



C.E. Muegge
Real Estate

**CR 740, Brazoria/Wharton Co.
5454.87 acres \$3250/ac**



DESCRIPTION: Historic ranch formerly owned by George R. Brown Construction spanning Wharton and Brazoria County. Extremely versatile ranch fronting the San Bernard river and sporting other breathtaking water features. Sprawling pastures and huge centuries old oaks and other hardwood forestry provide sanctuary for the managed deer herd and a smorgasbord of other wildlife. Duck hunting and bass fishing can also be enjoyed. Great soil types and natural beauty make this ranch a rare find. Owner will divide. Hurry!!! This one won't last!!!

DIRECTIONS: From Rosenberg, Hwy 36S app. 10 miles to FM 442 and turn right. Travel app. 11 miles to FM 1301 and turn left. Travel app. 10 miles to CR 122 (Sawmill Rd.) and turn left. Continue app. 1.5 mile to property entrance on left.

Acres:	5454.87 acs
Current Use:	Grazing & recreation
Shape:	Rectangular
Improvements:	Pens, barns, home (3 bed/2 bath, 1856 sf), several wells
Property Roads:	Excellent interior roads - Limestone & soil
Road Frontage:	App.
Flood Zone:	See FEMA maps attached
Topography:	Generally flat with slight roll in some areas
Irrigation:	Two irrigation wells with 3 phase - unknown condition
Drainage:	Good to excellent
School District:	Boling ISD
Soil Type:	See soils maps attached
Minerals:	None

C.E. MUEGGE REAL ESTATE

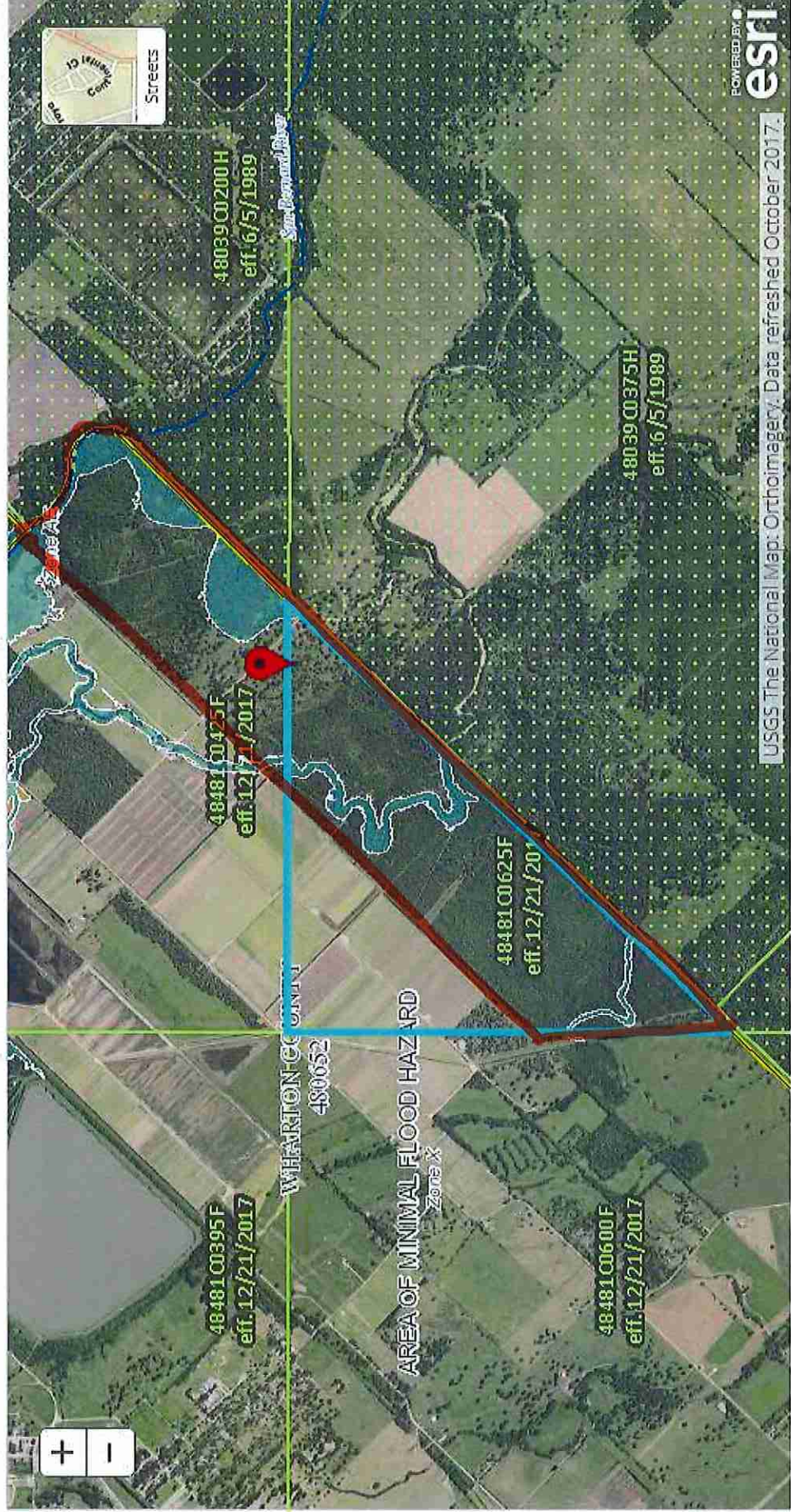
213 N. RICHMOND RD.
WHARTON, TX 77488
OFFICE: (979) 532-5252
FAX: (979) 532-5255



