



OLD WASHINGTON RANCHETTE



8144 FM 1370 | WASHINGTON, TX



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8144 FM 1370 Washington, TX, 77880 | Washington County



Price: \$395,000.00

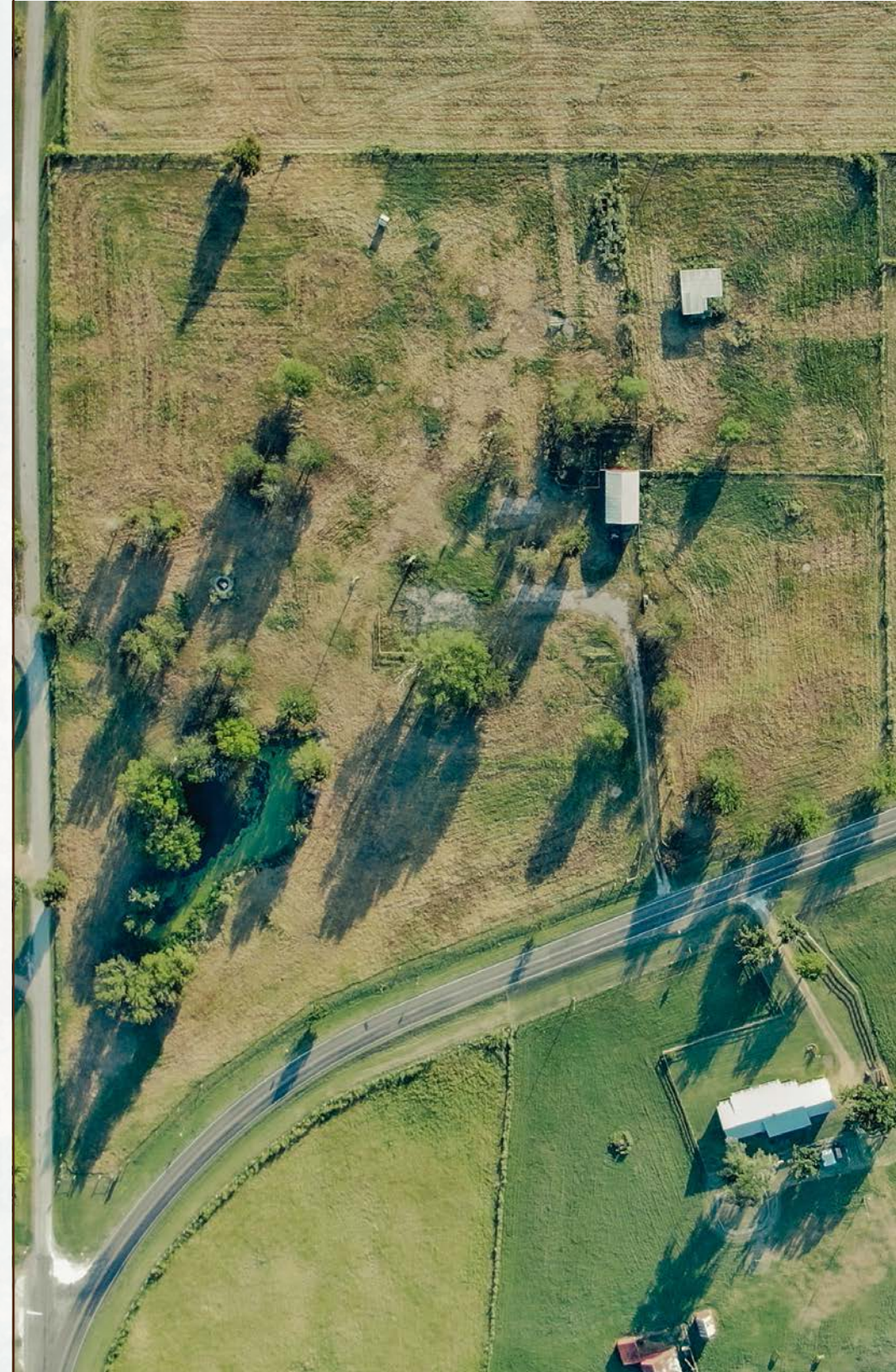


Price/AC: \$38,809/AC



Land Size: 10.178 AC

Highly improved ranchette in much desired Washington County. It is the perfect addition to a working ranch or future home site. The property is perimeter-fenced and cross-fenced. Improvements include a 40' X 25' Barn built in 2014 and a 20' X 30' roofed hay barn. A picturesque corner location set among large working ranches. Flat well, well-maintained pastures with mature shade trees. No deed restrictions and outfitted with working pens, cross fencing, steel feed trough, barn, and two (2) plumbed concrete water drinkers all perfectly suited for livestock.





FM 1370

Stock tank

Holle Lane

Steel feed trough

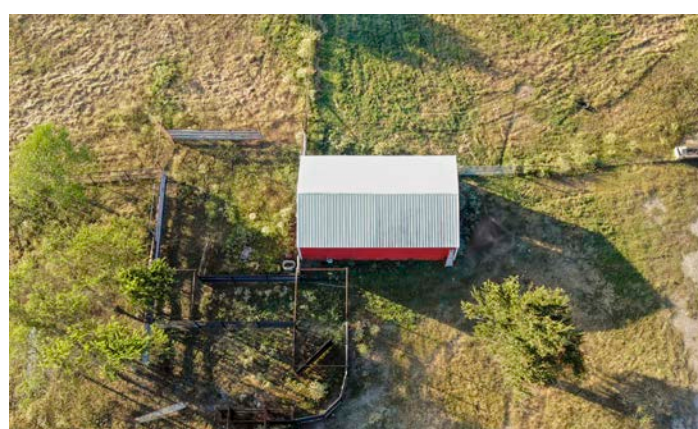
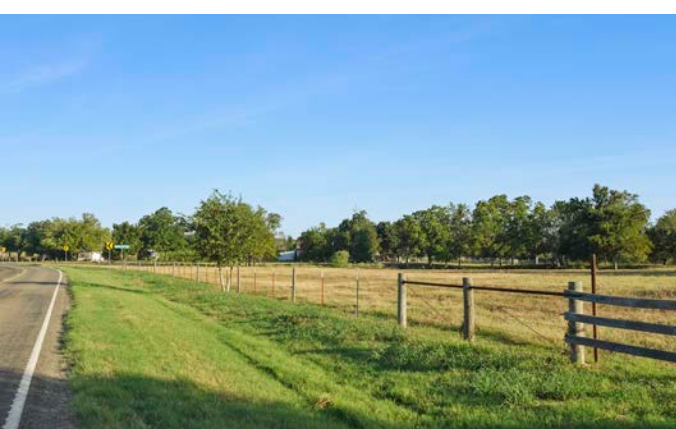
Plumbed livestock water trough

Barn

Working pens

Plumbed livestock water trough

Hay shed





SOIL REPORT



Boundary 9.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72	Wilson clay loam, 1 to 3 percent slopes	7.54	78.87	0	38	3e
25	Crockett fine sandy loam, 1 to 5 percent slopes	2.02	21.13	0	36	4e
TOTALS		9.56(*)	100%	-	37.58	3.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

FLOOD MAP



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For more information about this property or Oldham Goodwin's Land Services, please contact



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