Dockery &ASSOCIATES

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# 137.5 Acres - CR 404 & 422,

# Live Oak County

The history of south Texas is rich and full of stories of people who loved the land and began their dreams of fortune with agriculture, cattle and land. That foundation continues with this long-held family ranch located just three miles west of Three Rivers on CR 404 & CR 422. The property is a small working cattle ranch conveniently located about 80 miles south of San Antonio, and 75 miles north of Corpus Christi. Property is primarily improved grass pastures with a seasonal creek bisecting the property. In this creek are several earthen ponds that were created to catch the water during droughts. Today, the property enjoys a reliable water source from Choke Canyon Water Company.

This property is very near to Choke Canyon Lake & State Park, and would be ideal for someone interested in a recreational ranch for cattle and hunting.

Earthen Tank near gate entrance on CR 404

Pasture & brush view near creek

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# Topography & Vegetation

This property is L-shaped, with level topography elevations ranging from 140 to 145 feet MSL. As previously mentioned there is a seasonal creek bisecting through central portion of the property.

Vegetation is primarily native and introduced grasses with a slough running the center. Property has native brush and large Mesquite trees.

Pond in Creek

Hunters Cabin

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## Water, Wildlife, Fences, Soils, Minerals, & Other Information

There is city water on the property and includes an 11,000 gallon water cistern, and piping throughout the property. There are four earthen ponds on the property in various small sizes.

Wildlife include native game including, deer, turkey, dove, and various native birds.

All fences are low-fenced with five-strand barbed wire.

A majority of the soils are primarily sandy loams. See the soils map for more details.

The owner has no minerals, and is not including them as part of the sale.

