

# PLOEGER RANCH

252 +/- ACRES

LAVACA COUNTY



**252 +/- Acres located approximately 40 minutes north of Victoria,  
on the east side of Hwy 77 N in Lavaca County.**

This property is very remote and loaded with good, native, untouched brush and oak trees providing great habitat for an abundant population of deer and turkey. The ranch has electricity, one solar-powered water well, and a tank that can be supplied by that well. Accessed off a private gravel road, the property is very secluded, being bordered by large tracts of land.

**ASKING PRICE \$899,000**



**BILLY MURPHY**  
FARM & RANCH REAL ESTATE  
(361) 655-0484

The Ron Brown  
Company



M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM



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TOPO MAP

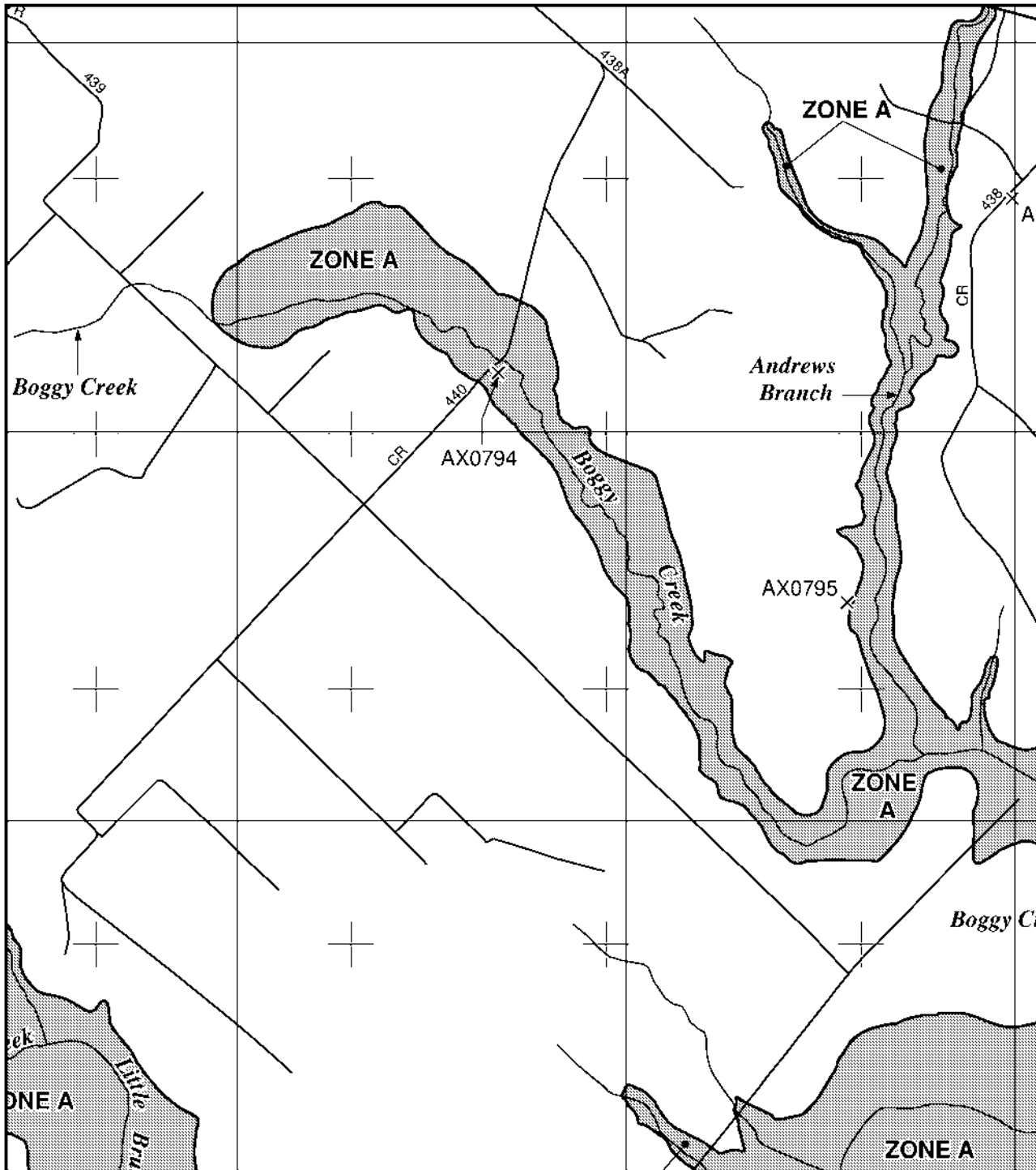


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the Flood Insurance Study report for this jurisdiction.

