C.E. Muegge
Real Estate

000 CR 115, Wharton
$431,700

43.17 acres of some of the best soil this side of the Nile Valley. This highly regarded caney soil is known by the natives to have a multitude of uses - vegetable, fruit or pecan farming or row crop. The large amount of road frontage allows for the potential of a residential subdivision.

DIRECTIONS: From Rosenberg, US 59S to Wharton. Exit Hwy 60 and turn left to Wharton. Left on FM 1301. Right on CR 115. Property will be on right at intersection of CR 115 and CR 154.

Acres:	43.17 Acs.	**School District:**	Boling ISD
Shape:	Rectangular	**Flood Zone:**	Out of flood zone except app. 20% in the 500 year flood plan
Improvements:	None		
Current Use:	Farming	**Topography:**	Flat/Level
Irrigation:	None	**Minerals:**	None
Drainage:	Excellent	**Road Frontage:**	2004' CR 115, 1024' CR 154
Property Roads:	None	**Soil Type:**	Norwood silty loam
		Taxes:	$393.55 (2016)

C.E. MUEGGE REAL ESTATE
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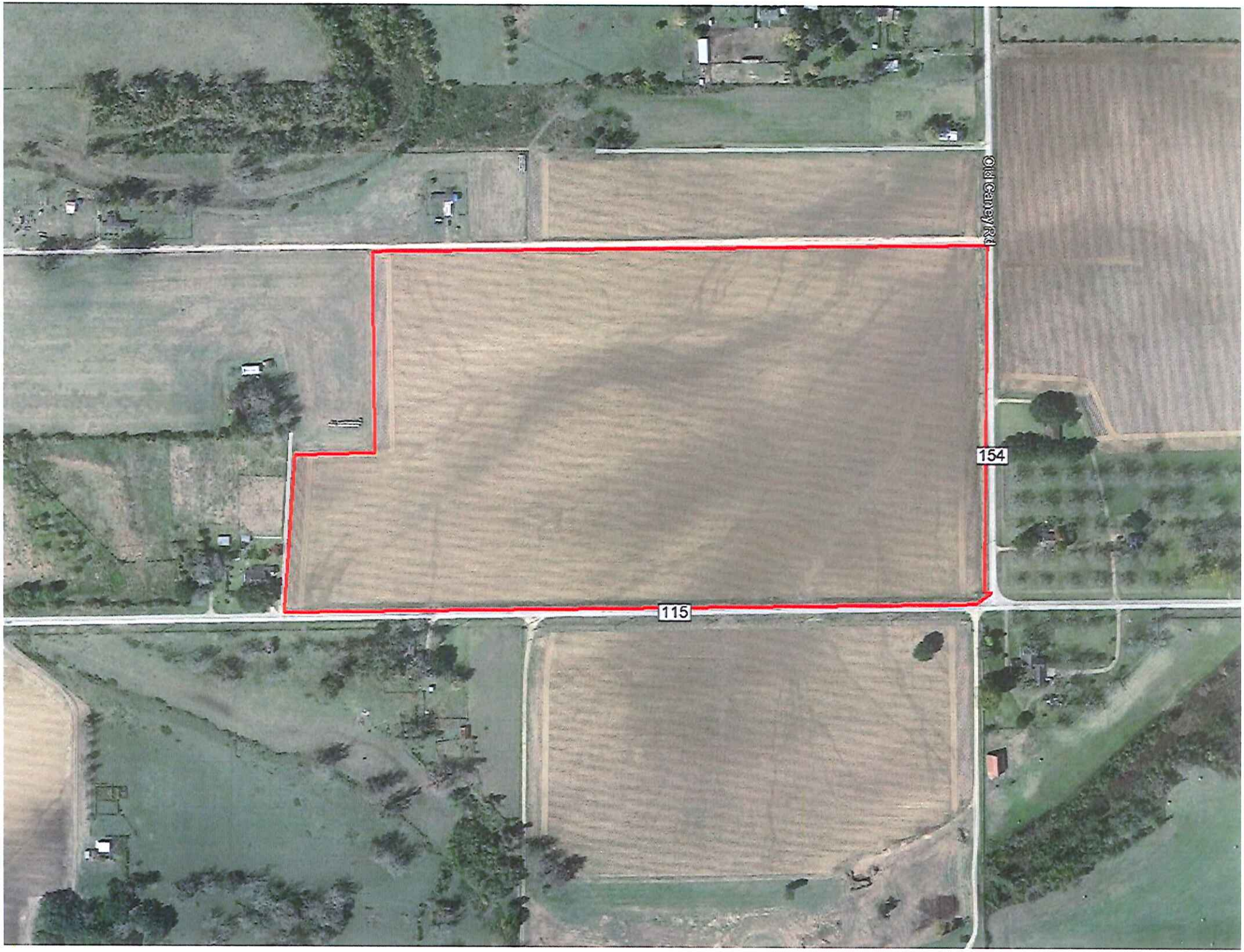
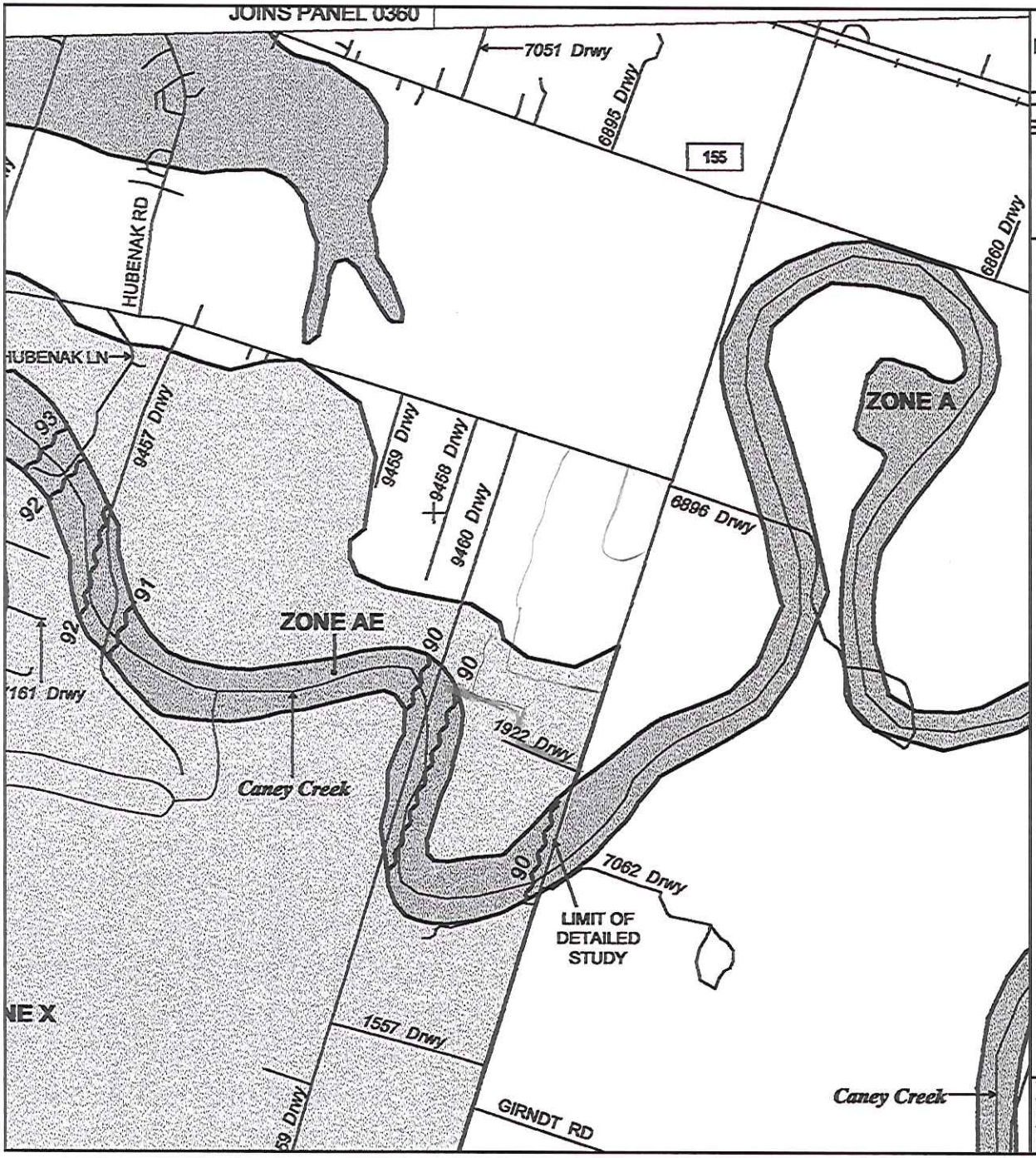

Old Caney Rd
154
115



MAP SCALE 1" = 1000'

1000 2000 FEET

0 300 600 METERS

PANEL 0370E

FIRM

FLOOD INSURANCE RATE MAP

WHARTON COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 370 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON, CITY OF	480654	0370	E
WHARTON COUNTY	480652	0370	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48481C0370E

EFFECTIVE DATE
APRIL 5, 2006

Federal Emergency Management Agency

Soil Map—Wharton County, Texas

Map Scale: 1:3,960 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wharton County, Texas
Survey Area Data: Version 10, Sep 21, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2011—May 14, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.