

## Property Description (653.1023 Acres)

**LAND SIZE:** 653.1023 Acres, more or less

**LOCATION:** The property is located in Raywood, Texas, on the north side of US-90 and east side of FM 2830. The tract has 8,032 ft +/- continuous Union Pacific Railroad frontage, along with 4,830 ft +/- continuous FM 2830 frontage. In addition, the tract is located .6 +/- miles south of the Liberty Municipal Airport.

**CAD ID:** 30568 & 16496

**LEGAL DESCRIPTION:** A 653.1023-acre tract of land, more or less, in the H. & T. C. R. Co. survey no. 170, abstract no. 543, and part of the Peter Mason League, abstract no. 69 situated in Liberty County, Texas.

**SHAPE/TERRAIN:** The property is irregular in shape. It borders US-90 on the south side and stair steps downward on the east side of the property.

**SOILS:** The primary soil types are Morey-Spindletop complex, 0 to 1 percent slopes (35.6%), Beaumont clay, 0 to 1 percent slopes (21.7%), Labelle-Levac complex, 0 to 1 percent slopes (15.3%), Labelle clay loam, 0 to 1 percent slopes (13.7%), Crocacia-Aris complex, 0 to 1 percent slopes (13.5%), and League clay, 0 to 1 percent slopes (0.2%). The overall productivity rating is 3.22.

**UTILITIES:** Electricity and telephone are available to the subject property. A water meter is located on the western portion of the tract.

**FLOOD PLAIN:** The property is not located in a flood plain.

**EASEMENTS:** There are five pipelines running through the property. Two pipelines transport natural gas and are operated by WMJ Investments Corp. and CPR Pipeline LLC. Two pipelines transport crude oil and are operated by Sunoco Pipeline, L.P., and Chevron Pipeline Company. The last pipeline is transporting highly volatile liquid and operated by Energy Transfer Company.

**IMPROVEMENTS:** There are no improvements of significant value to the property.

**HISTORY:** There have been no market sales of the property during the three (3) years prior to the date of value.