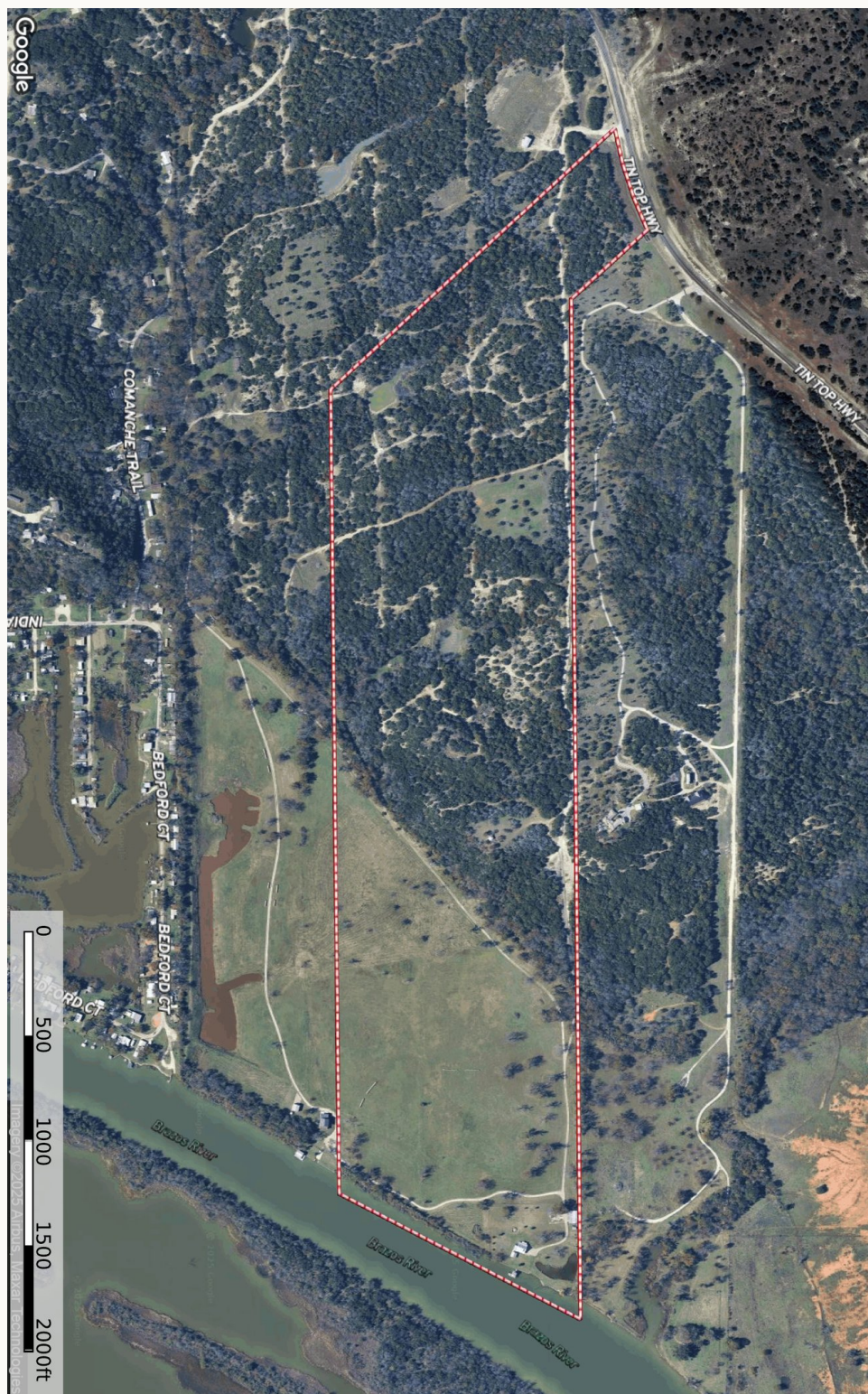


HOOD COUNTY, TEXAS

TIN TOP RIVER RANCH

AERIAL MAP

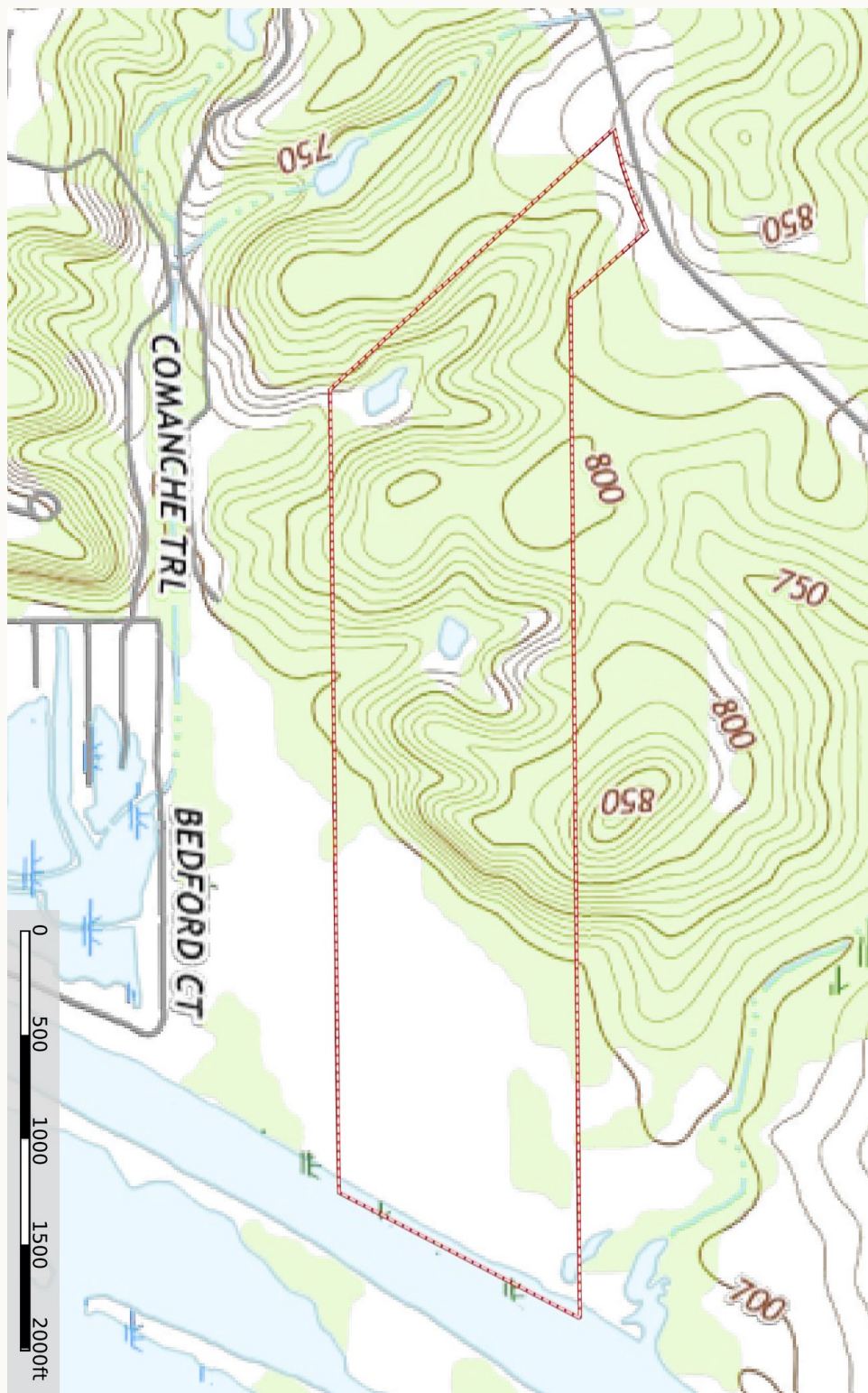


 Property boundary, 127± acres

Interactive map: [Click here](#)

Map: Land id. Obtained from sources deemed reliable, not guaranteed.