Insurance is available in this community, contact your insurance agent or the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 2000'

0 600 1200 METERS

PANEL 0575E

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**LAVACA COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**

**PANEL 575 OF 675**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAVACA COUNTY	48117B	0575	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**  
**48285C0575E**

**EFFECTIVE DATE**  
**NOVEMBER 26, 2010**

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](http://www.msc.fema.gov)



United States  
Department of  
Agriculture

NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

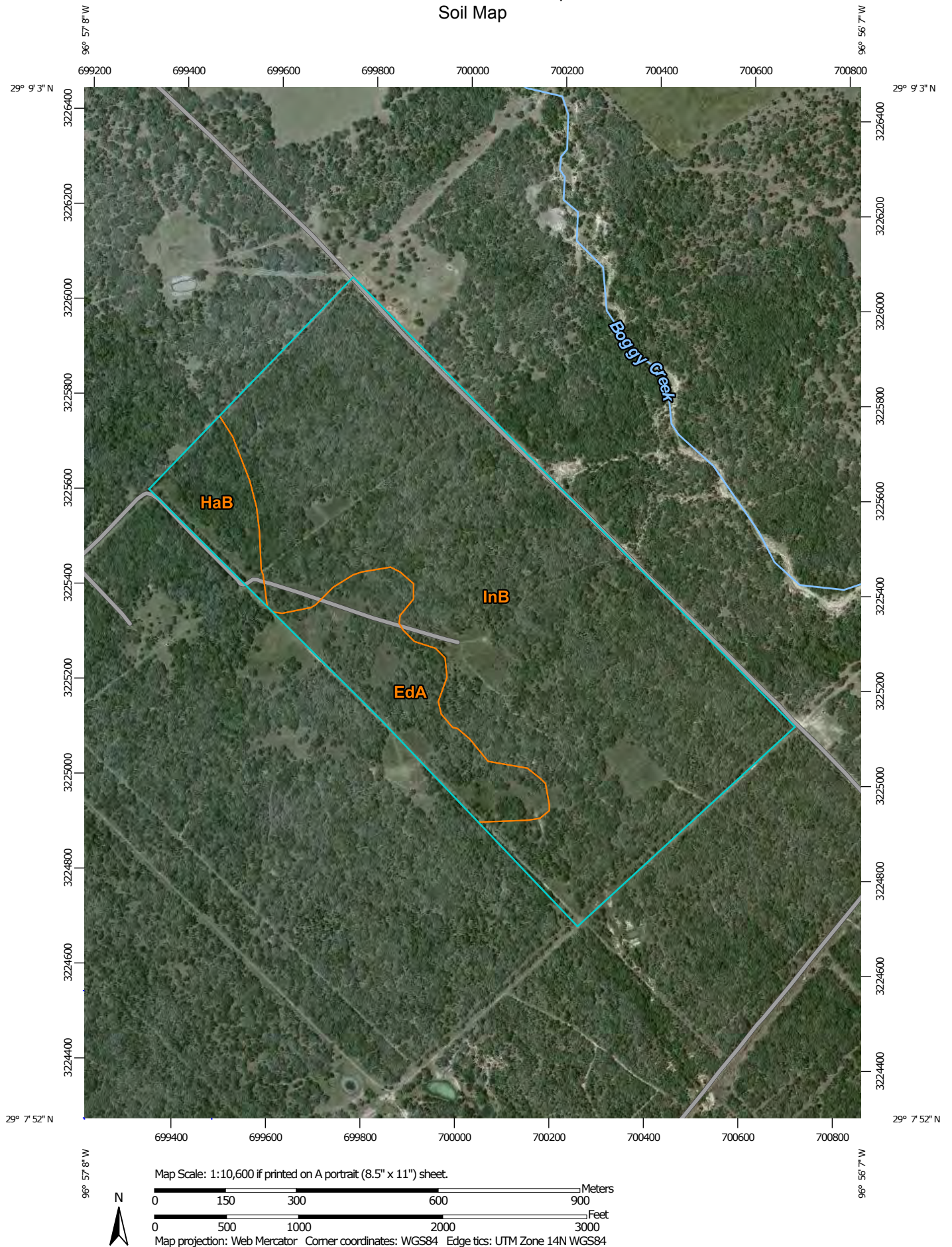
# Custom Soil Resource Report for **Lavaca County, Texas**



July 30, 2015



# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report


## 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 1:24,000.

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: Lavaca County, Texas  
Survey Area Data: Version 11, Sep 30, 2014

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.

## Map Unit Legend

Lavaca County, Texas (TX285)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdA	Edna fine sandy loam, 0 to 1 percent slopes	25.2	12.5%
HaB	Hallettsville fine sandy loam, 1 to 3 percent slopes	11.1	5.5%
InB	Inez loamy fine sand, 0 to 2 percent slopes	164.6	81.9%
<b>Totals for Area of Interest</b>		<b>200.9</b>	<b>100.0%</b>