SAN ANTONIO RIVER RANCH

429.55 +/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION

Hunter's Dream Ranch!

The 429.55+/- acre San Antonio River Ranch is an exceptional hunting ranch located just 30 minutes south of downtown Victoria, Texas. A 164+/- acre portion of the ranch lies on the north side of San Antonio River Road and a 264+/- acre river tract lies on the south side of San Antonio River Road and includes over 3,800+/- ft of frontage along the San Antonio River.

A draw bisecting the River Tract feeds a 6+/- acre lake and creates dramatic changes in elevation which continue to the river. Perched on one of the higher elevations is a 3,191+/- sq. ft main home with stunning views of the lake and surrounding countryside. A good all-weather road and cattle guards throughout the property provide easy access around the ranch. The abundance of water and wooded river bottom creates an ideal haven for wildlife. Whitetail deer, duck, hog and turkey hunting on this tract is outstanding. Improvements on the river tract include a main home with 5 bedrooms/2.5 baths, an updated 700+/- sq ft foreman's home with detached carport, a large metal barn with concrete floor, 2 equipment storage barns, a small metal shop and a good set of cattle pens with water.

The terrain of the northern tract has a good mixture of native brush and open pasture land with a few large oaks scattered throughout. A well-maintained all-weather road runs the length of the property, allowing good access to the separate pastures.