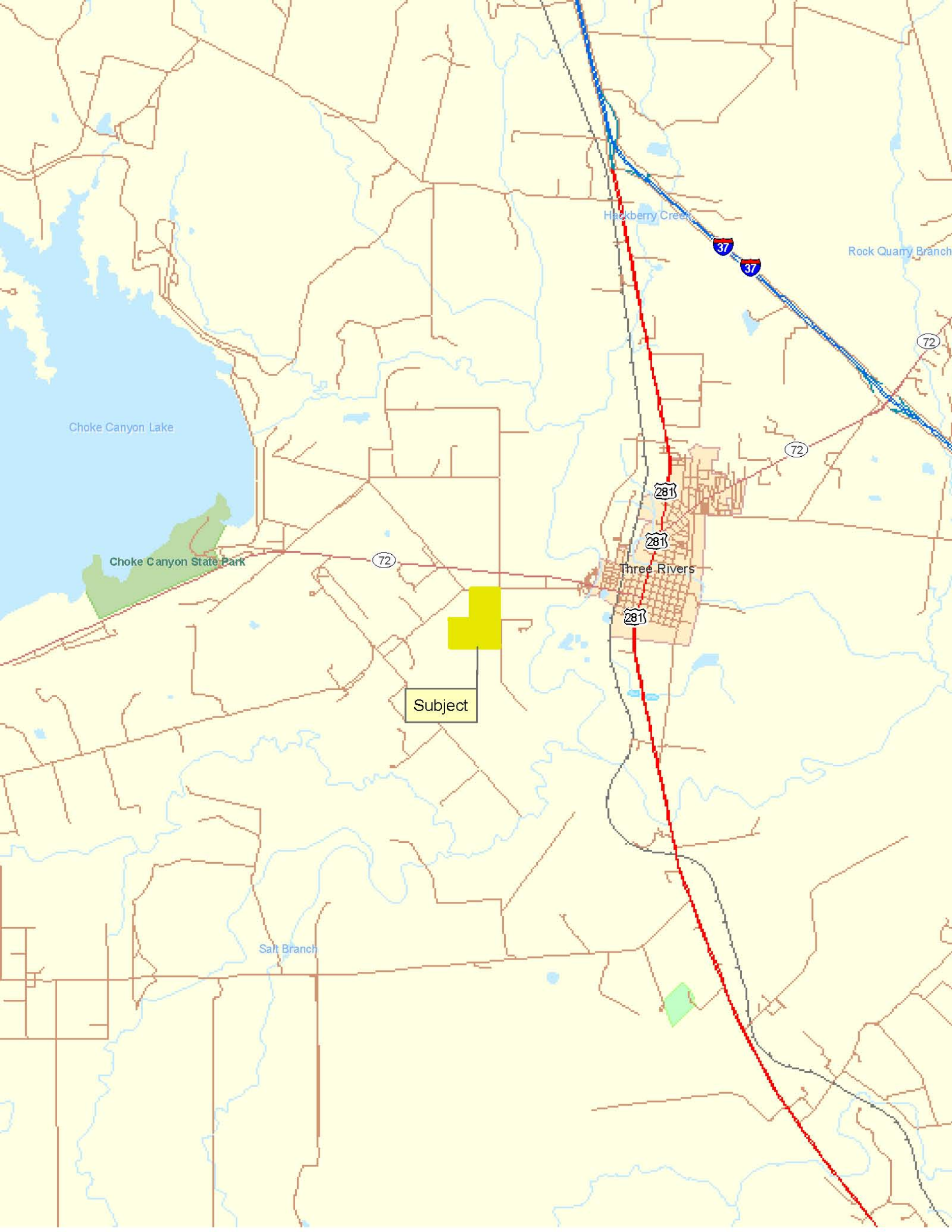
## Terms: Cash to Seller

### Price

$2,750 per acre or 378,125 - Financing from local Ag lenders is available

For additional information , or to schedule a showing, contact Richard Dockery, broker at (361) 449-7961

Information based upon reliable sources, but not warranted by Dockery & Associates. This offering is subject to change in price or terms, and withdrawal without notice.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Rock Quarry Branch
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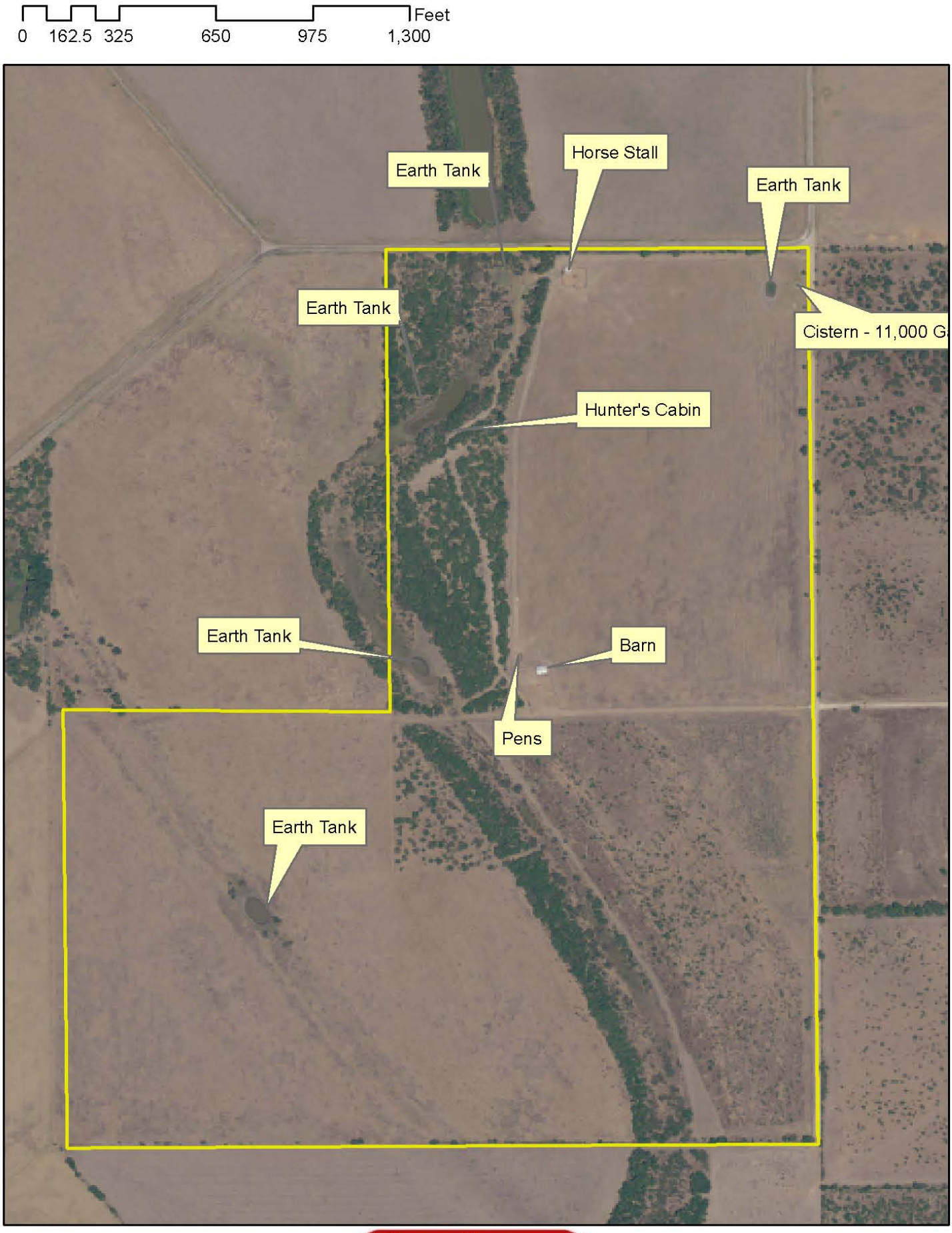
37
72
72
Choke Canyon Lake
281
281
281
Choke Canyon State Park
72
Three Rivers
Subject
Salt Branch

