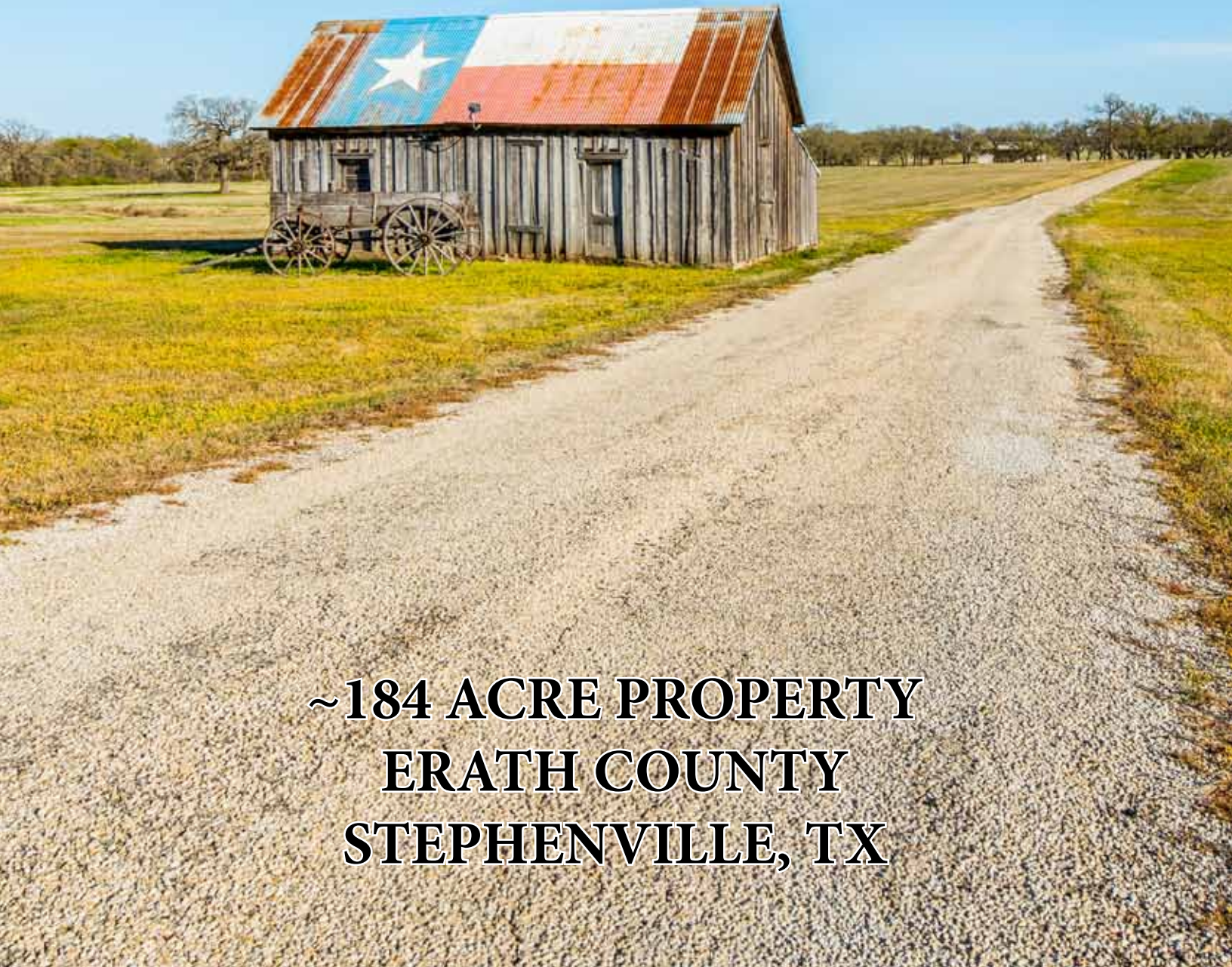
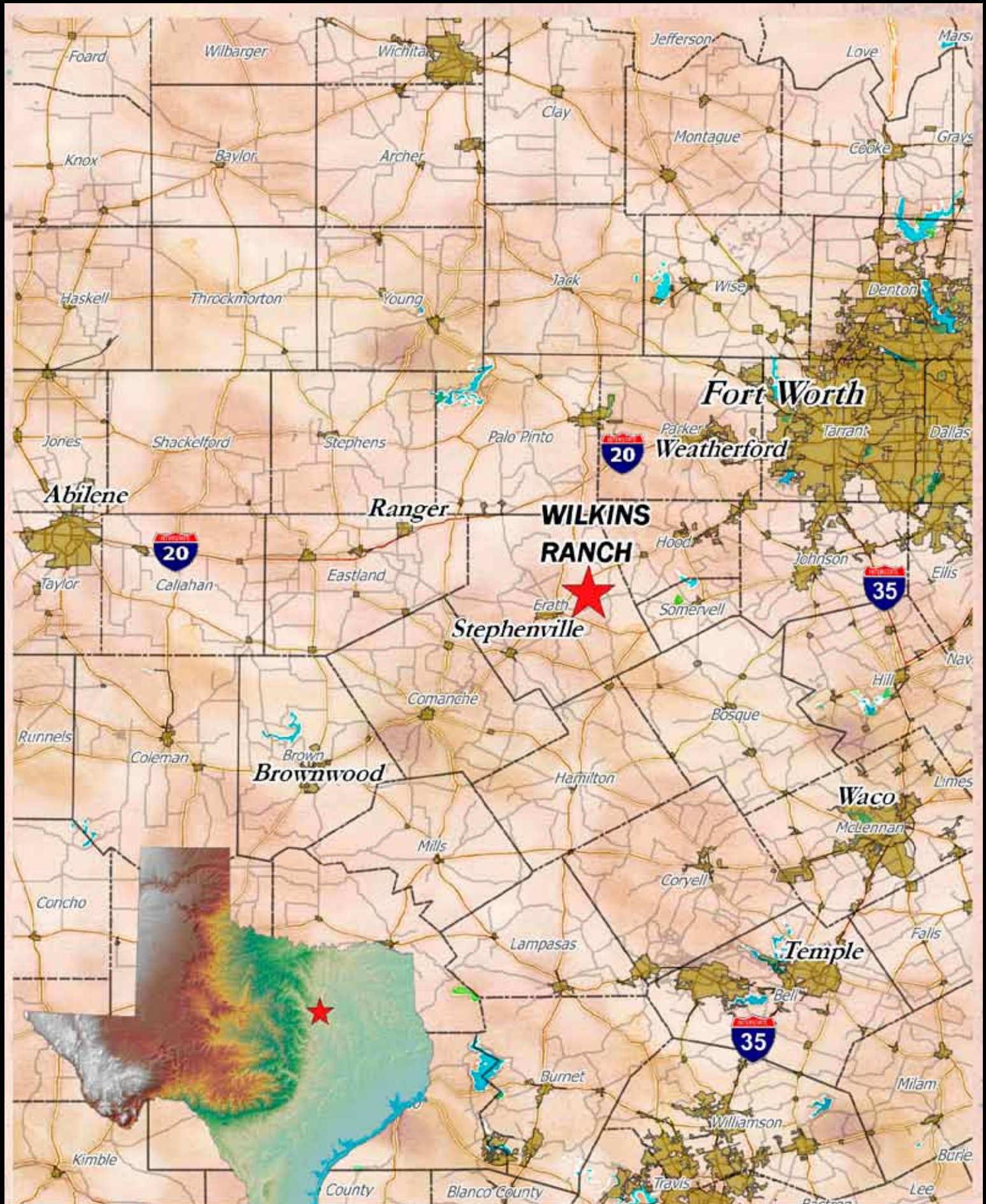