LIST PRICE $2,400,000

BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

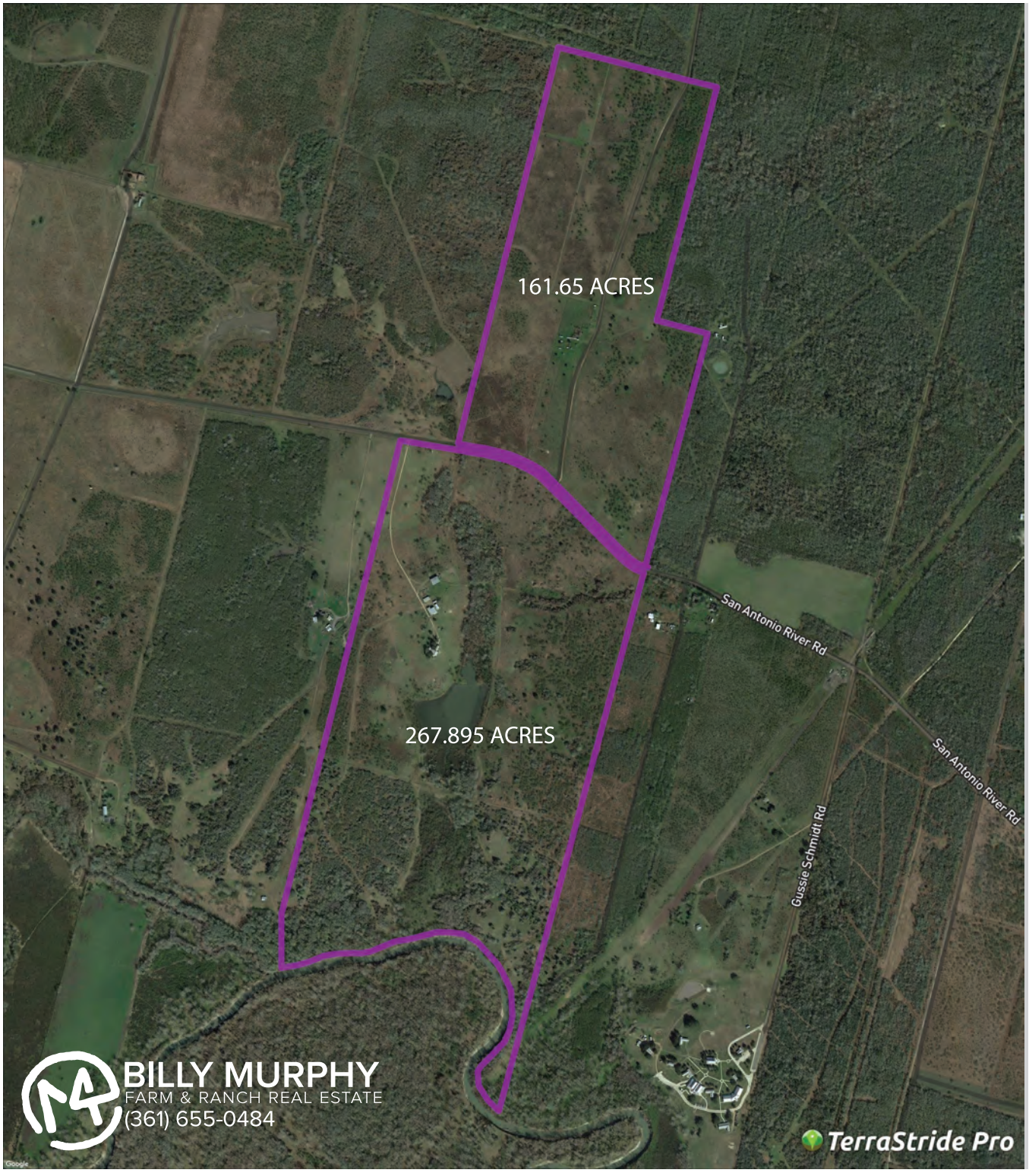
COLDWELL BANKER
THE RON BROWN COMPANY

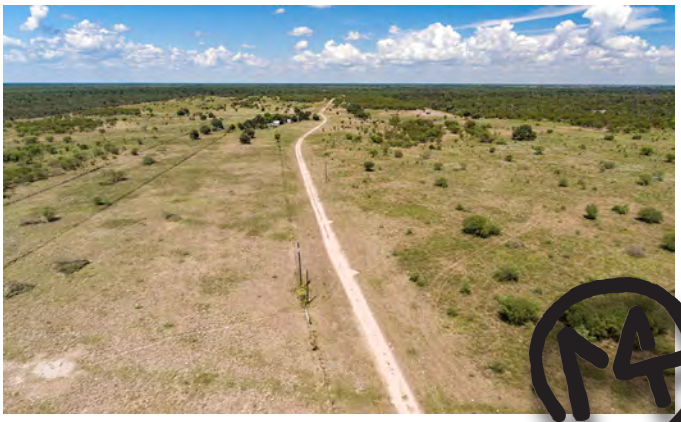
M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