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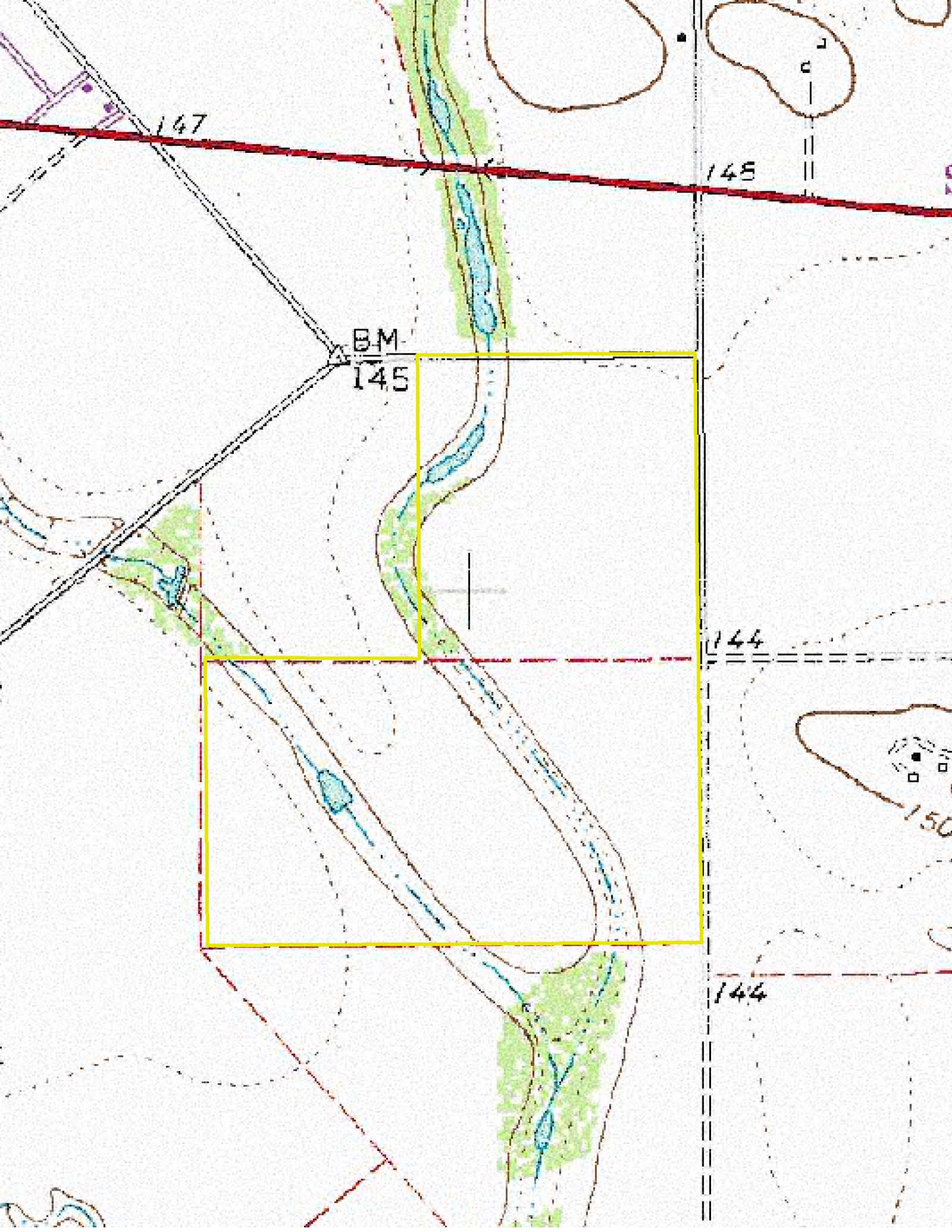
1 inch = 0.1 miles
1 inch = 430 