



WILDER
REAL ESTATE CO

PARCEL: 1778691016,2008586515

TAYLOR COUNTY, TEXAS



PROPERTY REPORT

LEE BURTON

Broker

📞 325-762-6575

✉ lee@thewilderco.com

PROFILE

Lee's career path led him into real estate in 2017. After 7 years specializing in rural land sales, he has closed over \$58 Million in sales volume for clients. In 2022, he obtained his broker designation and has evolved his real estate career into a multifaceted service. In 2024, his services were expanded with the addition of serving as the sponsoring broker for Wilder Real Estate Company.

Based out of Abilene and Albany offices, Lee has an extensive network of land expertise within the North Central Texas region where he serves buyer and seller clients that place their trust in him. Lee's philosophy as a real estate professional is simply to provide top-tier value through servant leadership. If he is successful, the fruit of faithfully guiding clients and agents through sales transactions will be clearly identified by the high quality relationships and reputation of Wilder Real Estate Co.

Prior to real estate, land and cattle management were the foundation of his career after graduating from Texas A&M University in 2004. Today, Lee serves as Executive Secretary and hosts the "Love the Land" podcast for the Texas Grazing Land Coalition (TxGLC). He is also a member of the Texas and Southwestern Cattle Raisers Association and a Texas Farm Bureau member. He is also a Texas Agriculture Lifetime Leadership (TALL) XV alumnus.

Lee and his wife, Alicia, raise their family in a rural area near Abilene where Alicia homeschools their four kids: Gage, Truitt, Cameron, and Clancy. The Burton family is active in their church and Bible Study Fellowship (BSF). As a family, they enjoy ranching, 4H activities, showing stock horses, raising commercial feeder steers, hunting, camping, fly fishing, and spending time in the mountains.

POWERED BY  LANDGATE

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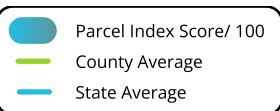
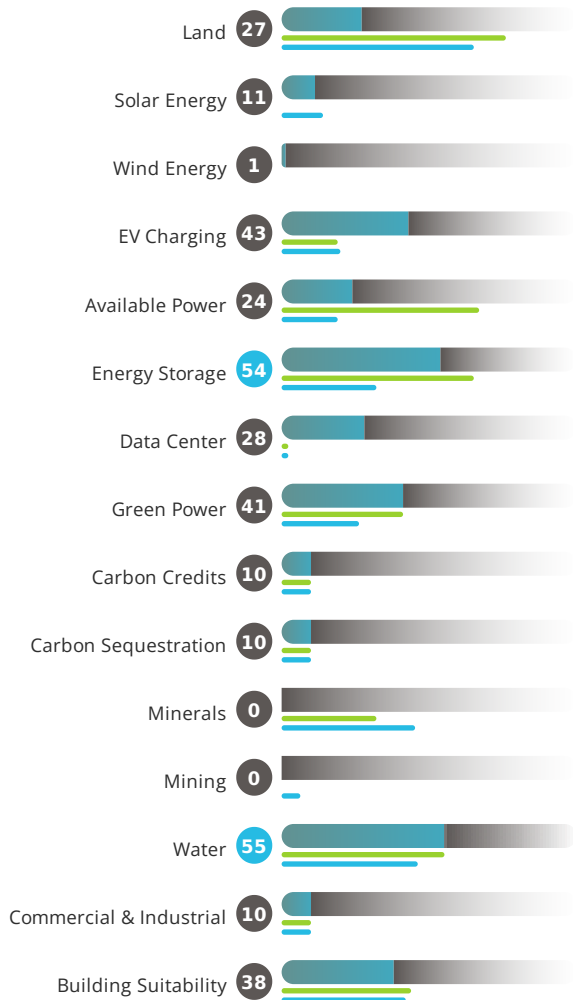
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