Charles "Eric" Muegge
cell: (979) 533-5252
email: broker@cemuegge.com

The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but cannot guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.





PIN

Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

Selected FloodMap Boundary

Digital Data Available

No Digital Data Available

Unmapped

OTHER AREAS

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99

With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER FEATURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

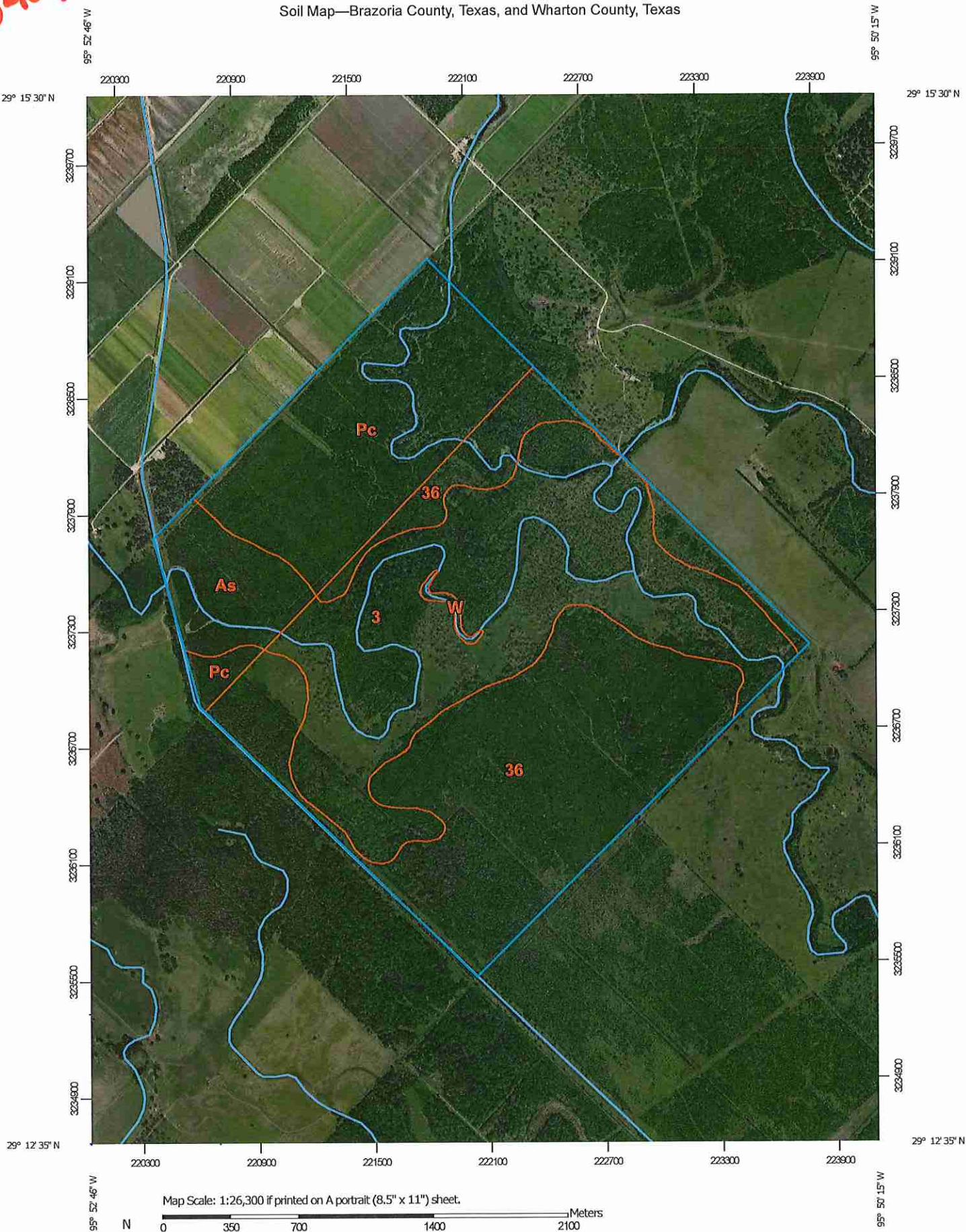
GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