SAN ANTONIO RIVER RANCH

429.55 +/- ACRES

VICTORIA COUNTY
PROPERTY AERIAL





SAN ANTONIO RIVER RANCH

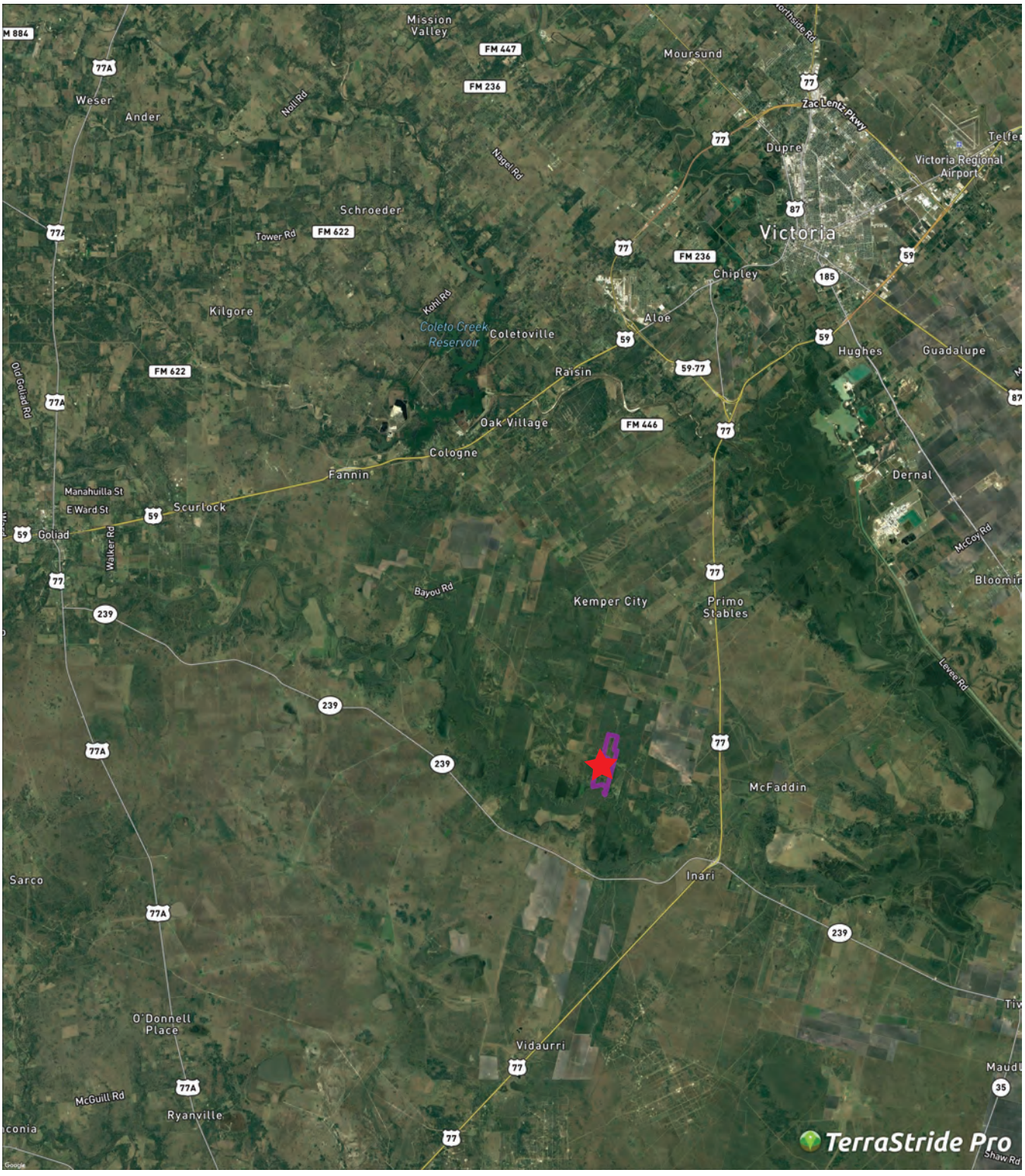
429.55 +/- ACRES

VICTORIA COUNTY