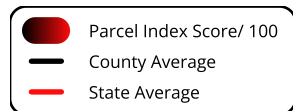
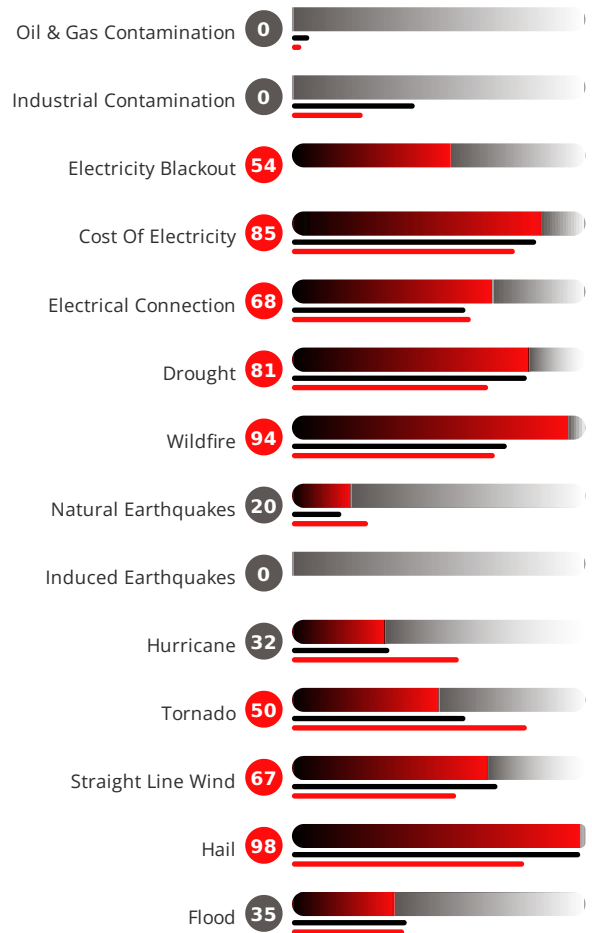
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$528/ac/yr
Wind Farm Lease:	\$101/ac/yr
Carbon (Carbon Credits):	\$0/ac/yr
Oil and Gas (Mineral Sale):	\$550/ac

LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
A0353001200		84.456	\$327	\$568/ac/yr	\$147/ac/yr	79*	62*	\$0	\$0	\$6/ac	-	-
A0353000200		38.462	\$343	\$420/ac/yr	\$0/ac/yr	-	-	\$0	\$0	\$13/ac	-	-

LandGate Indexes By Parcel

			Indexes											Risk Factors									
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural	
A0353001200		84.5	5	11	95	62	35	79			0		80	0	0	0	54	85	68	81	94	20	
A0353000200		38.5	0	11	0	0	0	0			0		80	0	0	0	0	0	0	0	0	0	

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	79.8 %
Annual Precipitation:	25.6 "
Average Annual Wind Speed:	18.1 mph
Average 3D Solar Irradiance:	248 W/m ²
Average High Temp:	77.3 °F
Average Low Temp:	52.2 °F
Average Slope:	1.7 °
Maximum Slope:	7.4 °

Total Land Value: \$40,817 (\$333/ac)

Cropland	\$33,218 (14 acres)
Sorghum	\$1,023 (0.4 acres)
Winter Wheat	\$31,138 (13.1 acres)
Oats	\$529 (0.2 acres)
Other Hay/Non Alfalfa	\$529 (0.2 acres)
Developed	\$7,227 (3.2 acres)
Developed/Open Space	\$4,791 (2 acres)
Developed/Low Intensity	\$2,436 (1.1 acres)
Water	\$372 (0.2 acres)
Open Water	\$372 (0.2 acres)
null	\$0 (105.1 acres)
Shrubland	\$0 (105.1 acres)

Property Features



Acreage Details:

		100-year Flood Zone:	28 ac
		Federal Wetland:	3 ac
		Topography 5%:	39 ac
		Topography 8%:	9 ac
		Topography 12%:	1 ac
		Tree Canopy:	0 ac

