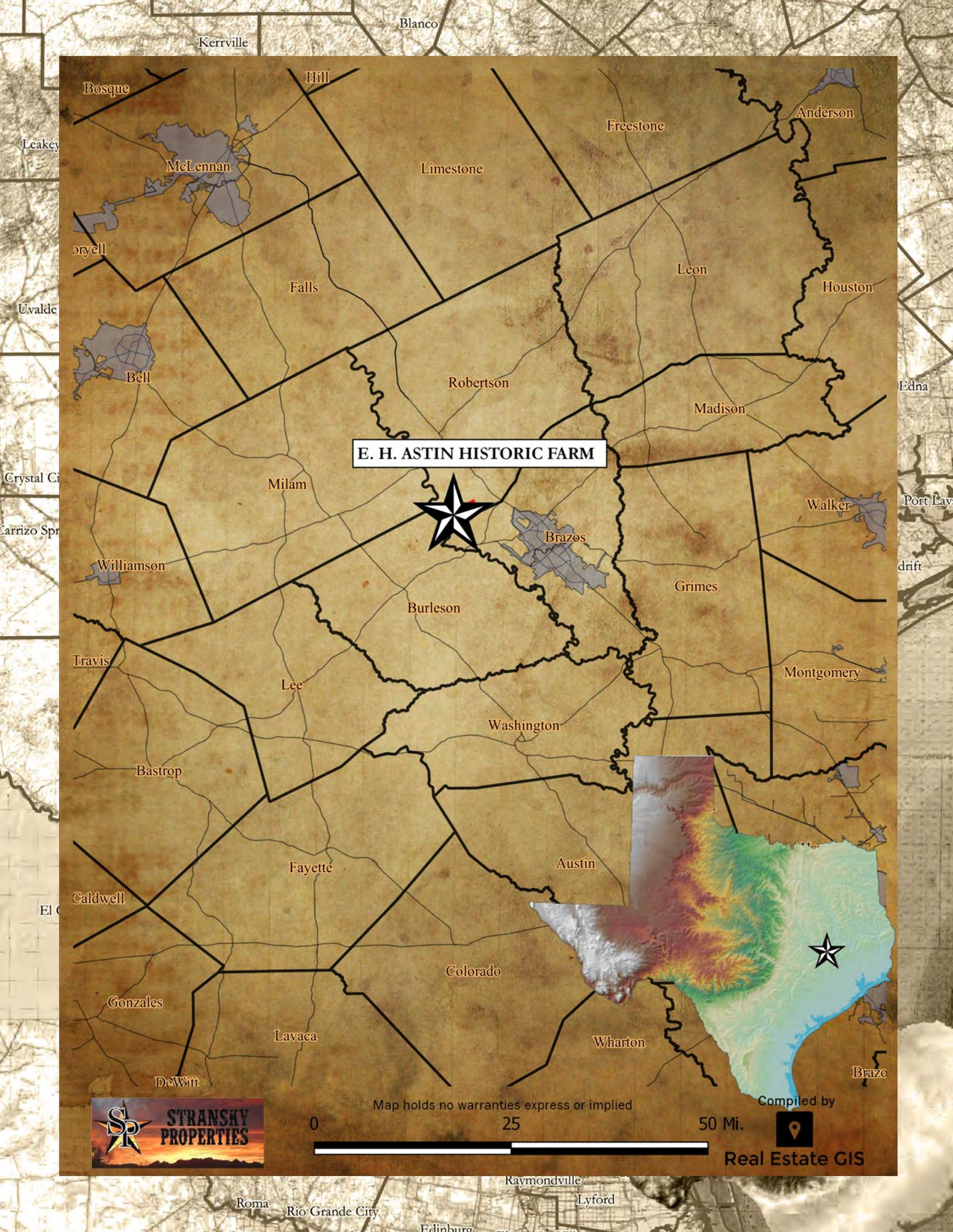


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E. H. ASTIN FARM

~ 2,156 acres
ROBERTSON COUNTY
TEXAS
Stephen Stransky
Broker
210-254-7700



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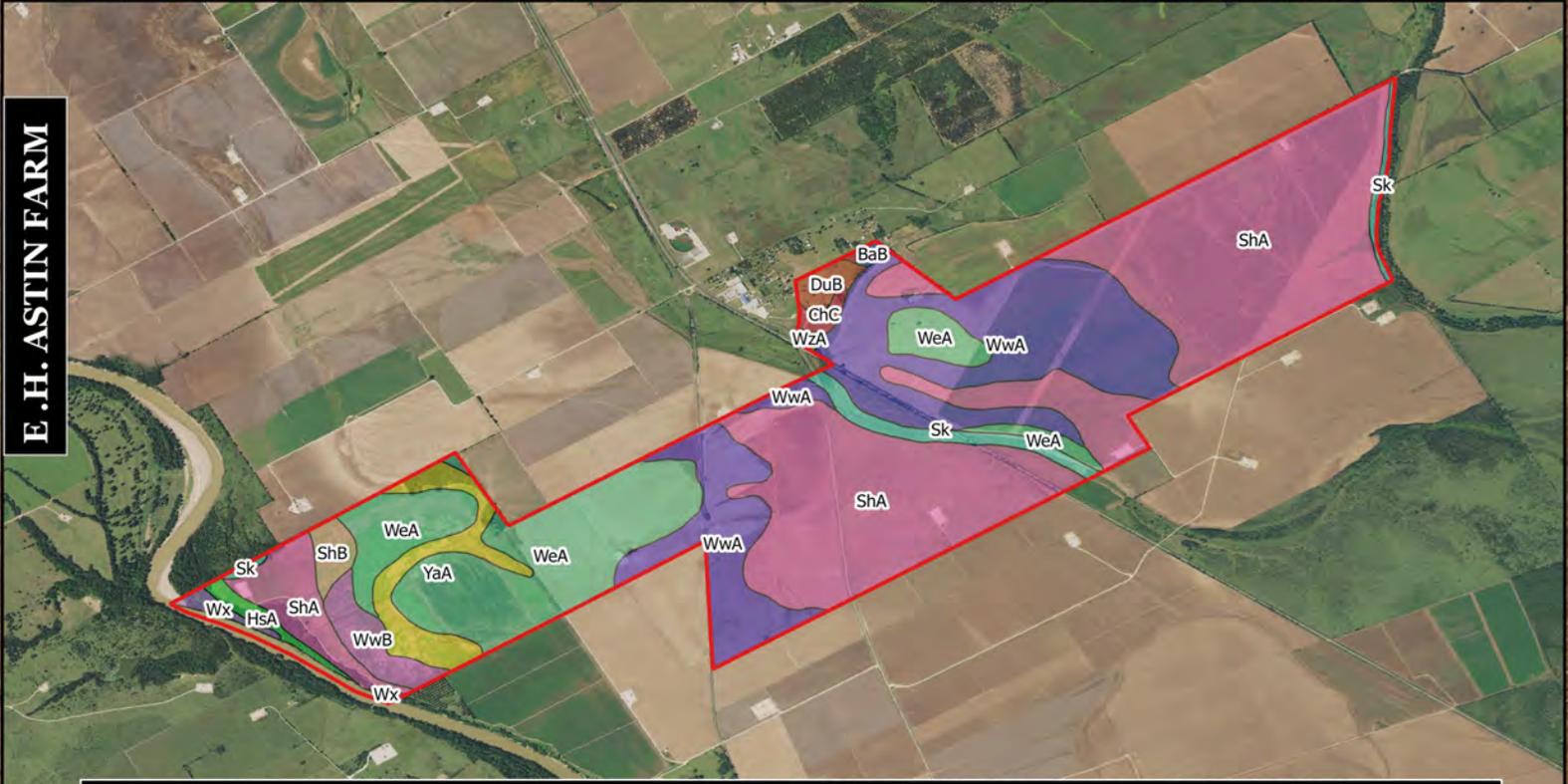
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E. H. ASTIN FARM



NRCS - SOILS

