

C.E. Muegge Real Estate



815 CR 117, Wharton

\$375,000

Beautiful 40 acres with a multitude of improvements and features. Super soil type suitable for vegetables, fruit trees or farming or ranching. Irrigation well with underground piping to a nice resevoir. The place is sodded in Bermuda sod grass. The property also offers a brick 3 BR, 2.5 bath home, swimming pool, large building and warehouse and approximately 14,784 sq. f. large gravel parking area. There is also an 8 acre pasture with huge pecan trees.

Area: Wharton
School District: Boling ISD
Shape of Tract: Rectangular
Current Use: Residential, Grazing
Acreage: 40
Taxes: \$3048
Improvements: Home, Barn, Greenhouse,
Gravel Parking Pad

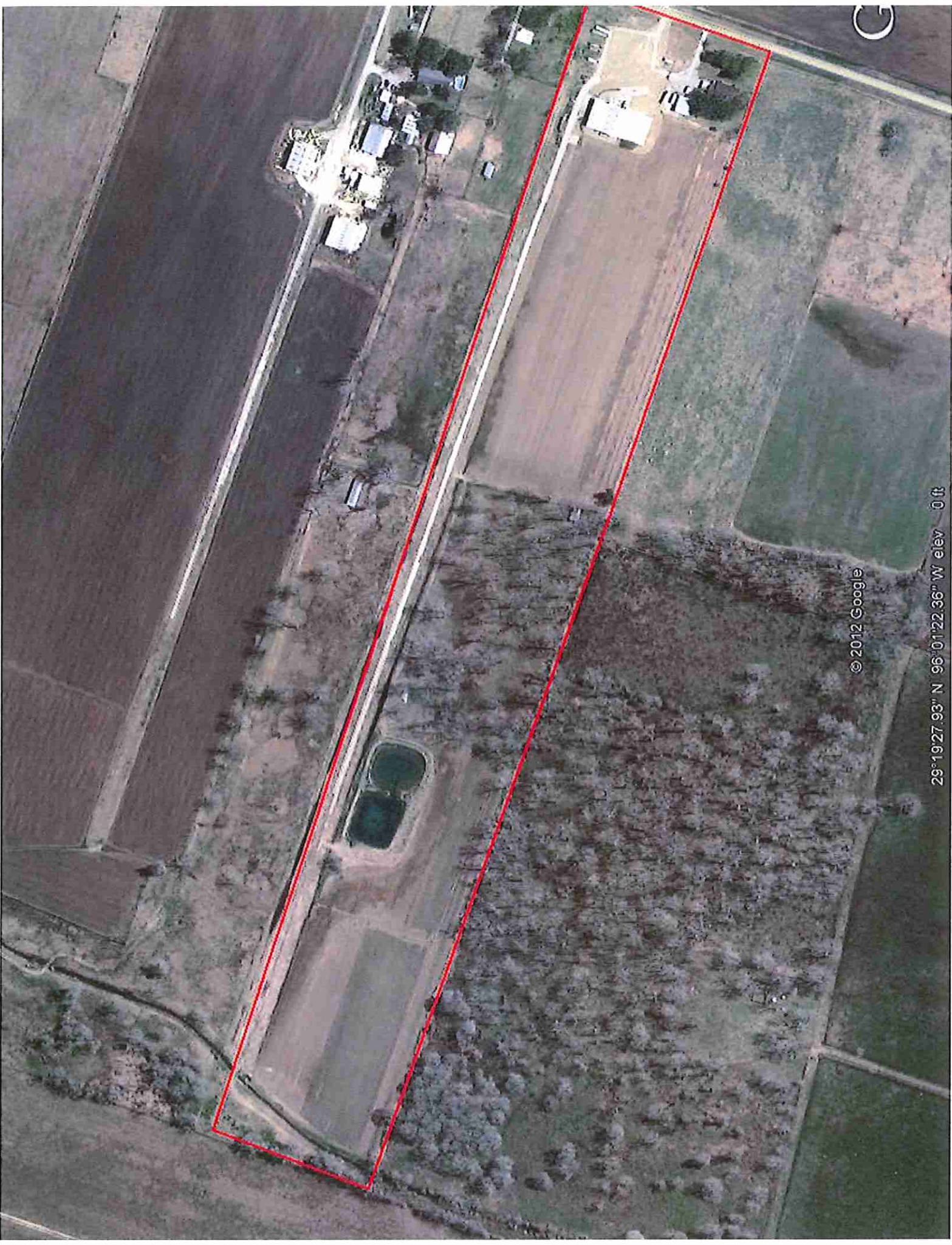
Drainage: Excellent
Topography: Generally Flat
Soil Type: ASA, Sandy Loam
Minerals: 1/2
Flood Zone: Front - Zone C
Back - Zone A
Property Roads: Gravel
Road Frontage: 520' on CR 117