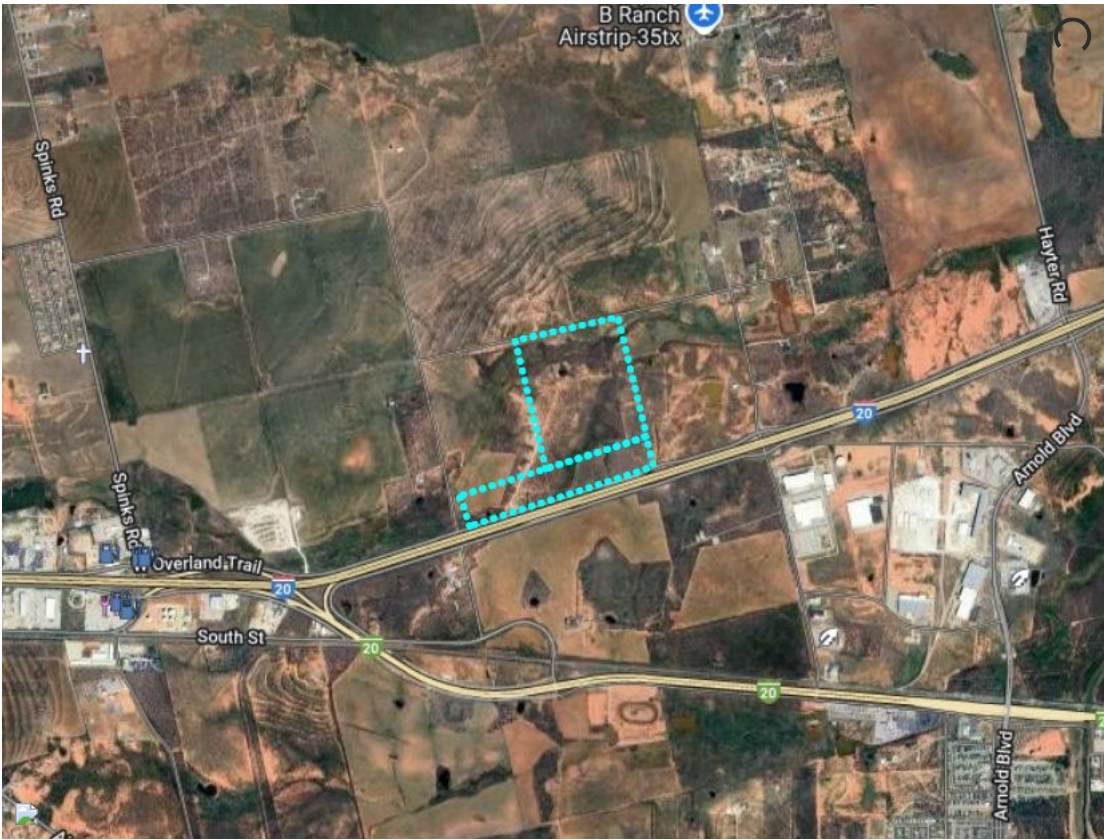
Elevation

Average Elevation:	1,745 feet
Minimum Elevation:	1,730 feet
Maximum Elevation:	1,770 feet

Slope

Average Slope:	2 °
Maximum Slope:	7 ° (May need grading)

Nearest Amenities



- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 1
Number of Coffee shops within 1.5 mi: 0
Number of Shopping amenities within 1.5 mi: 0
Number of Hotels within 1.5 mi: 0
Number of Schools within 1.5 mi: 0
Number of Gas Stations within 1.5 mi: 5
Number of Churches within 1.5 mi: 1
Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: 3.49 mi
Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
Distance to nearest EV Charger: No EV Charger within 1.5 miles

Topo



Elevation

Average Elevation:	1,745 feet
Minimum Elevation:	1,730 feet
Maximum Elevation:	1,770 feet

Slope

Average Slope:	2 °
Maximum Slope:	7 ° (May need grading)