PROPERTY TOPO

SAN ANTONIO RIVER RANCH

429.55 +/- ACRES

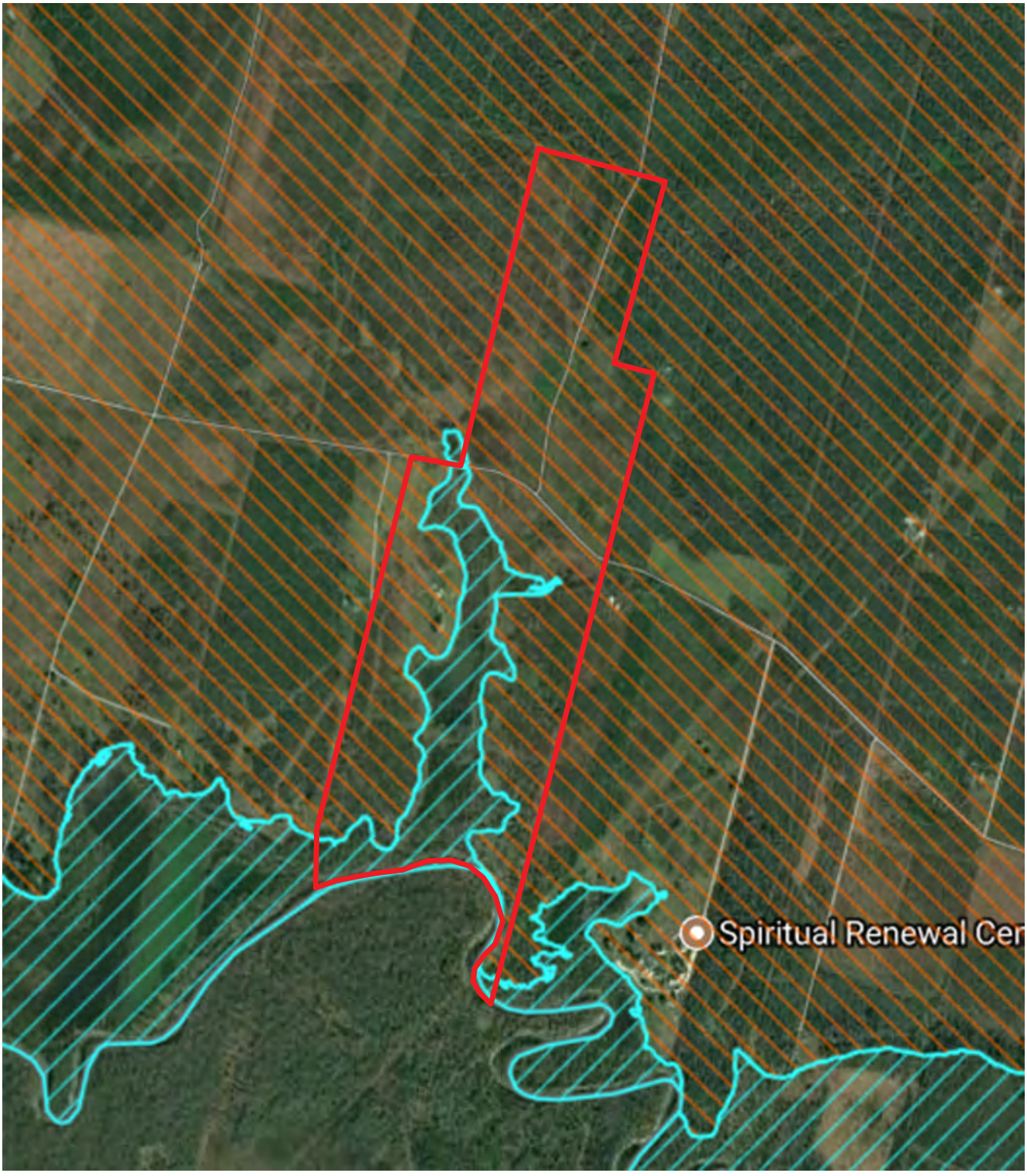
VICTORIA COUNTY
PROPERTY LOCATION



SAN ANTONIO RIVER RANCH

429.55 +/- ACRES