feet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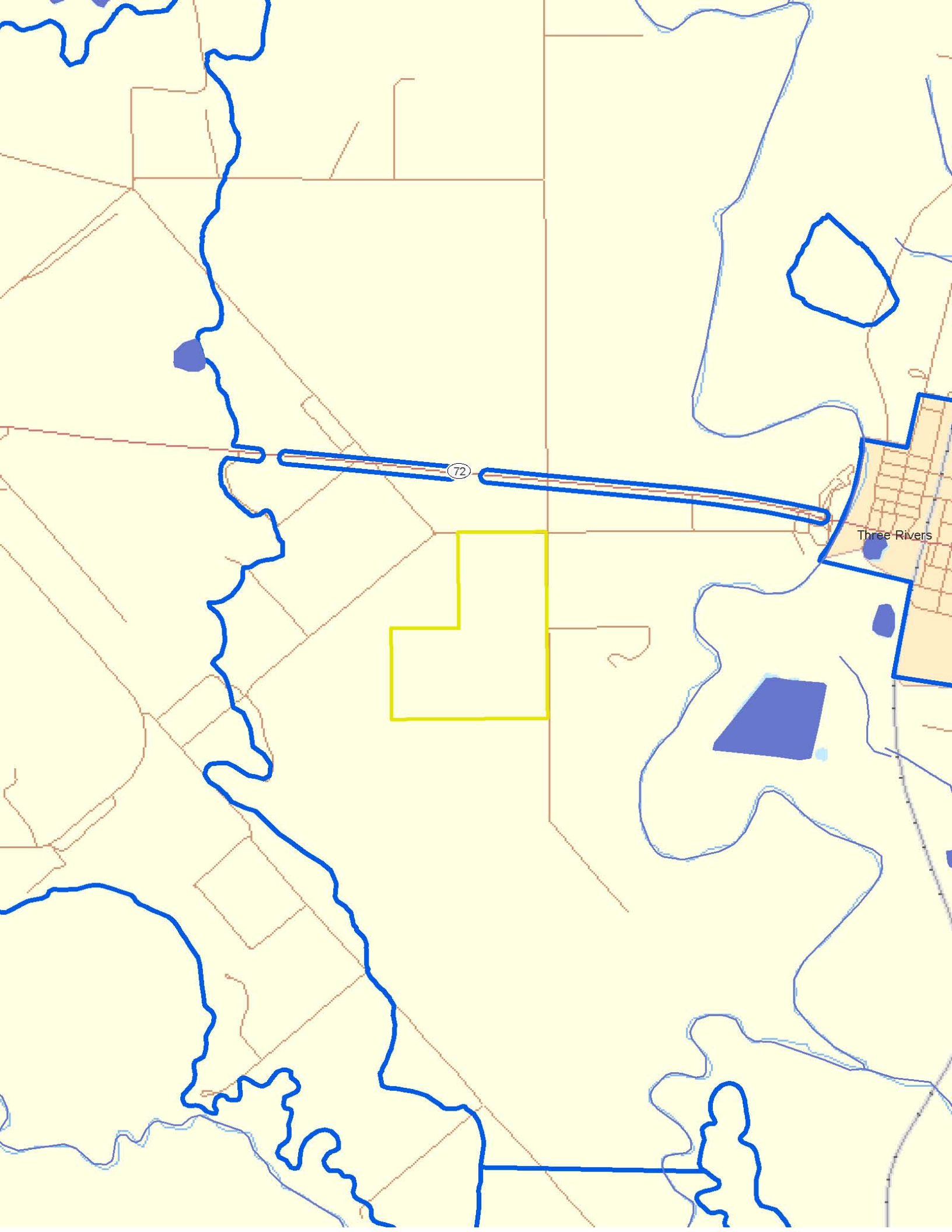
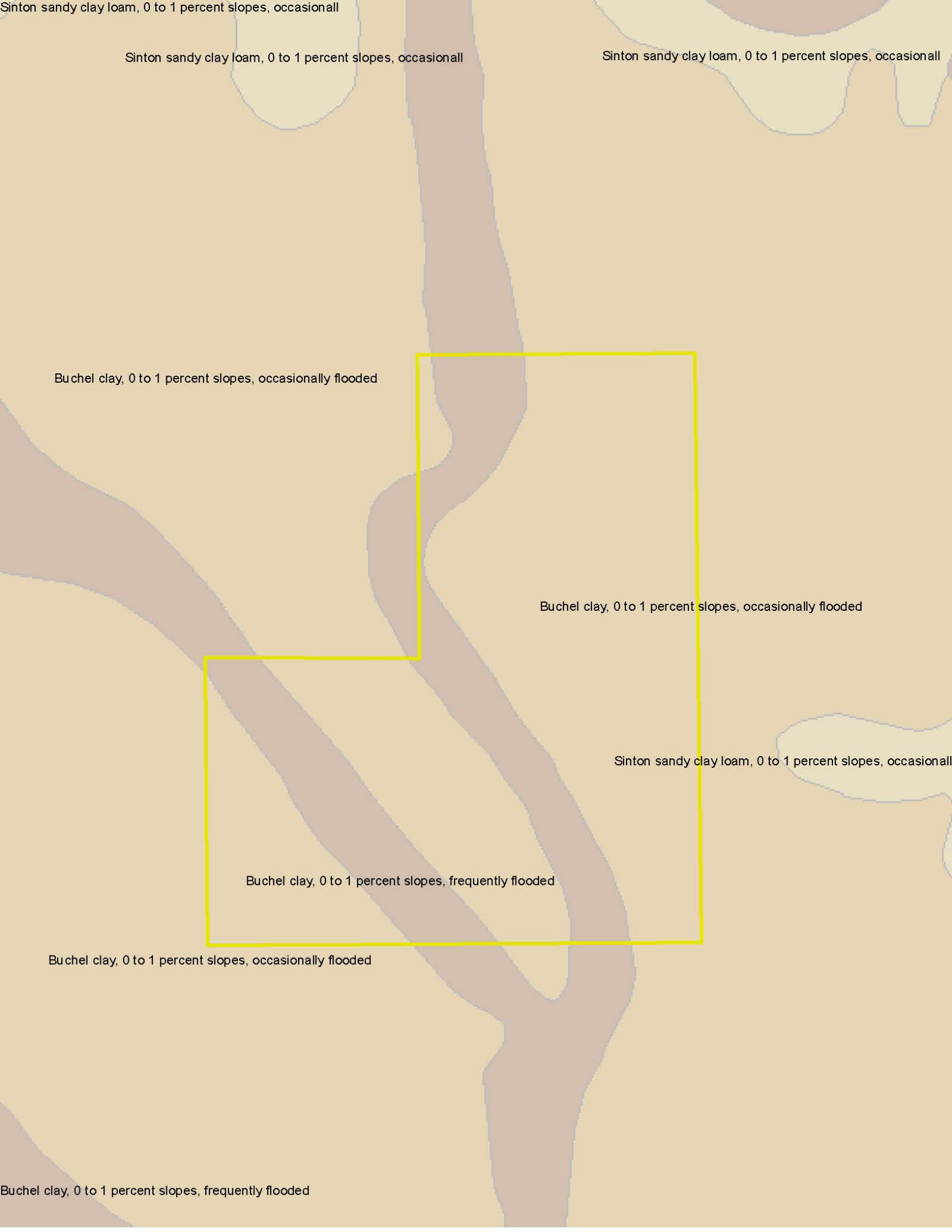