Trees



Current Trees

Tree Acres (ac):	0.44
Tree Canopy Avg. Height (ft):	3
Tree Canopy Density (%) (ft):	11
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	26

Reforestation Potential

From Non-Tree Cover Acres (ac):	122.47
From Tree Cover Acres (ac):	0.05
Exclusion Zone for Non-Tree Area only (ac):	0.45
Potential Area for Reforestation Acres (ac):	27.75
Water Precipitation (in/yr):	26.00
Suggested Tree Type for Reforestation:	American Elm Oak spp
Maximum Tree Canopy Density (%):	22.70

Details by Tree Type

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est Current Year (\$/ac/yr)	Carbon Credits Est Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/yr)
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.030	\$0.00	\$0.04	0	55.080	\$1.71

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
StB	3	D	68.1	Stamford clay, 1 to 3 percent slopes	Prime Farmland
VeE	6	D	31.9	Vernon clay, 3 to 8 percent slopes	Not Prime Farmland
Mf	5	D	18	Mangum soils, 0 to 1 percent slopes, frequently flooded	Not Prime Farmland
SaA	1	C	4.9	Sagerton clay loam, moist, 0 to 1 percent slopes	Prime Farmland

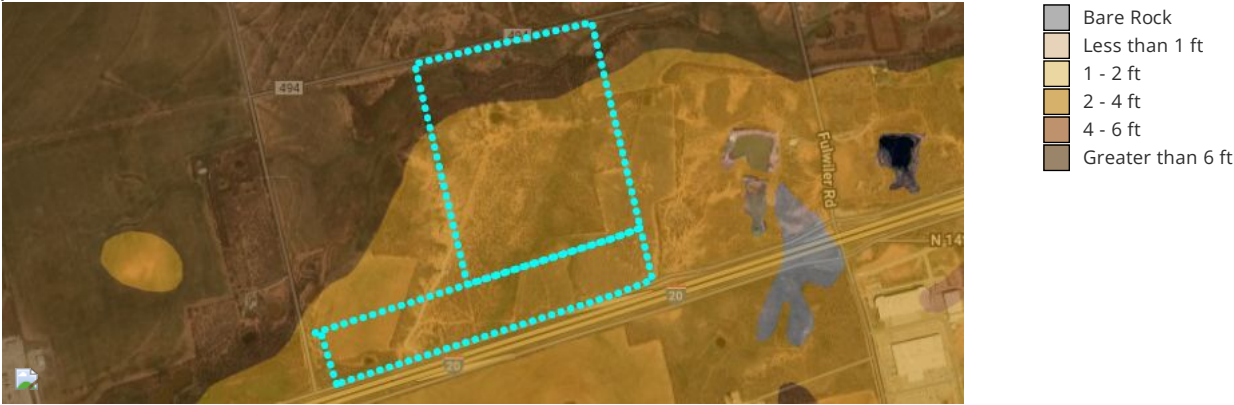
Building Suitability



Soil Suitability Table

Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
Mf	5	41	1	Well drained		0	> 6
SaA	1	75	0	Well drained		0	> 6
StB	3	45	0	Well drained		2	2.92
VeE	6	75	0	Well drained		6	2.17
StB	3	45	0	Well drained		2	2.92
VeE	6	75	0	Well drained		6	2.17

Depth to Bedrock



Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

100-year Flood Zone:	28 ac
Federal Wetland:	3 ac
Topography 5%:	39 ac
Topography 8%:	9 ac
Topography 12%:	1 ac
Tree Canopy:	0 ac

