

EZZELL RANCH

155+/- ACRES

LAVACA/JACKSON COUNTY
PROPERTY DESCRIPTION



2 Ponds, New Fencing, & Wooded with Live Oak Trees & Lots of Cover for Wildlife

Located north of Edna, Texas, and just south of Ezzell, this great hunting ranch is accessed by Gandy Bend Road (CR 285). The property is loaded with wildlife, including whitetail deer, turkey & hogs. 85% of the property is in Lavaca County and the other 15% is located in Jackson County.

Ranch terrain is level and mostly wooded with various types of oak trees including post oak and live oak trees. Fencing around the property is brand new and fencelines are clean. The property has several trails that provide access through the ranch. The ranch has two ponds with open pasture surrounding the ponds. Improvements on the ranch include 3 feeders and 3 blinds. The ranch is very secluded located down a long all-weather gravel easement road. The property is surrounded by large ranches on three sides and a 260 acre high fence ranch on the north side.

Partial mineral interest is negotiable.

Property Directions:

From Hwy 59 at Edna, take Hwy 111 north approximately 11 miles to Gandy Bend Road (CR 285). Take a right on Gandy Bend Rd and continue north for approx. 5 miles. Gated access road to ranch will be on the left.

LIST PRICE \$700,000



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



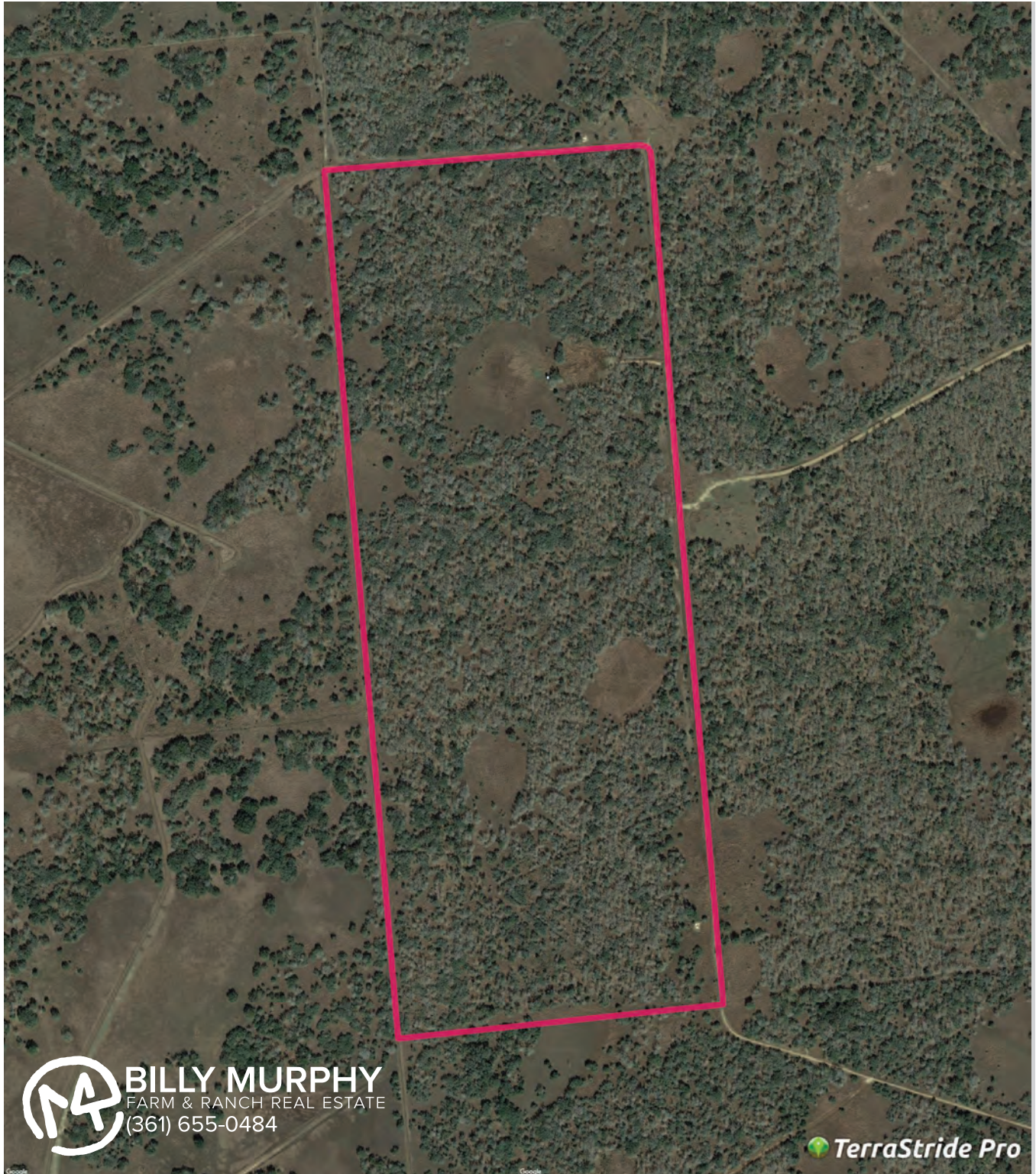
**COLDWELL
BANKER**
THE RON BROWN
COMPANY