WILKINS RANCH



~184 ACRE PROPERTY
ERATH COUNTY
STEPHENVILLE, TX



Map holds no warranties express or implied

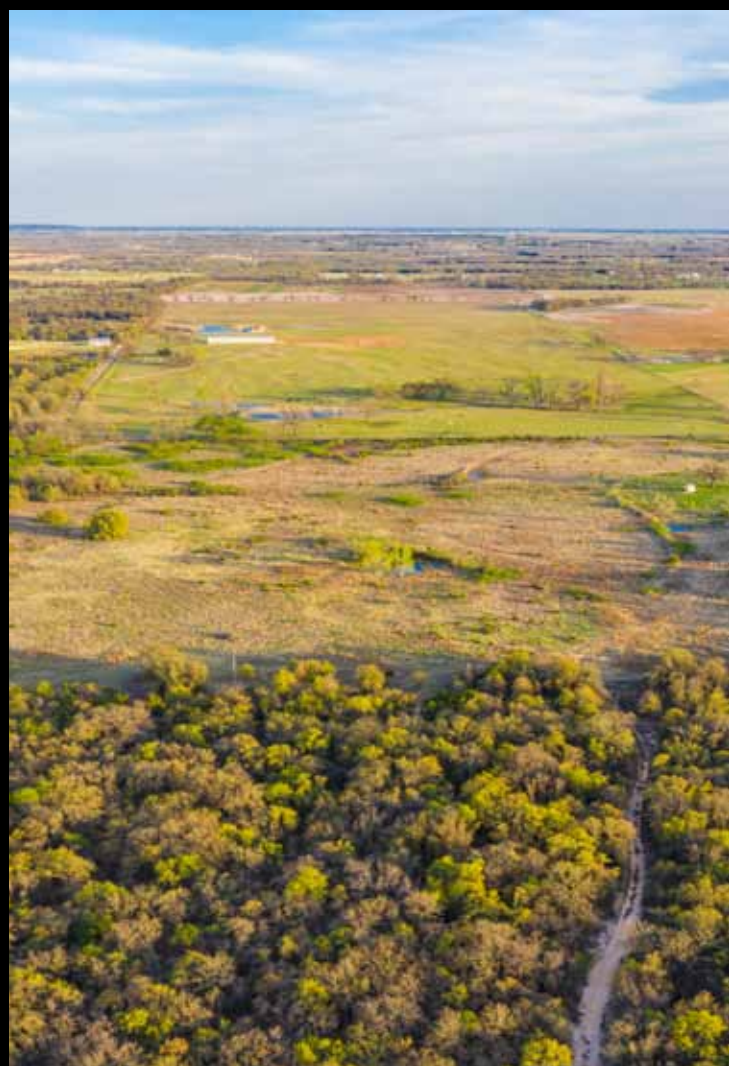
0 10 20 30 Mi.