VICTORIA COUNTY
PROPERTY FLOOD MAP



United States Department of Agriculture

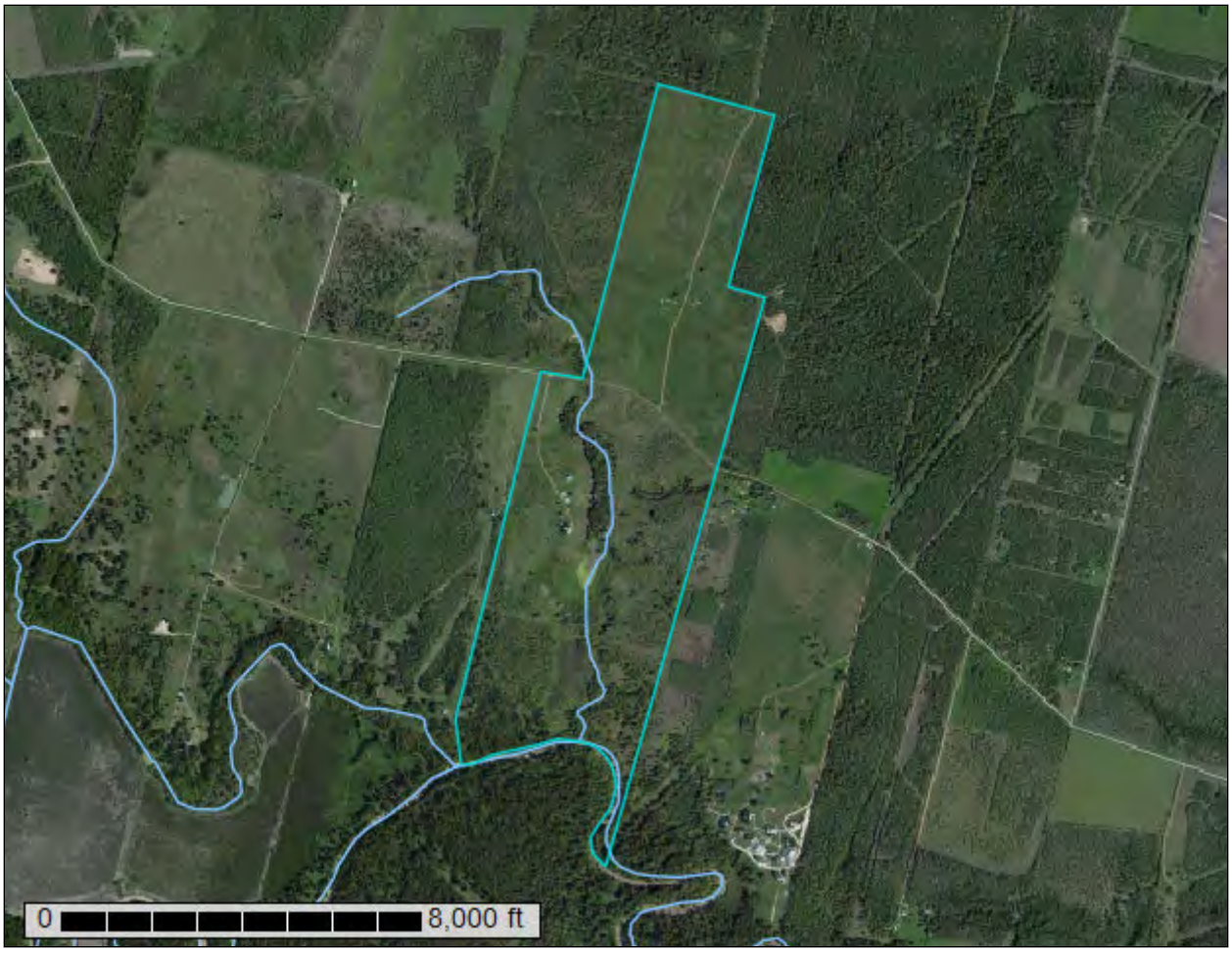
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