Est. Solar Rent: \$528 / ac / yr

Buildable Acreage For Solar

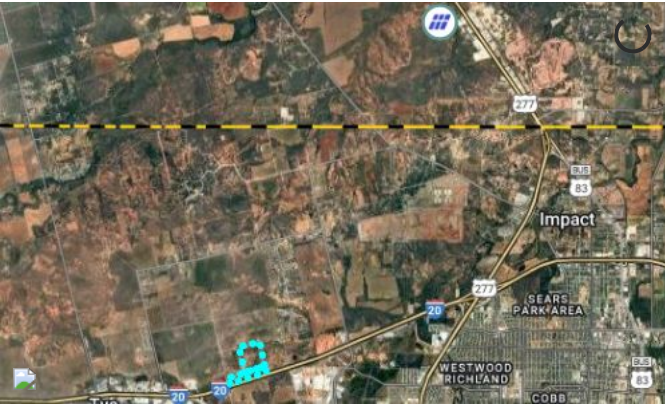
Gross Parcel Acreage:	123 ac
Total Buildable Acreage:	68 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	223 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	248 W/m ²
Possible Number of Solar Panels:	44,418
Parcel Max Capacity:	20 MW
Max Annual Output:	29,674 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	Abei Energy & Infrastructure, LLC
Distance	5.79 miles
Operating Capacity	0

Wind



Est. Wind Rent: \$101/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.85
Parcel Max. Capacity: 2.796 MW
Parcel Max. Annual Output: 9,695.022 MWh

Buildable Acreage For Wind

Gross Parcel Acreage: 123 ac
Total Buildable Acreage: 68 ac

Acreage Details

	100-year Flood Zone	28 ac
	Federal Wetland	3 ac
	Topography 5%	39 ac
	Topography 8%	9 ac
	Topography 12%	1 ac
	Tree Canopy	0 ac

Wind Speed and Direction



Average Annual Wind Speed: 8.1 m/s

Wind Speed (meters/sec)

	≥ 10
	9.0 to 9.9
	8.0 to 8.9
	7.0 to 7.9
	6.0 to 6.9
	5.0 to 5.9
	4.0 to 4.9
	3.0 to 3.9
	< 3.0



Electrical Infrastructure



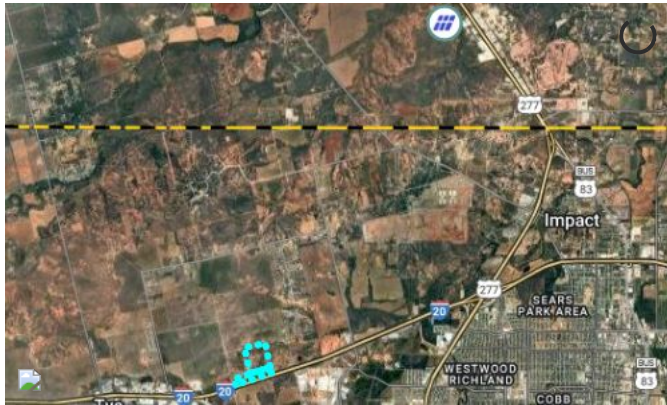
Nearest Substation

Substation Name: ABILENE INDUSTRIAL PARK
Distance: 0.595 miles
Substation Hosting: -
Capacity:

Nearest Transmission Line

Owner: AEP TEXAS NORTH CO.
Distance: 0.856 miles
Max Capacity: 300 MW
Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: Abei Energy & Infrastructure, LLC
Distance: 5.79 miles
Operating Capacity: 0

Commodity Pricing

Wholesale Market: ERCOT
Avg. Energy Price: -
State/Local Incentives: 1.32 \$/MWh
Total Value of Solar Energy:

Nearest Wind Farm

Name: Holt Wind Power
Distance: 8.665 miles
Operating Capacity: -

Commodity Pricing

Wholesale Market: ERCOT
Avg. Energy Price: -
State/Local Incentives: 1.32 \$/MWh
Total Value of Wind Energy:

Direct Solar Irradiance: 223 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected: 248 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

Name	120
Distance	0.1 miles

EV Site Score:	62
EV Corridor Site Score:	100
EV Exit Ramp Score:	95
Substation Index Score:	47.5
Transmission Line Index Score:	90
EV Charging Station Score:	0
Tribal and DAC Index Score:	0