 BaB - BASTROP FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES	 Sk - SHIPS CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED
 ChC - CHAZOS LOAMY FINE SAND, 1 TO 5 PERCENT SLOPES	 W - WATER GREATER THAN 40 ACRES IN SIZE
 DuB - DUTEK LOAMY FINE SAND, 1 TO 3 PERCENT SLOPES	 WeA - WESWOOD SILT LOAM, 0 TO 1 PERCENT SLOPES, RARELY FLOODED
 HsA - HIGHBANK SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES, RARELY FLOODED	 WwA - WESWOOD SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES, RARELY FLOODED
 ShA - SHIPS CLAY, 0 TO 1 PERCENT SLOPES, RARELY FLOODED	 WwB - WESWOOD SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES, RARELY FLOODED
 ShB - SHIPS CLAY, 1 TO 3 PERCENT SLOPES, RARELY FLOODED	 Wx - WESWOOD-YAHOLA COMPLEX, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED
	 WzA - WILSON LOAM, 0 TO 1 PERCENT SLOPES
	 YaA - YAHOLA FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED



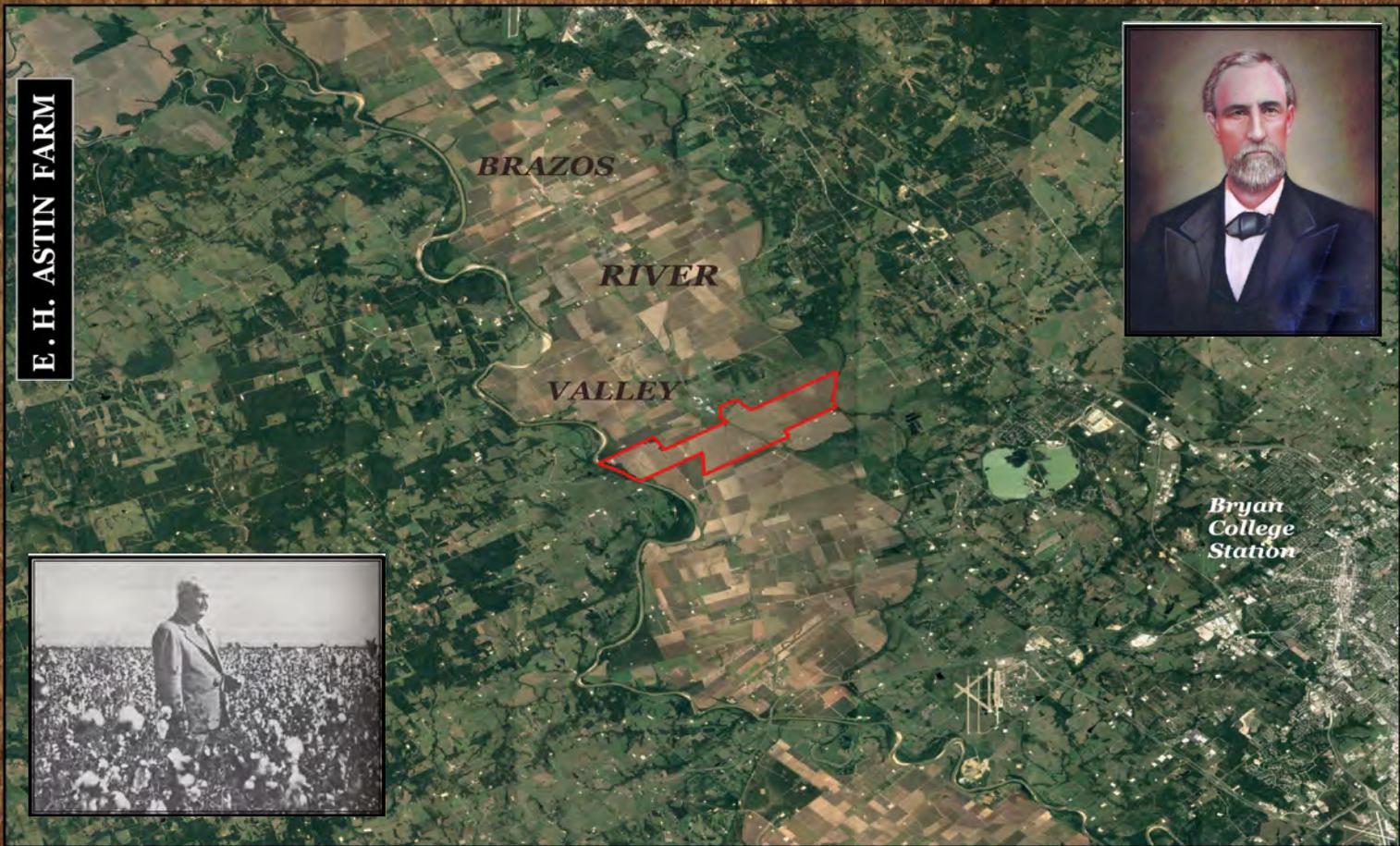
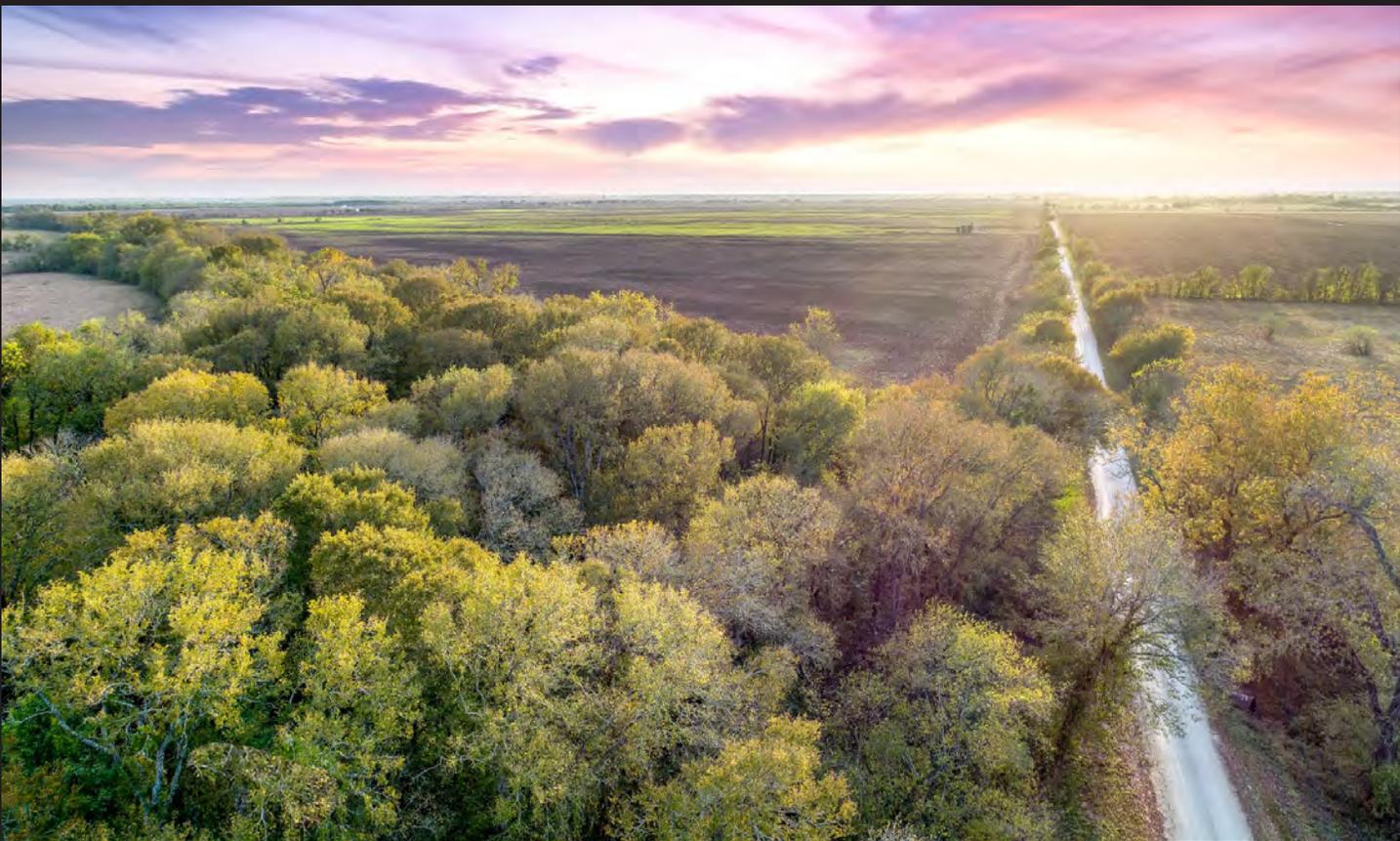
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**STRANSKY
PROPERTIES**