The Wilkins ranch is +/-184 acres conveniently located approx. 4.5 miles northeast of Stephenville, TX at 10608 N. US Hwy. 377. The ranch has about ½ mile of frontage on Hwy. 377 and also fronts on paved CR 180(Pilot Knob Rd.) and paved CR 474 (Roadway Rd.). There is over 1,500' of paved road leading into the ranch to all of the improvements which include a 3br, 2 bath manufactured home completely rocked with standing seam roof and front and back rock porches, hay barn with tack room, shop with drive through bay and overhang, implement storage barn, and small storage shed. Other improvements include 2 water wells, net wire cross-fencing, and about 97 acres of improved coastal hay fields with the remainder of the ranch in dense brush and native grasses. There are also 5 ponds that hold water in normal rain conditions. This ranch has great elevation changes creating long range views and wildlife native to the area including whitetail deer & hogs. The ranch has a gentle roll with elevation changes of approx. 60' and the highest point being almost in the middle of the ranch at 1,310' giving great views towards the North. Both the frontage on Hwy. 377 and Cr 180 have elevations of approx. 1,250'. Most of the ranch has soils consisting of sandy loam.









Map holds no warranties express or implied

0 250 500 750 1000 1250 1500 ft



WILKINS SOILS

- DfC - DUFFAU FINE SANDY LOAM, 3 TO 5 PERCENT SLOPES
- DuD3 - DUFFAU SOILS, 2 TO 8 PERCENT SLOPES, SEVERELY ERODED
- Gu - GULLIED LAND
- NpB - NIMROD-ARENOSA-PATILO FINE SANDS, 0 TO 3 PERCENT SLOPES
- SdC - SELDEN FINE SAND, TO 5 PERCENT SLOPES
- SeC2 - SELDEN SOILS, TO 5 PERCENT SLOPES, ERODED
- WkA - WAURIKA FINE SANDY LOAM, THICK SURFACE, 0 TO 2 PERCENT SLOPES (HASSEE)
- WoB - WINDTHORST FINE SANDY LOAM, TO 3 PERCENT SLOPES
- WoC - WINDTHORST FINE SANDY LOAM, 3 TO 5 PERCENT SLOPES
- WkA - WINDTHORST SOILS, TO 8 PERCENT SLOPES, SEVERELY ERODED
- WsC2 - WINDTHORST SOILS, 3 TO 5 PERCENT SLOPES, ERODED

Map holds no warranties express or implied

0 0.1 0.2 0.3 0.4 0.5 Miles



STRANSKY PROPERTIES



LIMITATION OF AGENT'S LIABILITY:

SELLER AND BUYER AGREE TO HOLD THE AGENTS HARMLESS FROM ANY DAMAGES, CLAIMS, COSTS AND EXPENSES RESULTING FROM OR RELATED TO ANY PARTY FURNISHING TO THE AGENTS OR BUYER ANY FALSE, INCORRECT OR INACCURATE INFORMATION WITH RESPECT TO THE PROPERTY OR SELLER'S CONCEALING ANY MATERIAL INFORMATION WITH RESPECT TO THE CONDITION OF THE PROPERTY. IN ADDITION, SELLER AND BUYER AGREE TO DEFEND AND HOLD THE AGENTS PARTICIPATING IN THIS TRANSACTION HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, CLAIMS, DEBTS, DAMAGES, COSTS, AND EXPENSES INCLUDING, BUT NOT LIMITED TO REASONABLE ATTORNEYS FEES AND COURT COSTS, RELATED TO OR ARISING OUT OF OR IN ANY WAY CONNECTED TO REPRESENTATIONS ABOUT THE PROPERTY OR MATTERS THAT SHOULD BE ANALYZED BY EXPERTS.