72
Three Rivers


Sinton sandy clay loam, 0 to 1 percent slopes, occasionall
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Buchel clay, 0 to 1 percent slopes, occasionally flooded
Buchel clay, 0 to 1 percent slopes, occasionally flooded
Sinton sandy clay loam, 0 to 1 percent slopes, occasionall
Buchel clay, 0 to 1 percent slopes, frequently flooded
Buchel clay, 0 to 1 percent slopes, occasionally flooded
Buchel clay, 0 to 1 percent slopes, frequently flooded

# Map Unit Description

Liveoak County, Texas

[Minor map unit components are excluded from this report]

Map unit: BcA - Buchel clay, 0 to 1 percent slopes, occasionally flooded

Component: Buchel (85%)

The Buchel component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on river valleys. The parent material consists of calcareous clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is very high. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083AY414TX Clayey Bottomland Pe 19-44 ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 25 percent. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Map unit: BfA - Buchel clay, 0 to 1 percent slopes, frequently flooded

Component: Buchel (90%)

The Buchel component makes up 90 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on river valleys. The parent material consists of calcareous clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is very high. This soil is frequently flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R083AY414TX Clayey Bottomland Pe 19-44 ecological site. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 25 percent. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Map unit: StA - Sinton sandy clay loam, 0 to 1 percent slopes, occasionally flooded

Component: Sinton (80%)

The Sinton component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on river valleys. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083AY573TX Loamy Bottomland Pe 31-44 ecological site. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent.

Map unit: SxA - Sinton clay loam, 0 to 1 percent slopes, frequently flooded

Component: Sinton (80%)

The Sinton component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on river valleys. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083AY573TX Loamy Bottomland Pe 31-44 ecological site. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent.

# Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.