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	AEP TEXAS NORTH CO.
Distance:	0.9 miles
Max Capacity:	300 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	UPS Customer Center
Nearest Amenity Type:	Point of Interest
Nearest Amenity Distance:	0.9 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	85.50249500000001 sq ft
Average Annual Energy Price:	0 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	ABILENE INDUSTRIAL PARK
Distance:	0.6 miles
Substation Max kV:	138 kV
Substation Min kV:	69 kV

Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	122.92
Tree Cover Acres (ac):	0.44
Non-Tree Cover Acres (ac):	122.47
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.030
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$0
Carbon Credits Est. Current Year (\$/yr):	\$0.00

Tree Carbon Credits

Tree Acres (ac):	0.44
Tree Canopy Avg. Height (ft):	10
Tree Canopy Density (%):	11
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	26.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	16.465
Organic Carbon Density (kg/m³):	153.81
Soil Carbon Offset Est.	0.435
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	53.441
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.65
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$80.16
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	122.47
From Tree Cover Acres (ac):	0.05
Exclusion Zone for Non-Tree Area only (ac):	0.45
Potential Area for Reforestation Acres (ac):	27.75
Water Precipitation (in/yr):	26.00
Maximum Tree Canopy Density (%)	22.70
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.030
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.04

Oil And Gas



Estimated Oil Gas Value (Sale) \$550/acre

Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.7/mcf)

NET VALUE

\$29,223

FROM OIL PRODUCTION

\$24,039

FROM GAS PRODUCTION

\$3,178

FROM NGL PRODUCTION

\$2,006

Production (Nearby Wells)

First Production Date

Last Production Date

Oil (cumulative)

0 bbl

Gas (cumulative)

0 boe (0 Mcf)

Water (cumulative)

0 bbl

Geology (Nearby Wells)

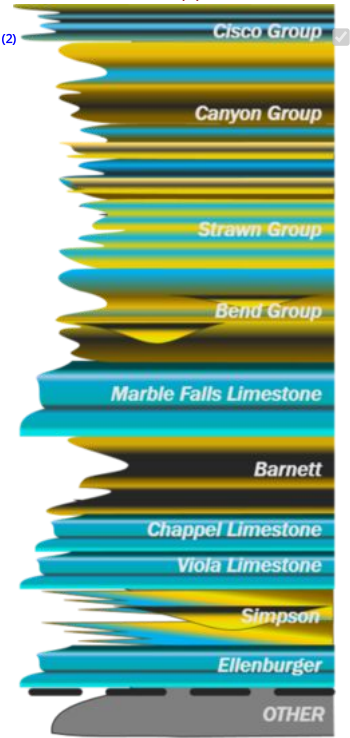
Fort Worth Basin

Horizontal

(0)

Vertical Non
Commingled (2)

Vertical
Commingled
(0)



Reset Zoom

Graph Type: ☒ Rate ☐ Cumulative

Graph Scale: ☒ Linear ☐ Log

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Producing	No (0.668 mi)	CACTUS A 1	GEOSURVEYS INC.	4244134593	Vertical	Cisco Group	2018-12-31	2018-08-30	2018-12-04	2019-07-19			
Abandoned	No (0.085 mi)	E L HAMILTON 1 (01173)	BAKKEN BAILEY	4244101173	Vertical	Cisco Group	1944-06-30						

Mining



Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Industrial
Distance from Parcel	2.101 mi
Location Name	Kendall-1
Discovery Year	1916
Commodity Type	Metal
Resource Size	No
Main Commodity	Copper
Additional Commodity	
Operation Type	Unknown
County	Taylor
Rock Formation	Vale Formation Of Clear Fork Group, Above The Standpipe Limestone And Below The Bullwagon Dolomite
Rock Type	Shale
Deposit Type	Stratabound
Ore	Malachite
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Occurrence
Year First Produced	
Year Last Produced	