TIN TOP RIVER RANCH



 Property boundary, 127± acres

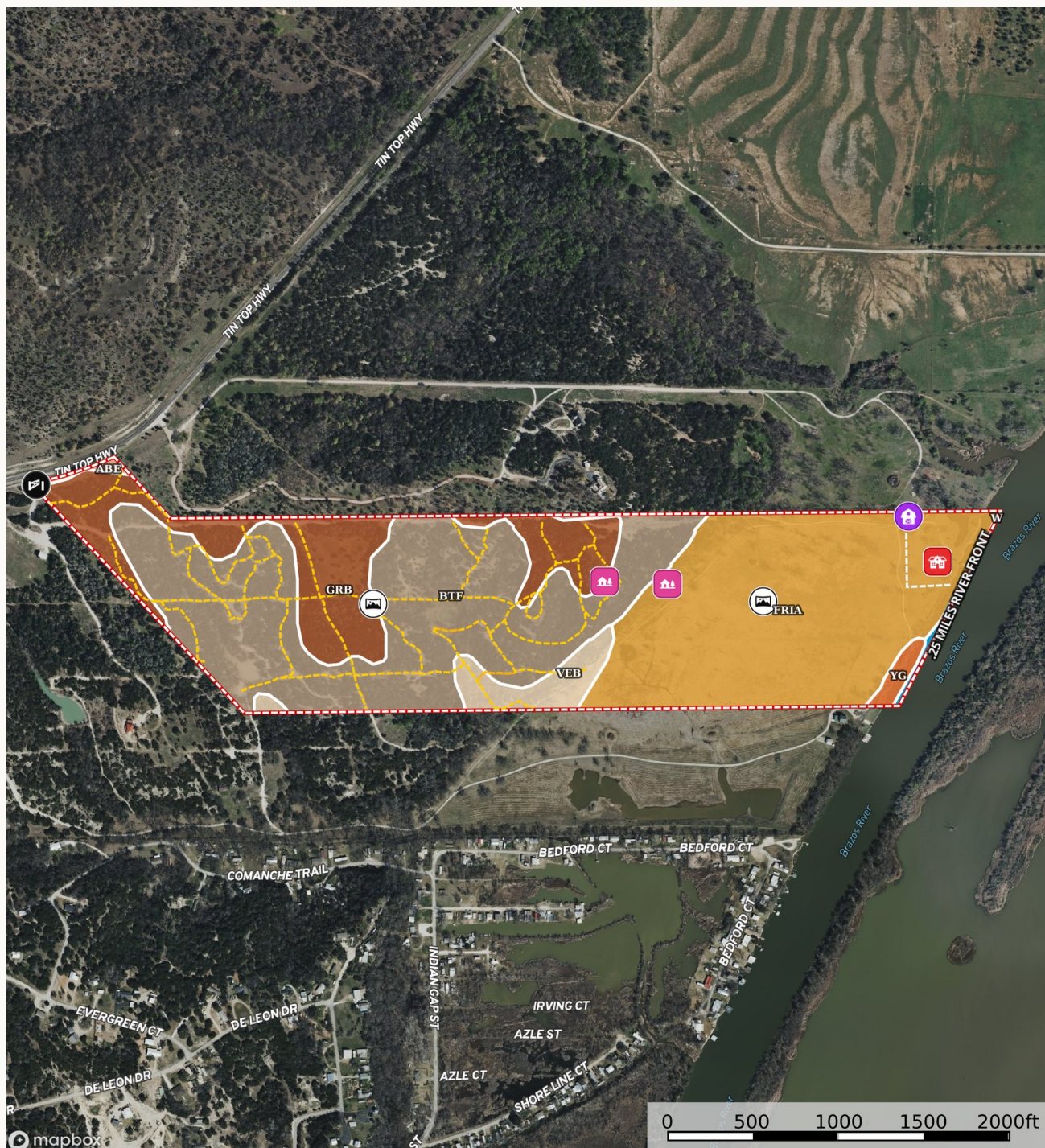
Interactive map: [Click here](#)

Map: Land id. Obtained from sources deemed reliable, not guaranteed.

TIN TOP RIVER RANCH

Map: Land id. Obtained from sources deemed reliable, not guaranteed.

TIN TOP RIVER RANCH



- | | | | | |
|----------------|--------------|------------|----------|------|
| Panoramic view | Barn | Main house | Cabin | Gate |
| Track | Road / trail | Fence | Boundary | |

Interactive map: [Click here](#)

Map: Land id. Obtained from sources deemed reliable, not guaranteed.

TIN TOP RIVER RANCH

SOILS

CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CLASS
 BtF	Brackett soils, 8 to 30 percent slopes	50.59	40.03	0	20	7e
 FriA	Frio silty clay, 0 to 1 percent slopes, occasionally flooded	46.46	36.76	0	44	3w
 GrB	Granbury very fine sandy loam, 1 to 5 percent slopes	22.10	17.49	0	34	3e
 VeB	Venus loam, 1 to 3 percent slopes	5.09	4.03	0	62	3e
 Yg	Yahola-Gaddy complex, occasionally flooded	1.18	0.93	0	43	2w
 W	Water	0.50	0.40	0		8
 AbE	Aledo-Bolar association, 1 to 8 percent slopes	0.46	0.36	0	23	6e
Total		126.38	100		33.11	4.62

Source: USDA NRCS soil survey via Land id, soil boundary 126.38 acres. Soil acreages are rounded and may not sum exactly.