1640 AES

Soil Map—Brazoria County, Texas, and Wharton County, Texas



Map Scale: 1:26,300 if printed on A portrait (8.5" x 11") sheet.

0 350 700 1400 2100 Meters

0 1000 2000 4000 6000 Feet

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

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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Special Line Features

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

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: Brazoria County, Texas
Survey Area Data: Version 15, Nov 7, 2017

Soil Survey Area: Wharton County, Texas
Survey Area Data: Version 13, Nov 8, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 27, 2015—Nov 22, 2017

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.

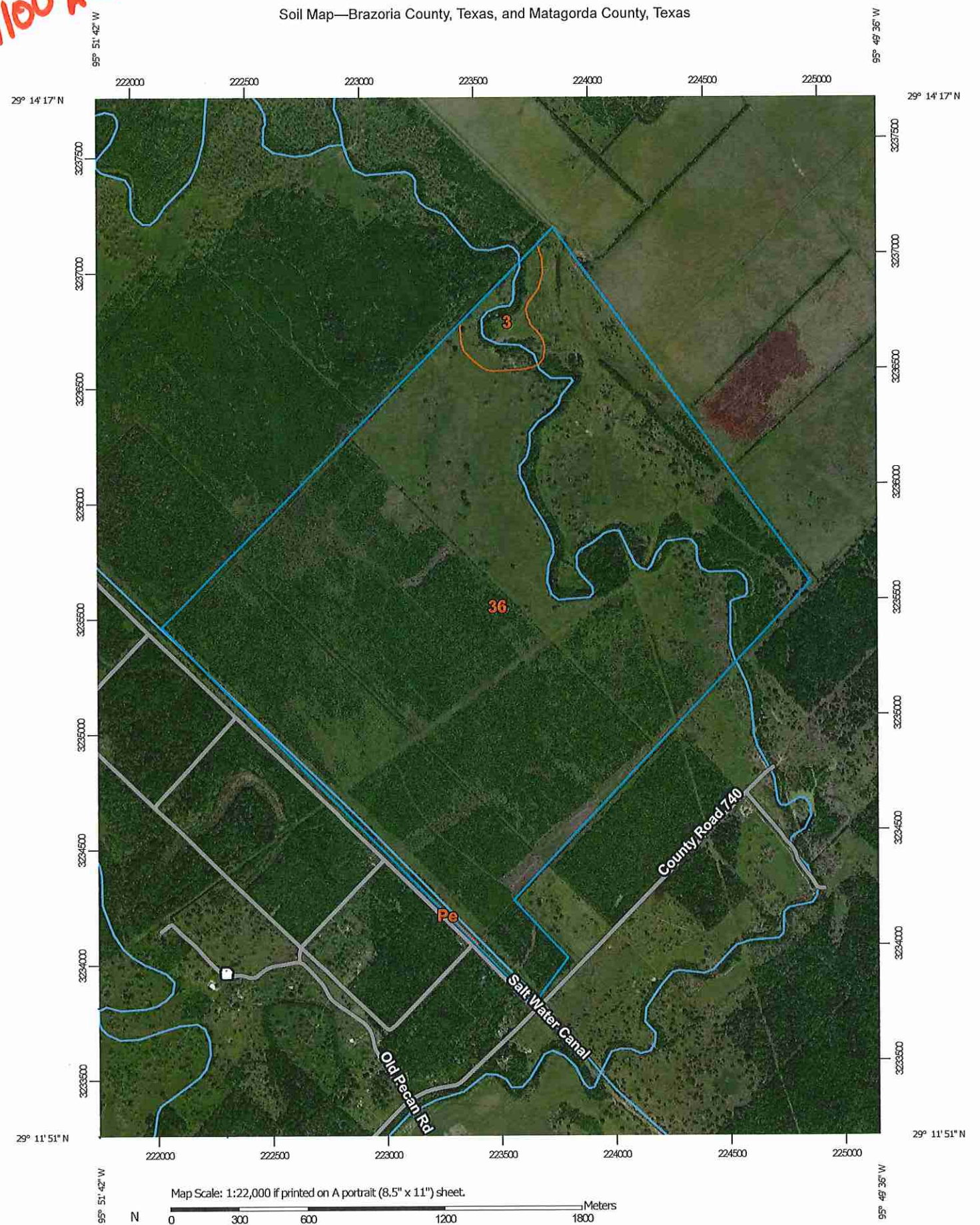
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	579.7	35.2%
36	Pledger clay, 0 to 1 percent slopes, rarely flooded	619.4	37.6%
W	Water	4.9	0.3%
Subtotals for Soil Survey Area		1,204.0	73.0%
Totals for Area of Interest		1,648.6	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
As	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	99.7	6.0%
Pc	Pledger clay, 0 to 1 percent slopes, rarely flooded	345.0	20.9%
Subtotals for Soil Survey Area		444.7	27.0%
Totals for Area of Interest		1,648.6	100.0%