Igneous Intrusive Sedimentary		Metamorphic		Evaporite		Mines
Pegmatite	Sandstone	Greenstone	Gypsum			
Granitic/Granite	Shale	Amphibolite	Salt			
Diorite	Banded Iron	Granofels	Anhydrite			
Mafic	Carbonate	Gneiss	Undifferentiated			Rare Earth Elements
Alkalic	Clastic	Schist				Precious Metals
Igneous Extrusive		Unconsolidated		Water/Ice		Construction Materials
Mafic Volcanic	Chert	Conglomerate	Alluvium	Water		Energy
Felsic Volcanic	Conglomerate	Undifferentiated		Ice		Industrial
Alkalic	Undifferentiated					Critical Minerals
Andesite						Unknown
Rhyolite						
Tuff						
Undifferentiated						

	Rock Description	Rock Classification	Acres	Percent of Parcels
	Clear Fork Group	Sedimentary Clastic	122	100

Industrial Contamination



Nearby EPA Superfund Site ⚠

Site Name:	Circle Court Ground Water Plume
Distance:	126.73 miles
Contaminant:	HIGH CONCENTRATIONS OF TCE
Category:	Aquifer, Groundwater
Status:	NPL Site
LG Risk Score:	65.5 / 100 <i>(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)</i>
EPA Region:	6
City:	Willow Park
County:	Parker
State:	Texas
Latitude:	32.744778
Longitude:	-97.679763
Date Proposed:	2012-03-15
Date Listed:	2012-09-18
Link:	Circle Court Ground Water Plume

Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Abandoned	0.08	E L HAMILTON 1 (01173)	BAKKEN BAILEY	4244101173	V	Cisco Group	1944-06-30					0	0

Near by Contaminant Sites

Distance (miles)	Facility Name	Operating Company	Federal Facility	Industry Sector	Contaminant Name	Chemical Properties	Clean Air Act	Metal Contaminate	Metal Category	Carcinogen	PBT	Forever Chemical	On-site Release Total
0.93	WESTERN MARKETING-TYE	RELADYNE LLC	NO	Petroleum Bulk Terminals	Zinc compounds	TRI	NO	YES	Metal compbound categories	NO	NO	NO	0 lbs
1.14	BROADWIND TOWERS INC	BROADWIND HEAVY FABRICATIONS INC.	NO	Fabricated Metals	n-Butyl alcohol	TRI	NO	NO	Non_Metal	NO	NO	NO	20,366 lbs
1.14	BROADWIND TOWERS INC	BROADWIND HEAVY FABRICATIONS INC.	NO	Fabricated Metals	Xylene (mixed isomers)	TRI	YES	NO	Non_Metal	NO	NO	NO	20,560 lbs
1.14	BROADWIND TOWERS INC	BROADWIND HEAVY FABRICATIONS INC.	NO	Fabricated Metals	Manganese	TRI	YES	YES	Elemental metals	NO	NO	NO	41 lbs
1.14	BROADWIND TOWERS INC	BROADWIND HEAVY FABRICATIONS INC.	NO	Fabricated Metals	Toluene	TRI	YES	NO	Non_Metal	NO	NO	NO	449 lbs
1.14	BROADWIND TOWERS INC	BROADWIND HEAVY FABRICATIONS INC.	NO	Fabricated Metals	Nickel	TRI	YES	YES	Elemental metals	YES	NO	NO	3 lbs

Nearest Underground Storage Tank Facility 📦

Details

Facility Name:	UPS ABILENE
Address:	365 FULWILER RD
City:	ABILENE
County:	TAYLOR
State:	Texas
Zip Code:	79603
Lat / Long:	32.4569 / -99.8188
Open	2
Closed:	1
Out of Service:	0
Distance:	0.748 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
TX126184		Closed	500	Single	1/1/1986	10/5/1993
TX126183		Open	20,000	Single	1/1/1986	
TX126185		Open	10,000	Single	1/1/1986	