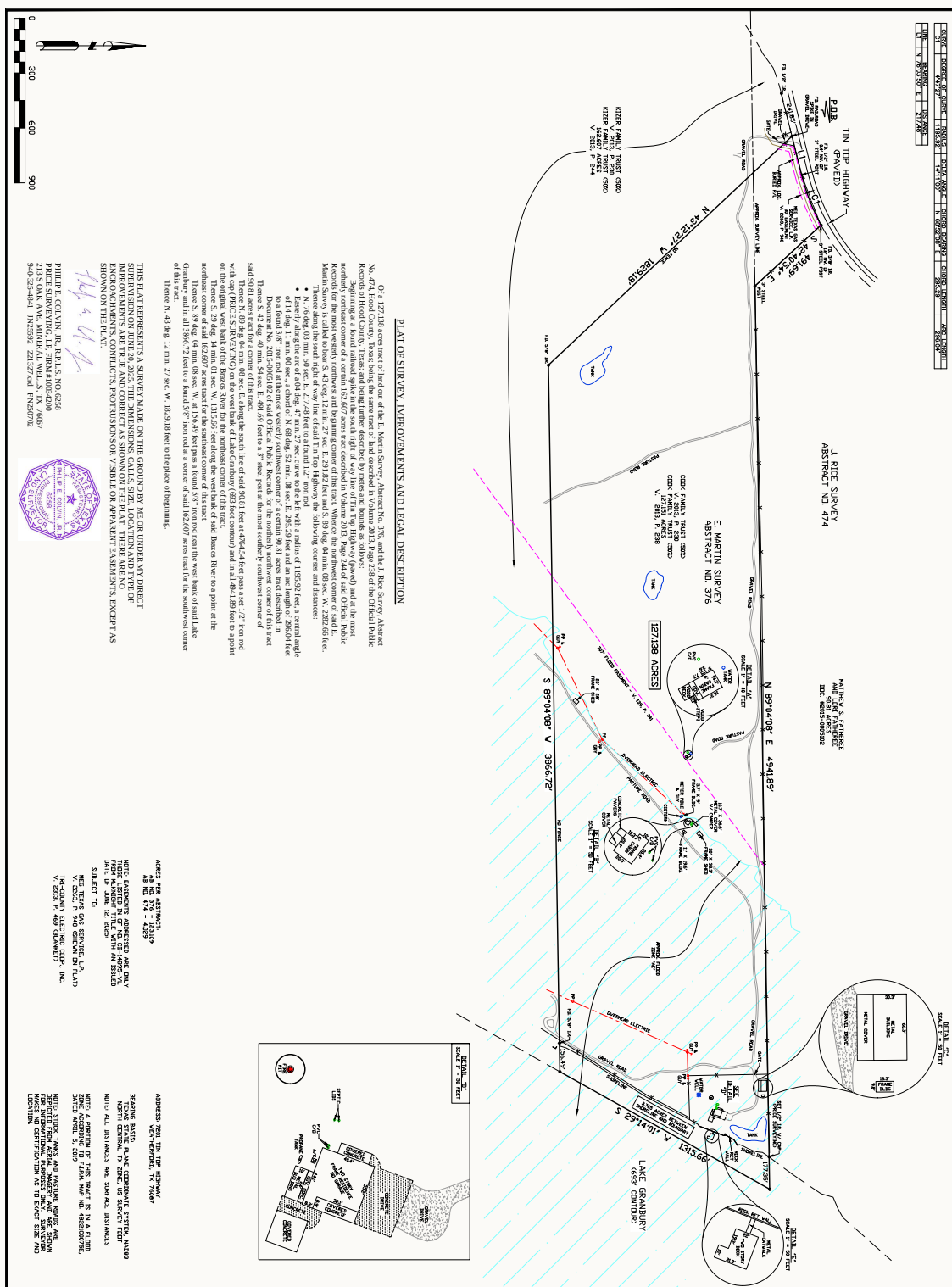
LAND CAPABILITY

Capability classes run from 1 to 8. Limitations and hazards increase with each class, and the range of suitable uses narrows. The letter after the class names the main limitation.

CLASS	CULTIVATION	GRAZING	FORESTRY	WILDLIFE
1	Very intense	Intense	Suited	Suited
2	Intense	Intense	Suited	Suited
3	Moderate	Intense	Suited	Suited
4	Limited	Intense	Suited	Suited
5		Intense	Suited	Suited
6		Moderate	Suited	Suited
7		Limited	Suited	Suited
8				Suited

Limitations: c, climate. e, susceptibility to erosion. s, soil limits in the rooting zone. w, excess water.

Source: USDA land capability classification via Land id.



Plat of survey, 127.138 acres, Price Surveying, LP, June 20, 2025. Zoom in for full detail.