Eric Muegge

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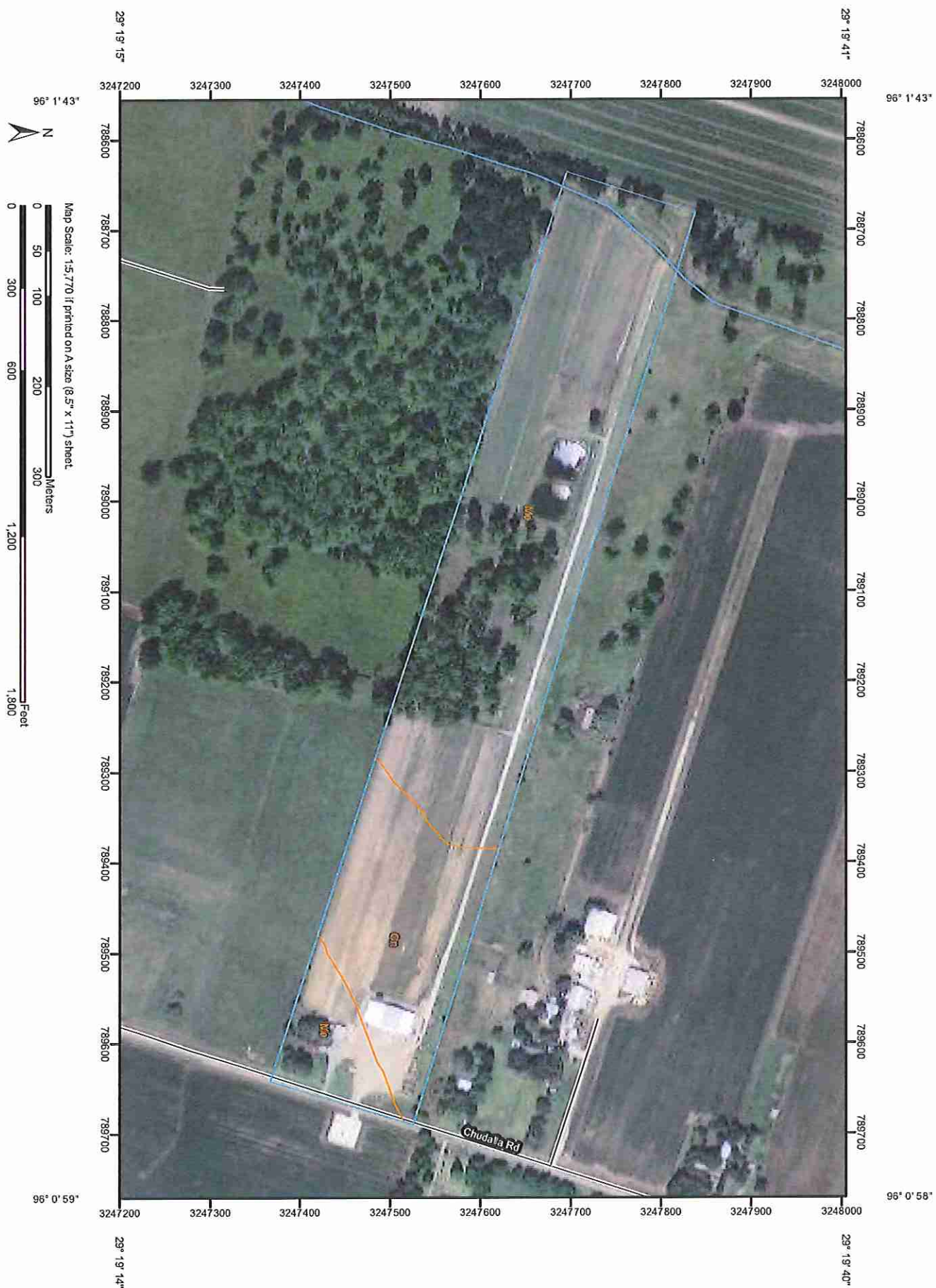


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29°19'27.93" N 96°01'22.36" W elev 0 ft

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Soil Map—Wharton County, Texas



Map Unit Legend

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cn	Clemville-Norwood complex	10.0	24.2%
Me	Brazoria clay, 0 to 1 percent slopes, rarely flooded	31.3	75.8%
Totals for Area of Interest		41.2	100.0%

MAP INFORMATION

Map Scale: 1:5,770 if printed on A size (8.5" x 11") sheet.
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 accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N NAD83