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EZZELL RANCH

155 +/- ACRES

LAVACA/JACKSON COUNTY
PROPERTY AERIAL



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 **TerraStride Pro**

EZZELL RANCH

155 +/- ACRES

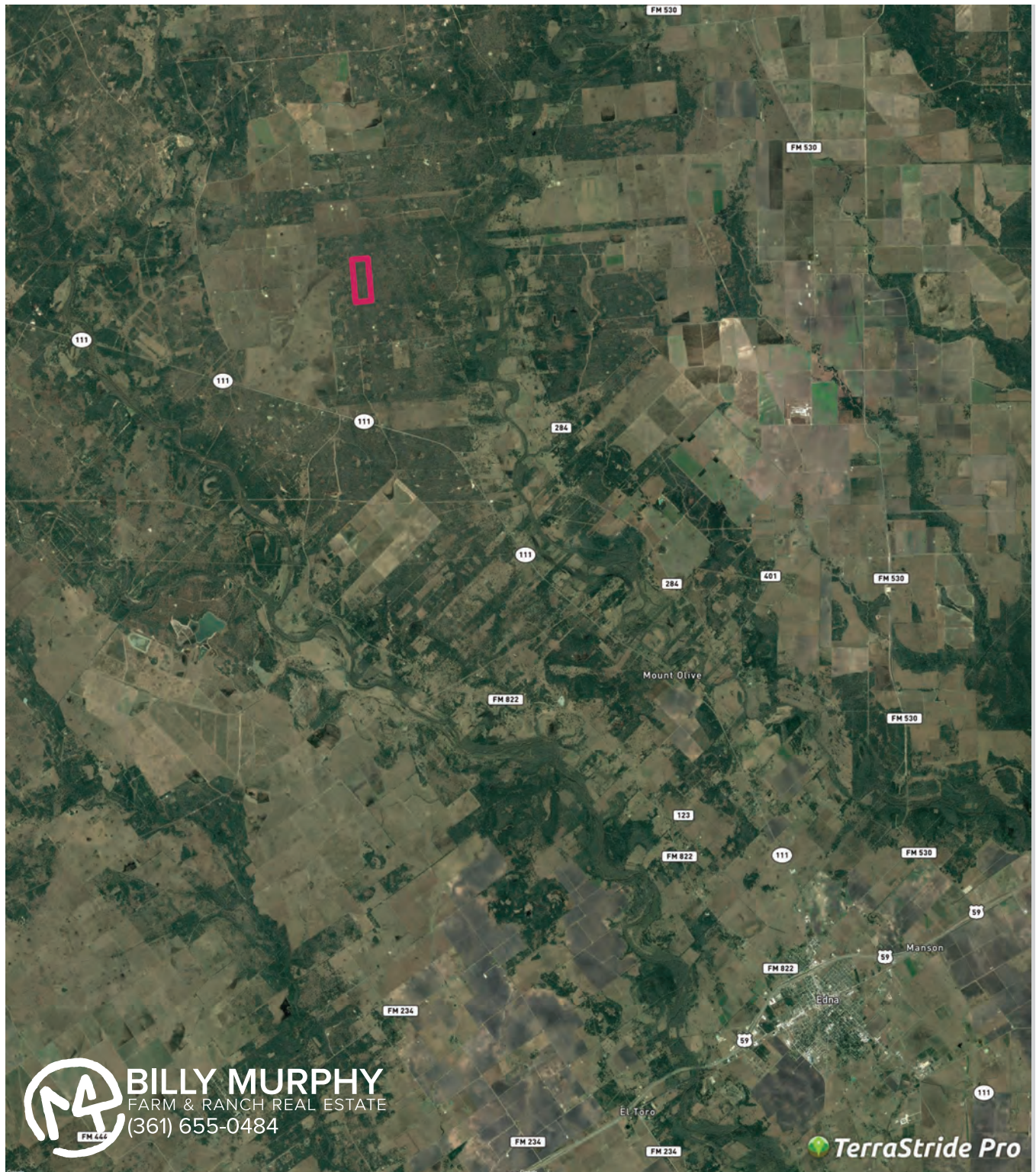
LAVACA/JACKSON COUNTY
PROPERTY TOPO



EZZELL RANCH

155 +/- ACRES

LAVACA/JACKSON COUNTY
PROPERTY LOCATION





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

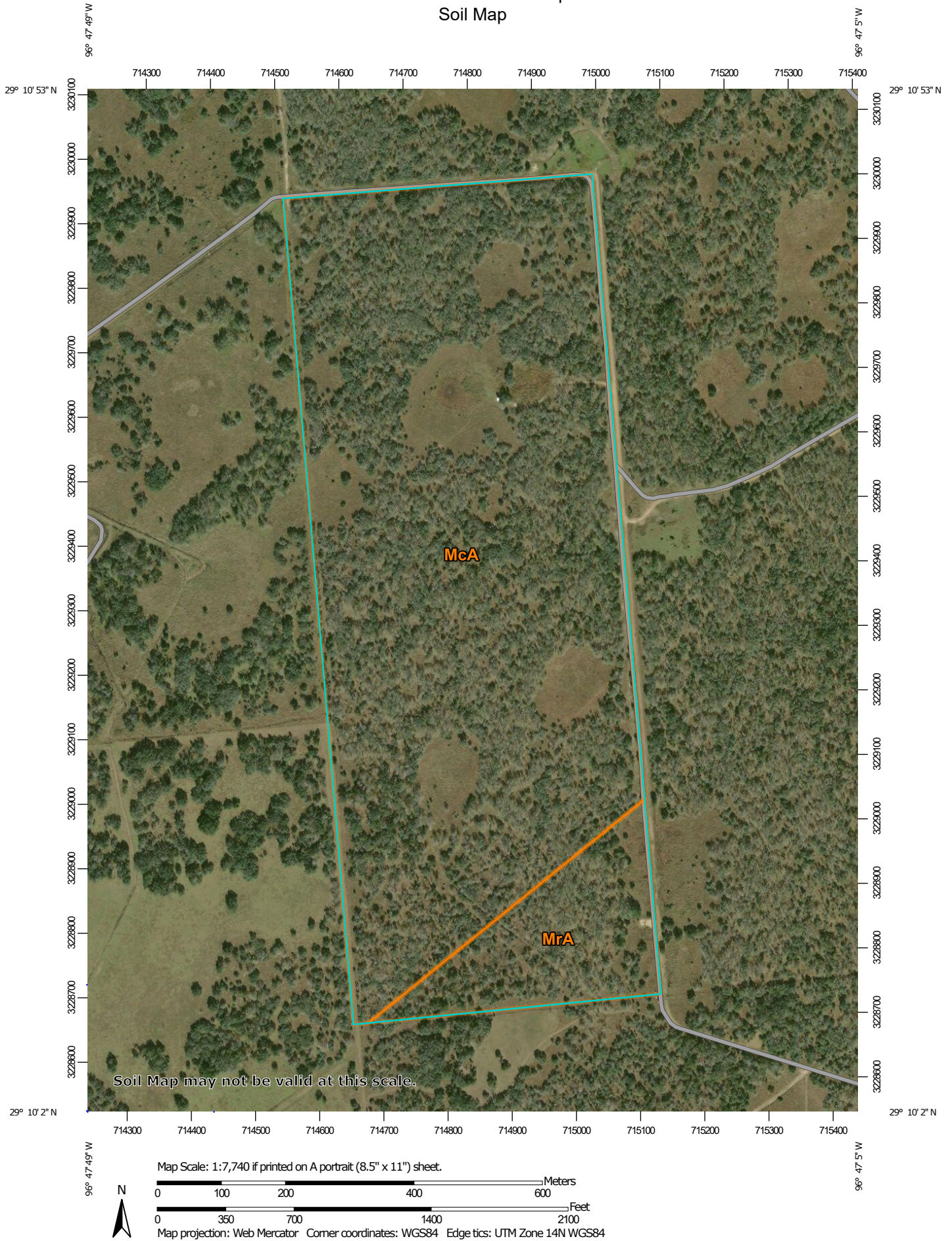
Custom Soil Resource Report for **Jackson County, Texas, and Lavaca County, Texas**

M4 Ranch Real Estate



February 18, 2020

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

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.

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 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: Jackson County, Texas
Survey Area Data: Version 16, Sep 12, 2019

Soil Survey Area: Lavaca County, Texas
Survey Area Data: Version 17, Sep 12, 2019

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.

MAP LEGEND

MAP INFORMATION

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

Date(s) aerial images were photographed: Oct 8, 2016—Sep 9, 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
MrA	Morales-Cieno frequently ponded complex, 0 to 1 percent slopes	17.3	11.3%
Subtotals for Soil Survey Area		17.3	11.3%
Totals for Area of Interest		153.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McA	Morales-Cieno frequently ponded complex, 0 to 1 percent slopes	135.8	88.7%
Subtotals for Soil Survey Area		135.8	88.7%
Totals for Area of Interest		153.1	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 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.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it