

0000 CR 2, Danciger, TX 3181 Acs. \$2350/acre



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One of a kind cattle and recreational ranch less than an hour south-west of Houston. The property is part of a historic ranch that has been family owned for over 70 years. It offers excellent deer hunting as a result of years of game management. In addition, the property is bordered by a wildlife reserve on one side and large ranches on the other. Centuries old live oaks provide great cover and aesthetics. Lots of San Bernard road frontage. Unequaled for raw beauty and seclusion.

Directions: From Houston, Hwy 288S towards Angleton. Right on Hwy 35. Right on to FM 1301 to County Road 2 (Sulphur Road Ditch) and turn right. Property is at end of the road.

SHOWN BY APPOINTMENT ONLY!

C.E. Muegge Real Estate will gladly co-broker provided buyer's agent is present from first showing forward.

Acres:	3181
Shape:	Rectangular
Improvements:	Cattle Pens
Current Use:	Great combination of hunting & grazing
Irrigation:	None
Drainage:	Good
Property Roads:	Gravel
Taxes:	\$5153.62
Flood Zone:	App. 1/3 in flood plane
Topography:	Flat
Soils Map:	Lake Charles Clay
Road Frontage:	County Road dead ends in to property



**BEAUTIFUL
LIVE OAKS**



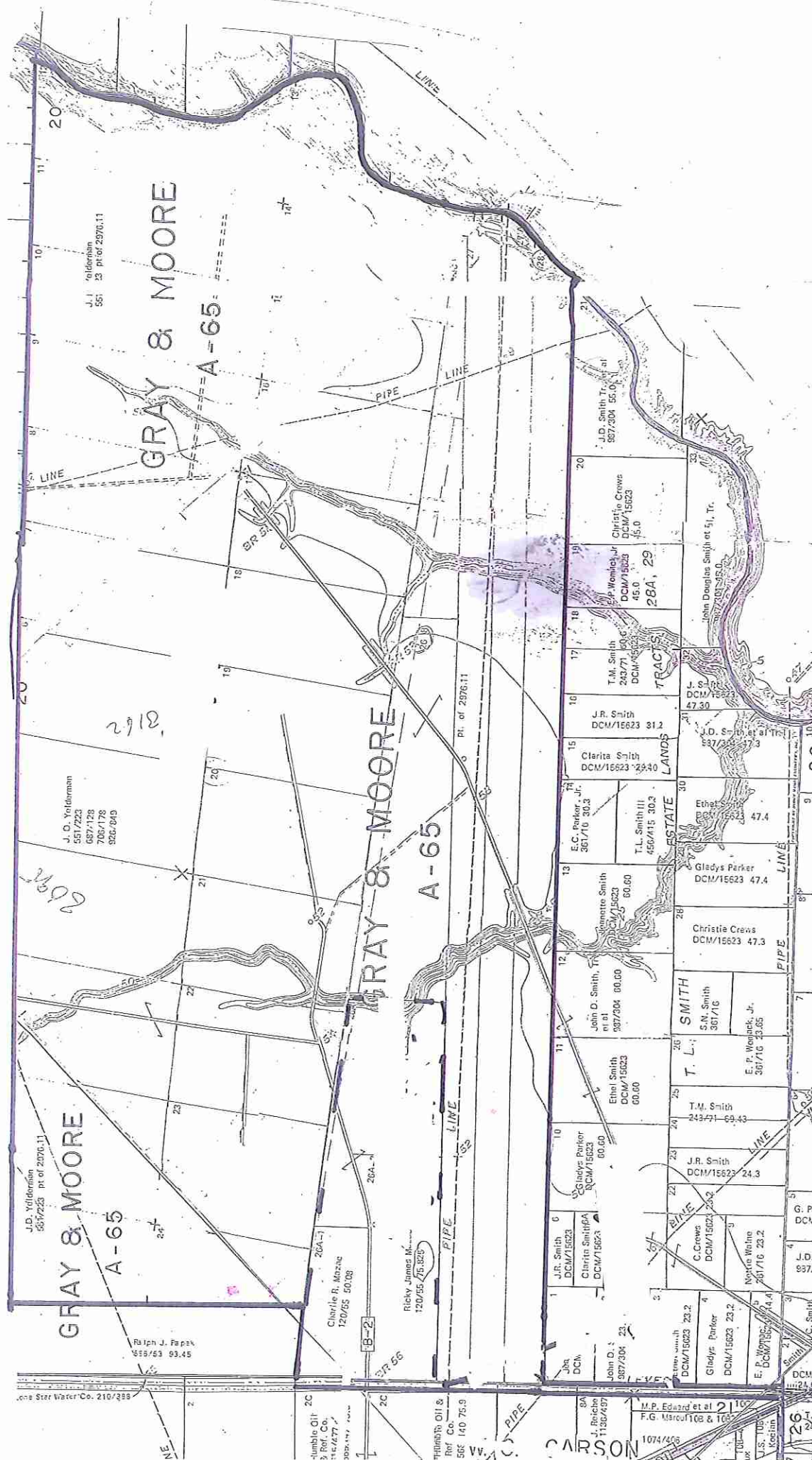
GORGEOUS TRAILS



**VAST OPEN
SPACES**



**SAN BERNARD
RIVER FRONTAGE**







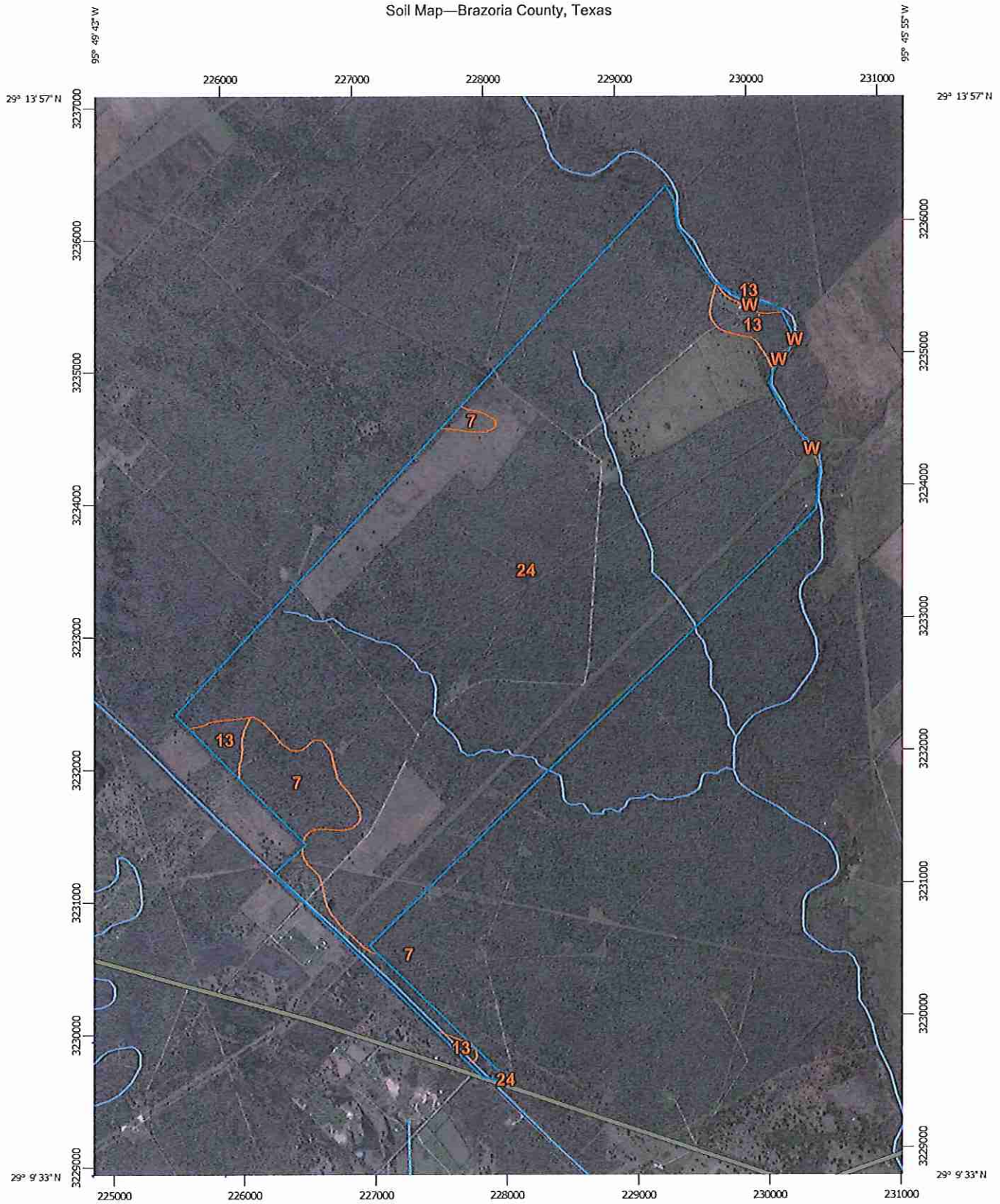
11. *Chrysomelidae*



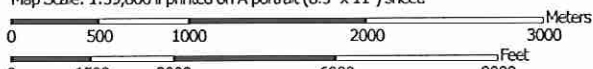
10



Soil Map—Brazoria County, Texas



Map Scale: 1:39,800 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/10/2014
Page 1 of 3

MAP LEGEND

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000. 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: Brazoria County, Texas
 Survey Area Data: Version 10, Dec 12, 2013

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—Mar 6, 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

Brazoria County, Texas (TX039)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Bernard clay loam	196.2	6.2%
13	Edna fine sandy loam, 0 to 1 percent slopes	73.3	2.3%
24	Lake Charles clay, 0 to 1 percent slopes	2,894.3	91.2%
W	Water	9.2	0.3%
Totals for Area of Interest		3,173.0	100.0%