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

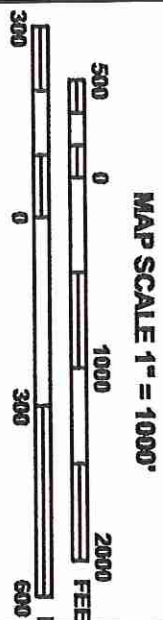
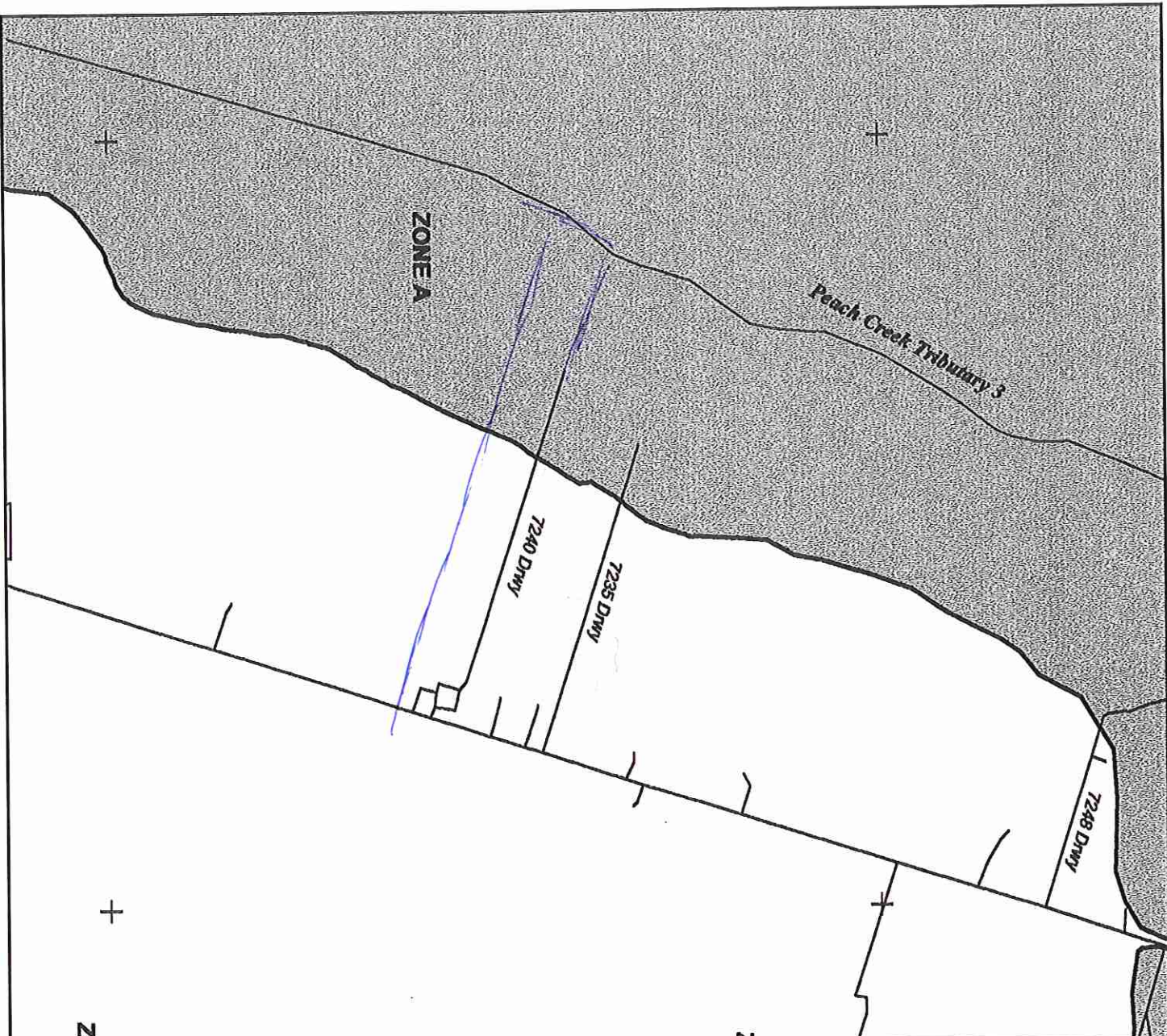
Soil Survey Area: Wharton County, Texas
Survey Area Data: Version 7, Sep 21, 2012

Date(s) aerial images were photographed: Data not available.

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 LEGEND

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



NATIONAL FLOOD INSURANCE PROGRAM

INFIP

PANEL 0360E

FIRM

**FLOOD INSURANCE RATE MAP
WHARTON COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 360 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON COUNTY	480632	0360	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.



Federal Emergency Management Agency

**MAP NUMBER
48481C0360E**

**EFFECTIVE DATE
APRIL 5, 2006**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-I-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