1100 ACS

Soil Map—Brazoria County, Texas, and Matagorda County, Texas



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

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: Brazoria County, Texas

Survey Area Data: Version 15, Nov 7, 2017

Soil Survey Area: Matagorda County, Texas

Survey Area Data: Version 14, Nov 7, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 27, 2015—Nov 22, 2017

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.

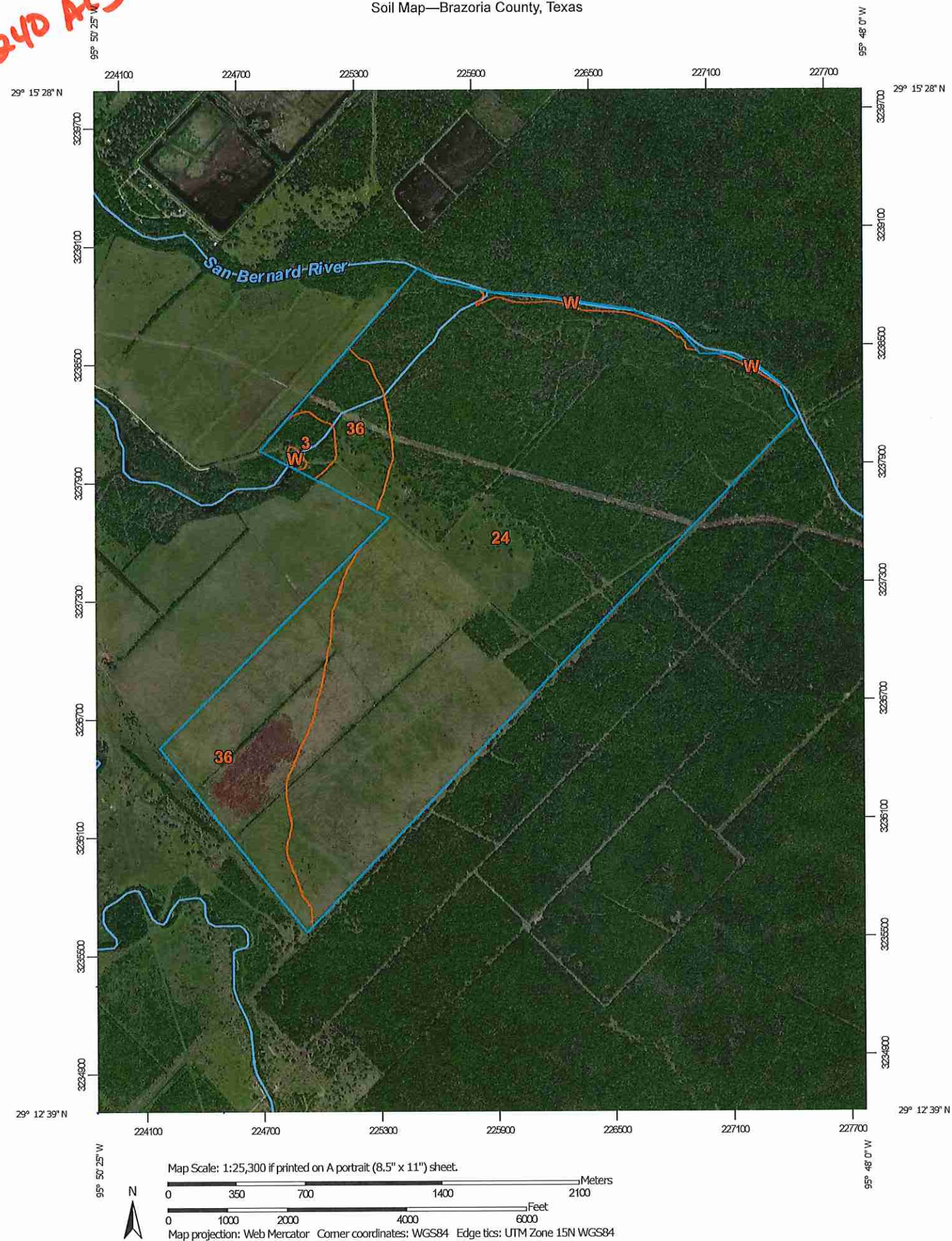
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	30.1	2.7%
36	Pledger clay, 0 to 1 percent slopes, rarely flooded	1,071.7	97.2%
Subtotals for Soil Survey Area		1,101.8	100.0%
Totals for Area of Interest		1,102.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pe	Pledger clay, 0 to 1 percent slopes, rarely flooded	0.3	0.0%
Subtotals for Soil Survey Area		0.3	0.0%
Totals for Area of Interest		1,102.1	100.0%

1240 ACS

Soil Map—Brazoria County, Texas



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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: Brazoria County, Texas
Survey Area Data: Version 15, Nov 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 27, 2015—Nov 22, 2017

