

0000 CR 101, Bay City, TX
280 Acs, \$3,500 per acre

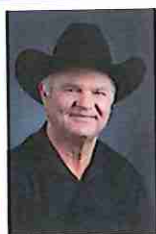


Rare offering just north of Bay City, Texas. Gorgeous frontage on the Colorado River with a huge sand bar. Very productive ranch that will graze 75 animal units year round. Small cabin and good cattle pens. Good Soil type. Great internal roads with some oil field operations on site.

NOTE: Seller is offering this property with intentions of using the proceeds to purchase other property. Thus, seller is reserving the right to remove this property from the market at any time.

Acres: 280 Acs.
Shape: L-shaped
Improvements: Cattle pens, fencing, 2 bedroom cabin
Current Use: Grazing & Recreation
Irrigation: None
Drainage: Good

School District: Bay City ISD
Flood Zone: App. 80% Zone C; 20% Zone A (see map)
Topography: Flat
Minerals: None
Property Roads: Gravel
Road Frontage: CR 101 dead ends into the property
Taxes: \$1001.01



C.E. MUEGGE REAL ESTATE
ERIC MUEGGE, BROKER
213 N. RICHMOND RD.
WHARTON, TX 77488



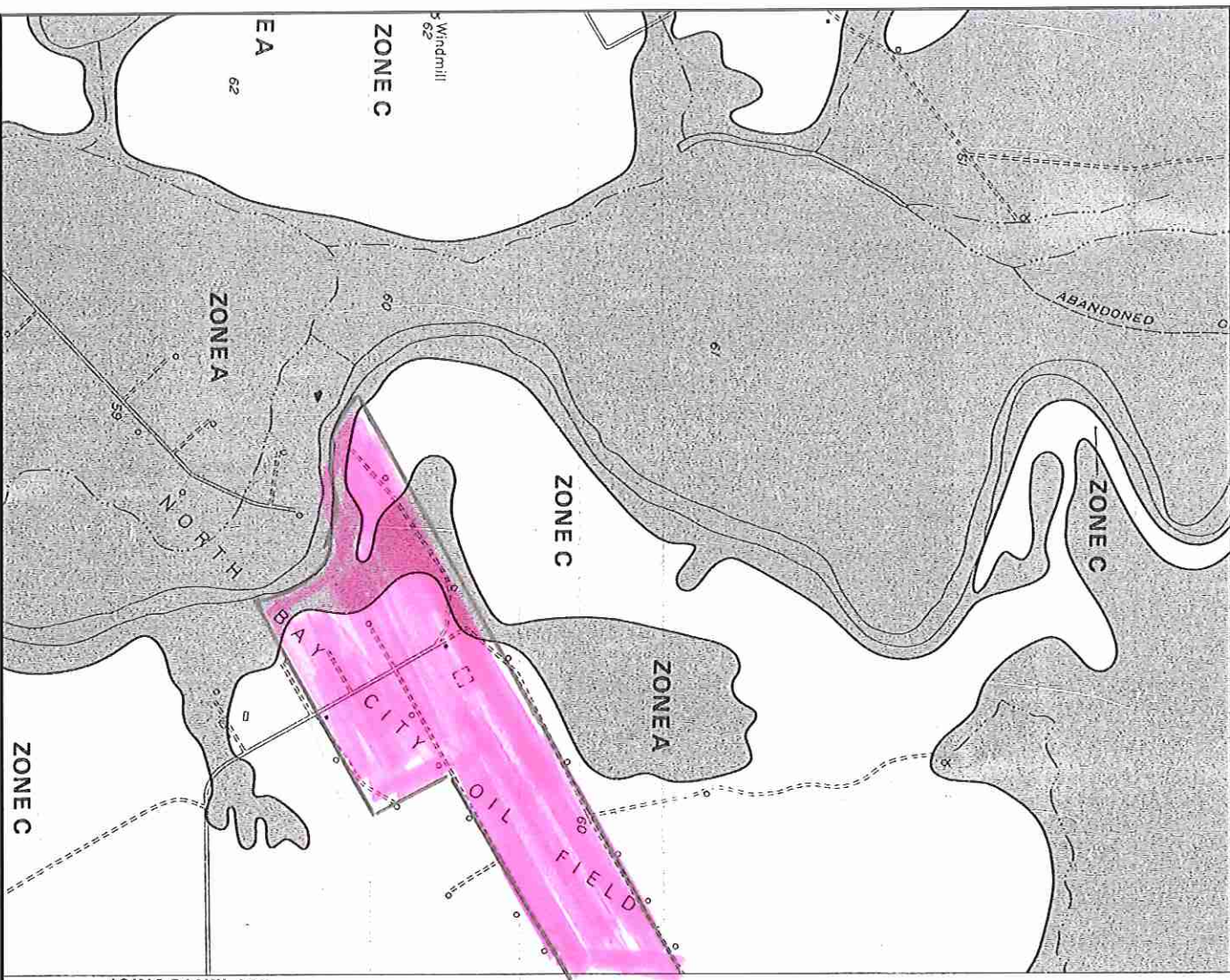
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NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**MATAGORDA COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