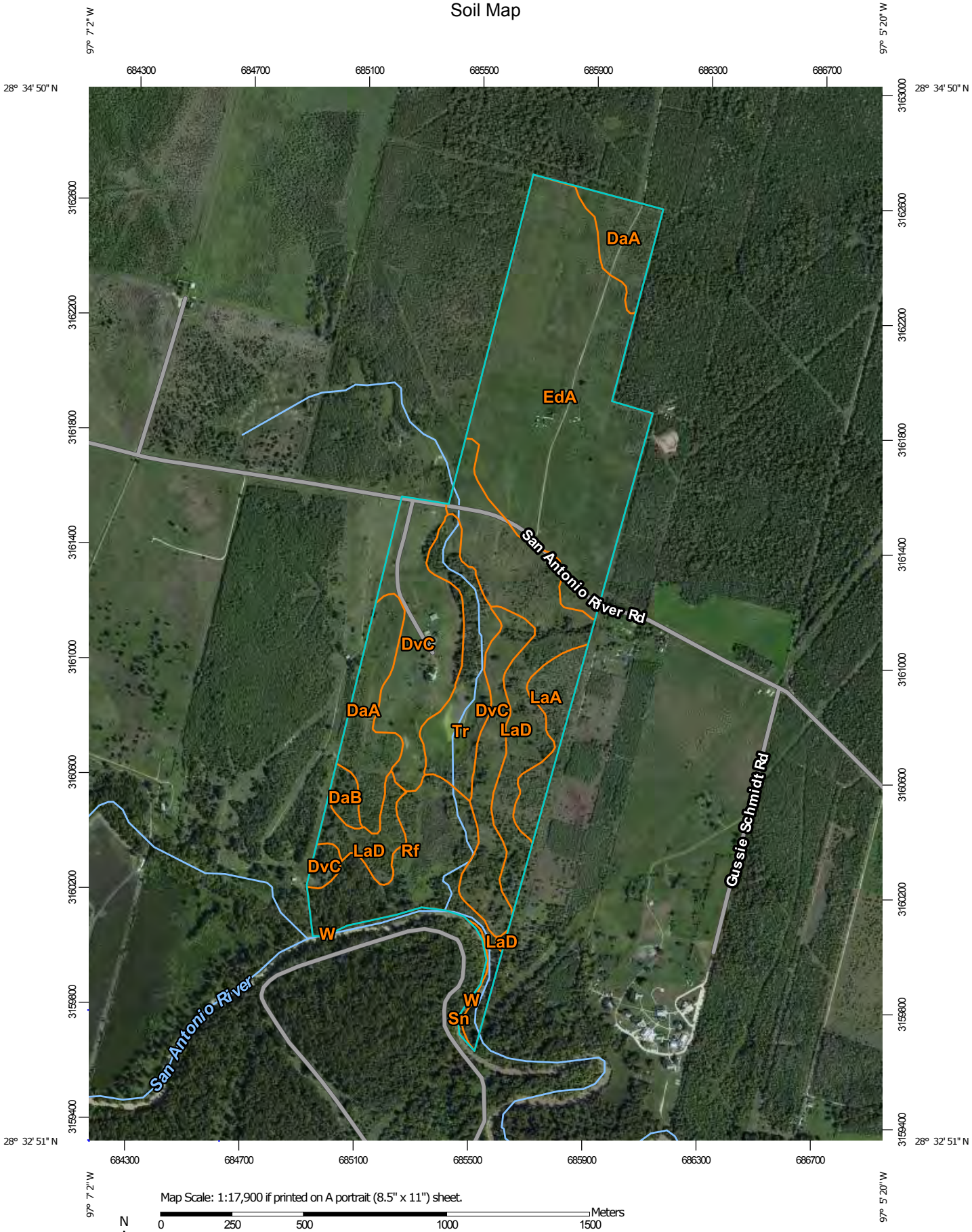
Custom Soil Resource Report for Refugio County, Texas, and Victoria County, Texas

M4 Ranch Real Estate



May 3, 2018

Custom Soil Resource Report
Soil Map



Map Scale: 1:17,900 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0, 250, 500, 1000, 1500

Feet: 0, 500, 1000, 2000, 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N 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
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 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: Refugio County, Texas
Survey Area Data: Version 18, Nov 8, 2017

Soil Survey Area: Victoria County, Texas
Survey Area Data: Version 15, 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: May 26, 2011—Oct 14, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

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
Sn	Sinton sandy clay loam, 0 to 1 percent slopes, occasionally flooded	0.0	0.0%
W	Water	1.2	0.3%
Subtotals for Soil Survey Area		**1.2**	**0.3%**
Totals for Area of Interest		**425.9**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	39.5	9.3%
DaB	Dacosta sandy clay loam, 1 to 3 percent slopes	4.3	1.0%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, eroded	75.4	17.7%
EdA	Edna loam, 0 to 1 percent slopes	145.7	34.2%
LaA	Laewest clay, 0 to 1 percent slopes	15.1	3.6%
LaD	Laewest clay, 3 to 8 percent slopes, eroded	68.7	16.1%
Rf	Rydolph silty clay, 0 to 1 percent slopes, frequently flooded	46.3	10.9%
Tr	Trinity clay, frequently flooded	29.7	7.0%
Subtotals for Soil Survey Area		**424.7**	**99.7%**
Totals for Area of Interest		**425.9**	**100.0%**