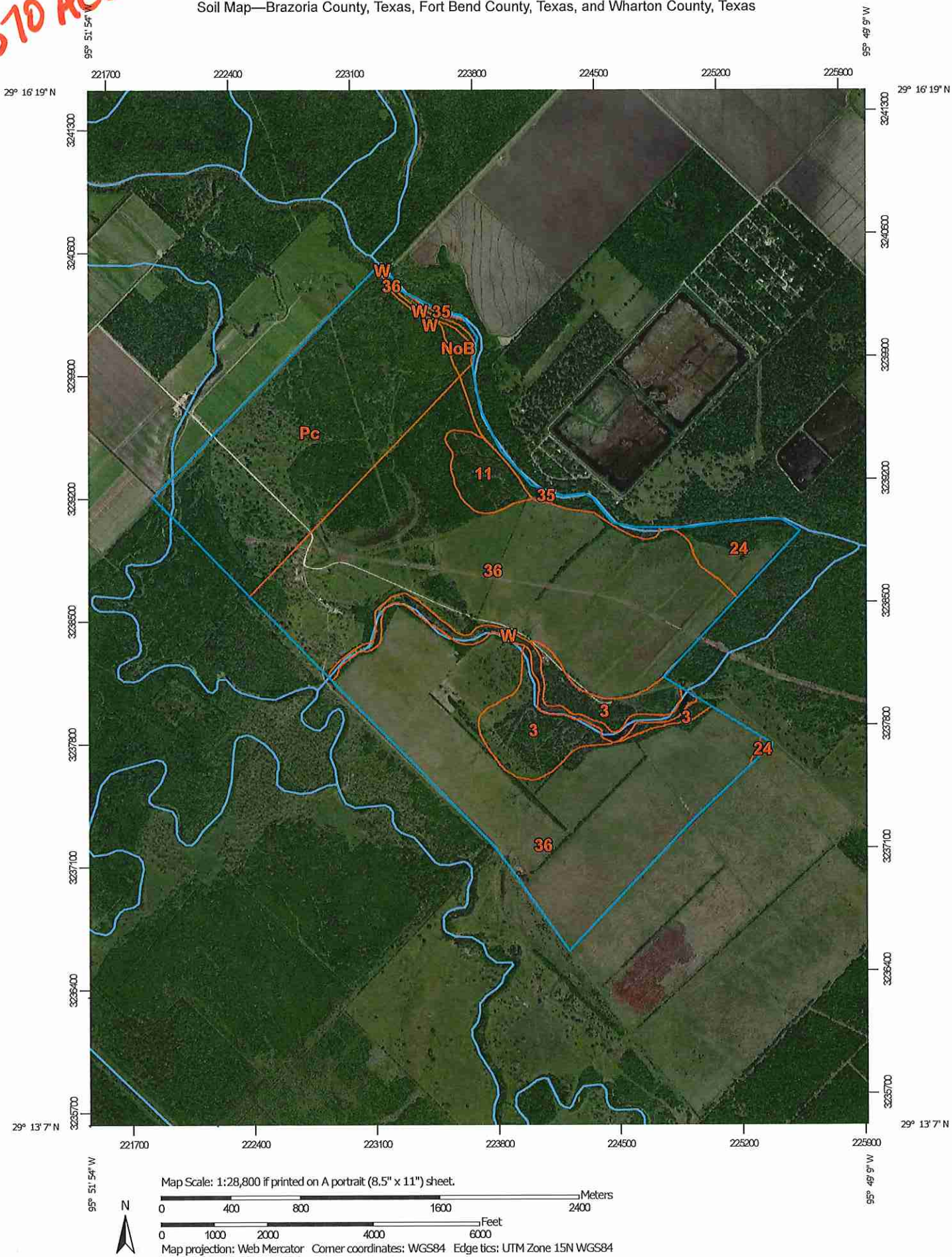
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	18.6	1.5%
24	Lake Charles clay, 0 to 1 percent slopes	997.8	80.1%
36	Pledger clay, 0 to 1 percent slopes, rarely flooded	217.6	17.5%
W	Water	12.1	1.0%
Totals for Area of Interest		1,246.1	100.0%

1570 ACS

Soil Map—Brazoria County, Texas, Fort Bend County, Texas, and Wharton County, Texas



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Special Line Features

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: [Web Soil Survey](#)

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 15, Nov 7, 2017

Soil Survey Area: Fort Bend County, Texas

Survey Area Data: Version 14, Nov 7, 2017

Soil Survey Area: Wharton County, Texas

Survey Area Data: Version 13, Nov 8, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 27, 2015—Nov 22, 2017

