



C.E. Muegge
Real Estate

0000 FM 1096, Boling, Texas
390 acres \$4850/ac



General Info: Classic Wharton County ranch located in the heart of the Colorado River Valley. Beautiful live oaks adorn the center of the property with a neck of forest at the rear holding resident deer and other game.

A smaller, older home (2 bed, 1 bath) and three barns (one with historic value as it is over 80 years old) can be found on the property. Property has 2 active wells and 3 total wells spaced out over the property (one needs rework).

With app. 3,000' of frontage on FM 1096, there is huge potential for sub-dividing this property in to 6 homesites, including one with the existing older home.

Directions: From Houston, take first exit to Wharton. Turn left on to Hwy 60 and travel app. 4 miles. Turn left on FM 1301 for app. 7 miles. Take a right on FM 1096 and travel app. 2 miles. Property will be on the left.

Acres:	390.439 acs
Shape:	Rectangular
Improvements:	2400 sf barn, 2280 sf quonset barn, 3 wells, pipe working pens
Road Frontage:	App. 3,000' FM 1096
Flood Zone:	Generally out of the flood plane with exception of acreage along Gardner Slough
Topography:	Generally flat
Irrigation:	None
Drainage:	Good
School District:	Boling ISD
Soil Type:	App. 30% alluvial soil, balanced sandy loam and blackland clay
Minerals:	None

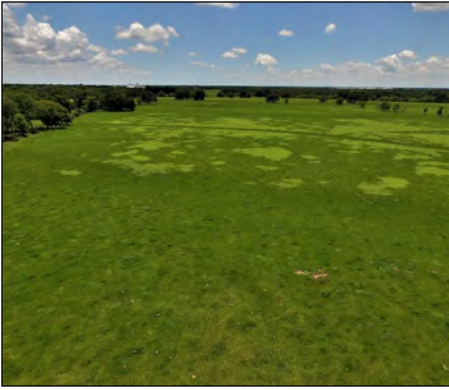
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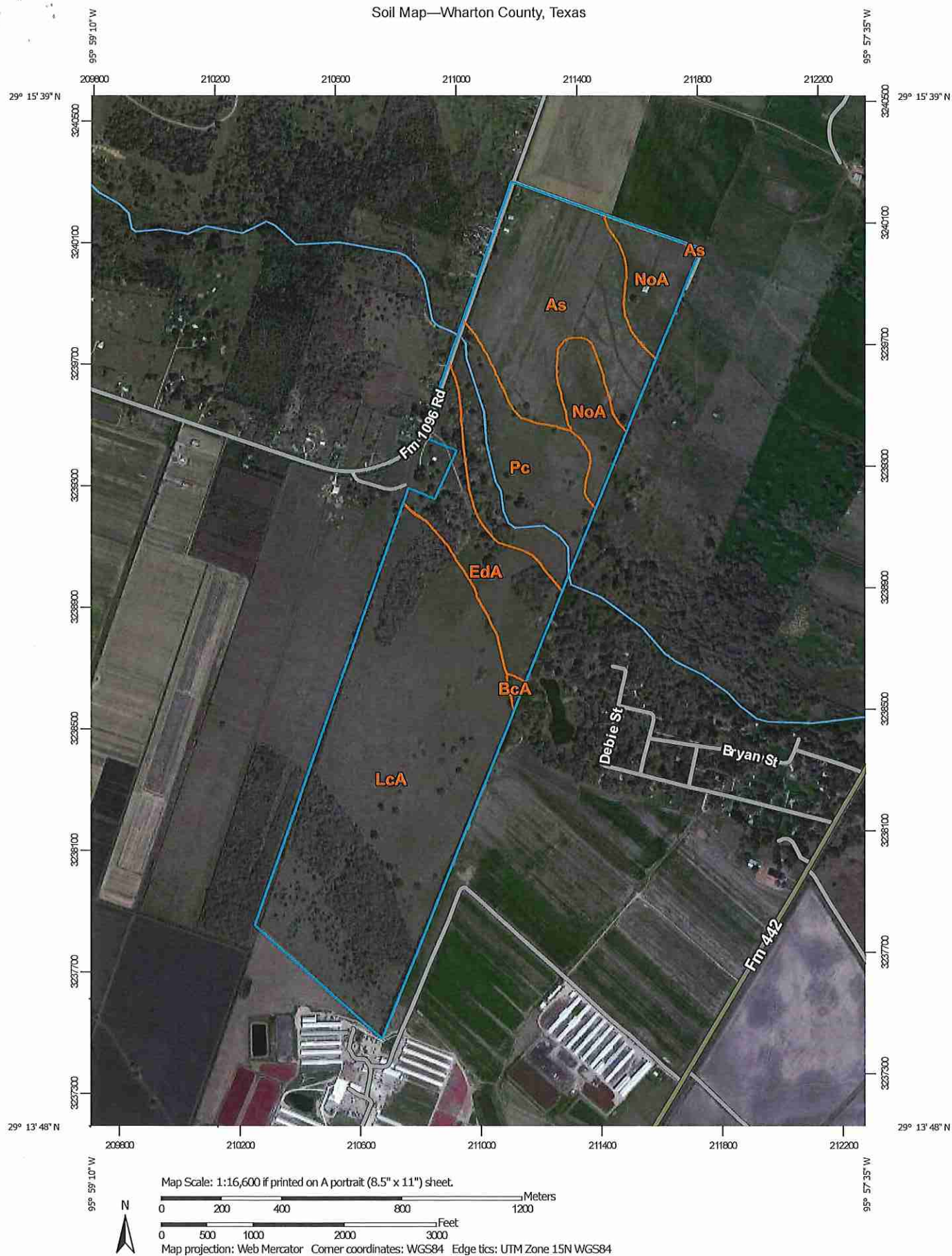
WEARTON COUNTY
480652

Zone A

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MINIMAL FLOOD HAZARD
Zone X

Soil Map—Wharton County, Texas












































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/7/2018
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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	
 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:
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: Wharton County, Texas
Survey Area Data: Version 13, Nov 8, 2017

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
As	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	76.0	19.4%
BcA	Dacosta sandy clay loam, 0 to 1 percent slopes	0.9	0.2%
EdA	Edna loam, 0 to 1 percent slopes	37.9	9.7%
LcA	Lake Charles clay, 0 to 1 percent slopes	191.3	48.8%
NoA	Norwood loam, 0 to 1 percent slopes, rarely flooded	34.4	8.8%
Pc	Pledger clay, 0 to 1 percent slopes, rarely flooded	51.4	13.1%
Totals for Area of Interest		392.0	100.0%