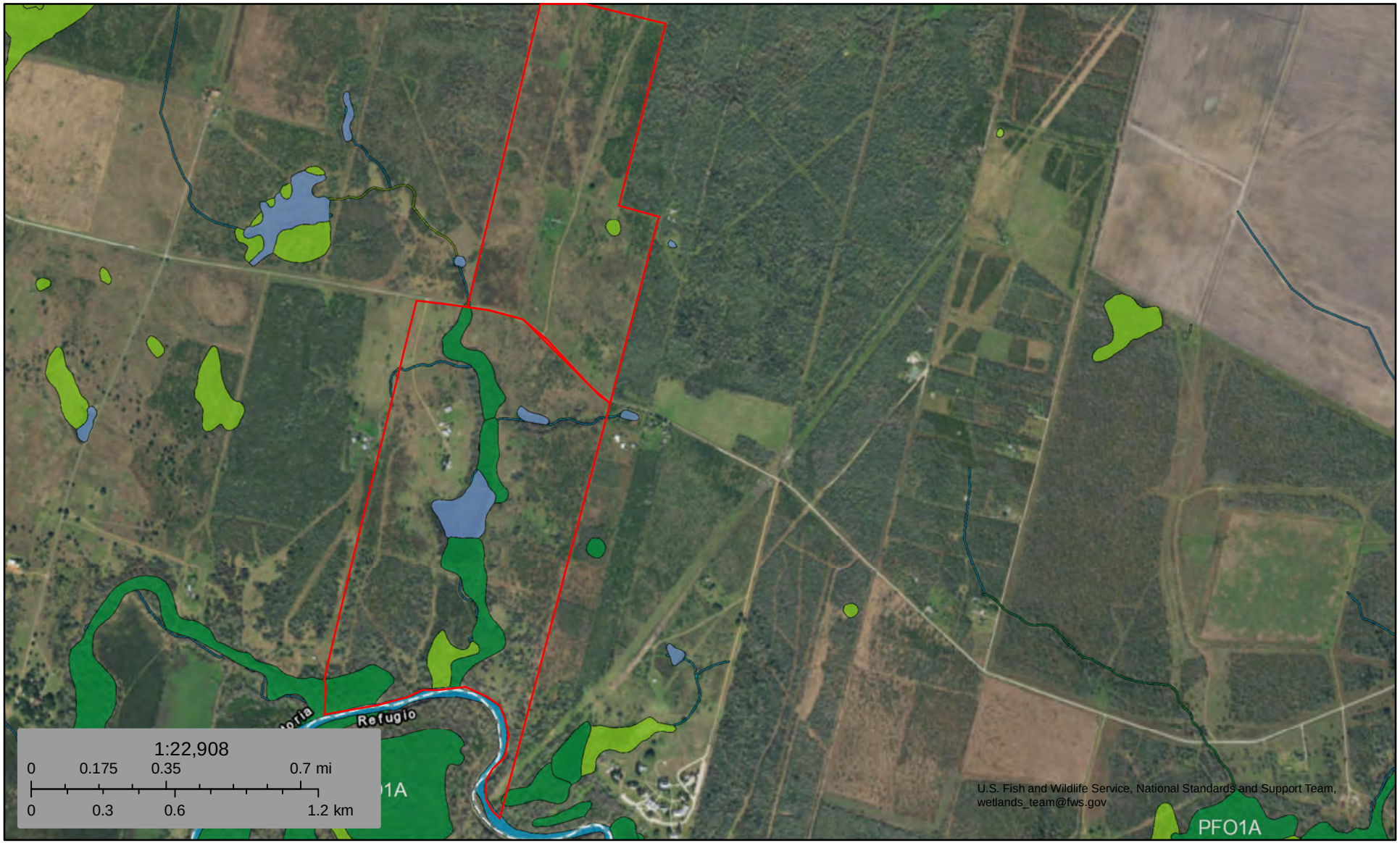
Map Unit Descriptions

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, 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

U.S. Fish and Wildlife Service

National Wetlands Inventory



May 3, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.