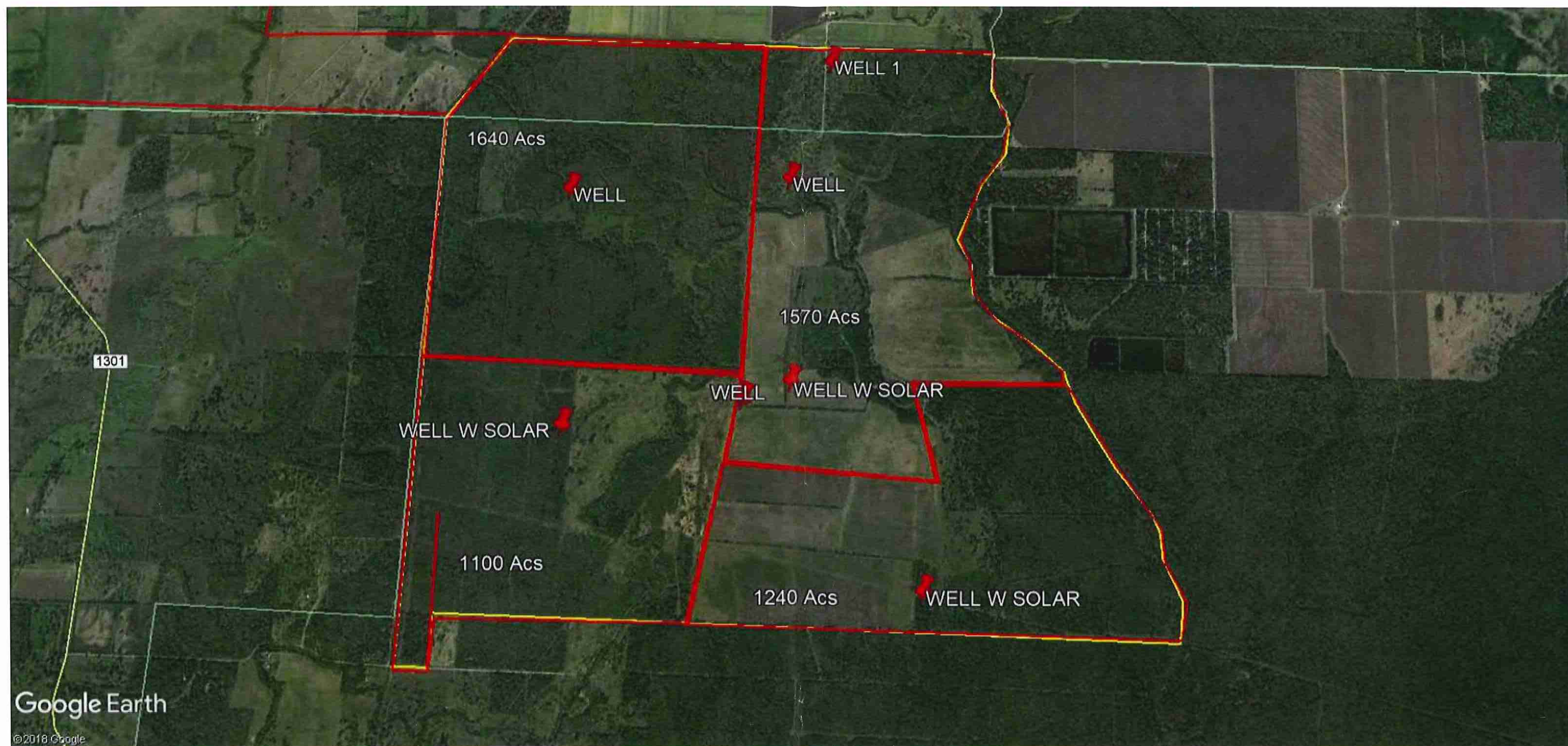
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Asa silty clay loam, 0 to 1 percent slopes, rarely flooded	99.6	6.3%
11	Brazoria clay, 1 to 3 percent slopes, rarely flooded	34.4	2.2%
24	Lake Charles clay, 0 to 1 percent slopes	44.6	2.8%
35	Norwood-Asa complex, 1 to 8 percent slopes, rarely flooded	22.6	1.4%
36	Pledger clay, 0 to 1 percent slopes, rarely flooded	975.5	61.9%
W	Water	36.1	2.3%
Subtotals for Soil Survey Area		1,212.9	76.9%
Totals for Area of Interest		1,576.5	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pa	Pledger clay, 0 to 1 percent slopes, rarely flooded	0.2	0.0%
W	Water	0.4	0.0%
Subtotals for Soil Survey Area		0.6	0.0%
Totals for Area of Interest		1,576.5	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NoB	Norwood silt loam, 1 to 5 percent slopes, rarely flooded	7.3	0.5%
Pc	Pledger clay, 0 to 1 percent slopes, rarely flooded	351.0	22.3%
W	Water	4.7	0.3%
Subtotals for Soil Survey Area		363.0	23.0%
Totals for Area of Interest		1,576.5	100.0%



Google Earth

©2018 Google