PANEL 100 OF 775

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

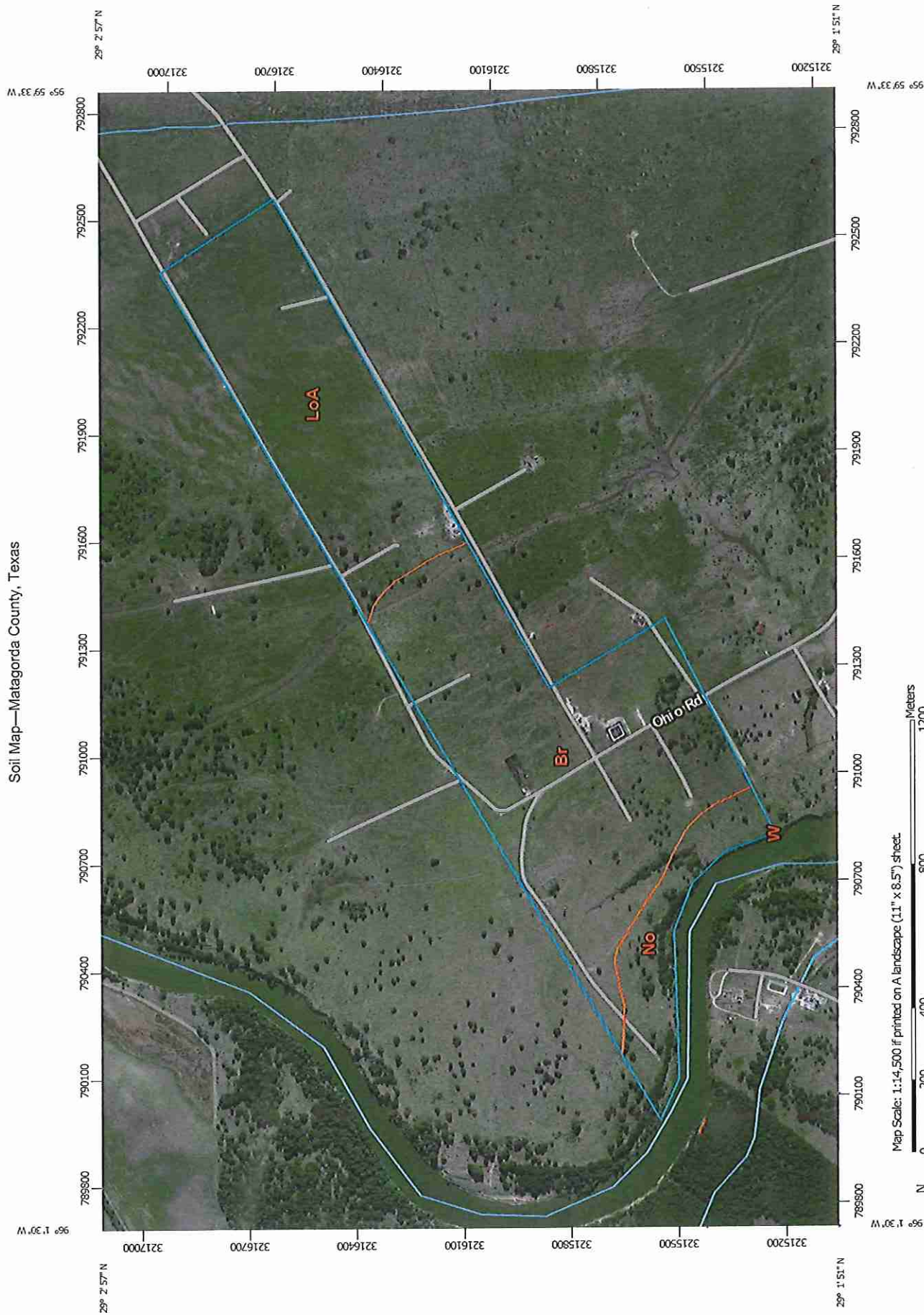
MAP REVISED:
MARCH 18, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—Matagorda County, Texas



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodict Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Matagorda County, Texas
Survey Area Data: Version 11, Sep 22, 2015

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

Date(s) aerial images were photographed: Jan 26, 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.

Map Unit Legend

Matagorda County, Texas (TX321)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brazoria clay, 0 to 1 percent slopes, rarely flooded	153.2	54.1%
LoA	Laowest silty clay, 0 to 1 percent slopes, overwashed	99.6	35.2%
No	Norwood loam, 0 to 1 percent slopes, rarely flooded	30.5	10.8%
W	Water	0.0	0.0%
Totals for Area of Interest		283.4	100.0%

