

M.T. RIVER RANCH

466.44+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



Excellent Hunting/Cattle Ranch Close to Town

The M.T. River Ranch is located in southern Victoria County along the Victoria/Goliad County line and has been in the same family for four generations. The ranch terrain is primarily comprised of beautiful wooded river bottom and has over 2,800 ft of San Antonio River frontage. The river bottom is easily accessed by several wide, open senderos and clean fence lines. The remaining portion of the ranch is open pastureland and is out of the floodplain. This scenic stretch of land would make an ideal building spot.

The dense river bottom areas are loaded with wild game and ready to be explored. Ranch wildlife includes turkey, deer and hogs. This area of the county is known for producing quality native whitetail bucks. The ranch was under the MLD program from 2009-2018 season.

Enjoy catching the many catfish and large gar that inhabit in this area of the San Antonio River. The M.T. Ranch has several great access points to the river, which provide the perfect setting for camping and fishing.

Improvements on the property include a water well, a set of cattle pens and a newly constructed metal storage barn with rock floor and electricity. The ranch includes two portable buildings that were converted into hunting cabins.

Both cabins are equipped with a bathroom/shower and both have nice porches to relax on and enjoy the scenery.

The M.T. River Ranch truly has everything for the outdoorsman who enjoys fishing, hunting and exploring. The ranch is conveniently located just 30 minutes South of Victoria and approximately 2.5 hours from Houston and Austin, and 2 hours from San Antonio. Sellers will consider conveying some minerals with an acceptable offer!!

LIST PRICE \$2,192,268



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

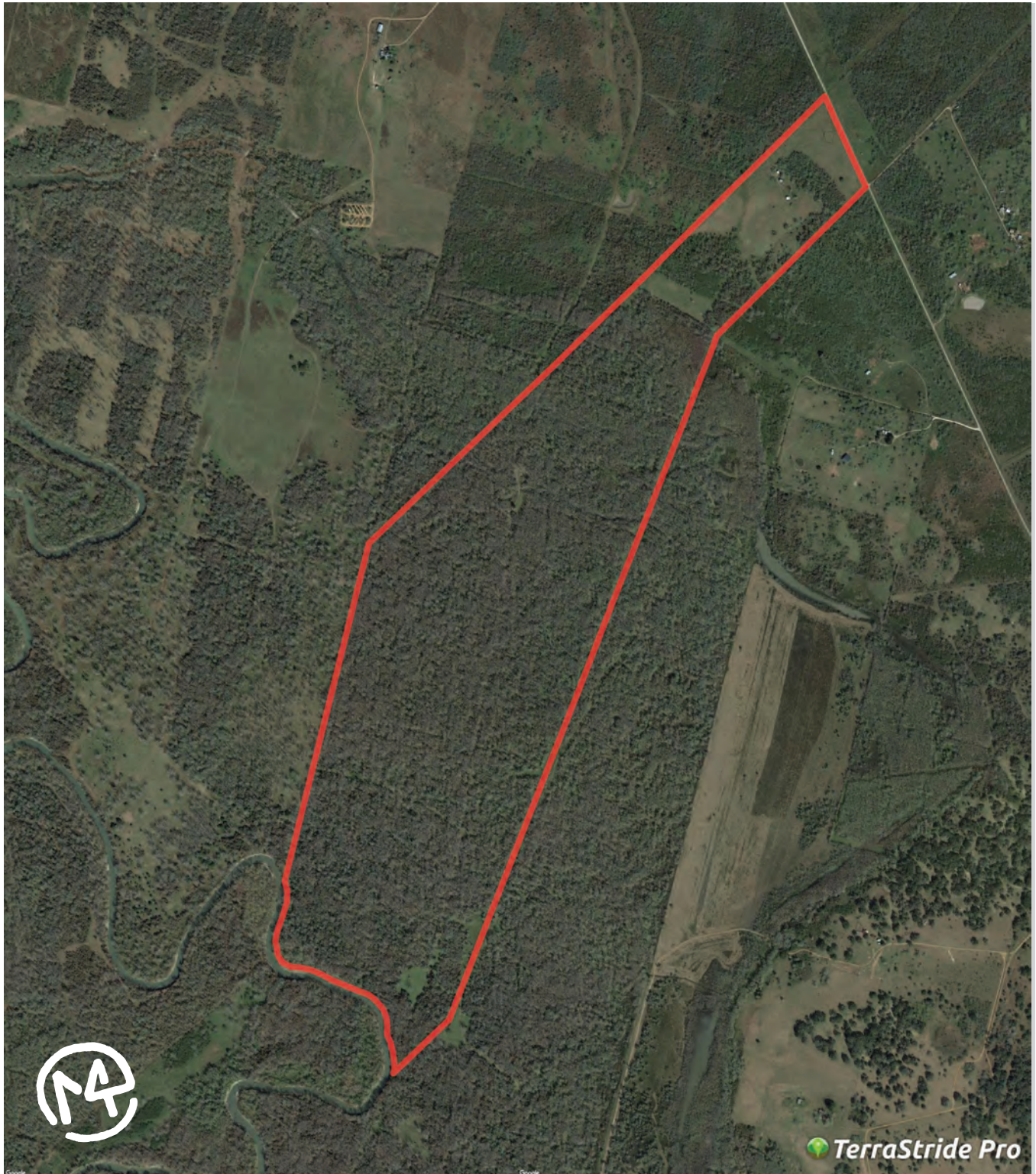


M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

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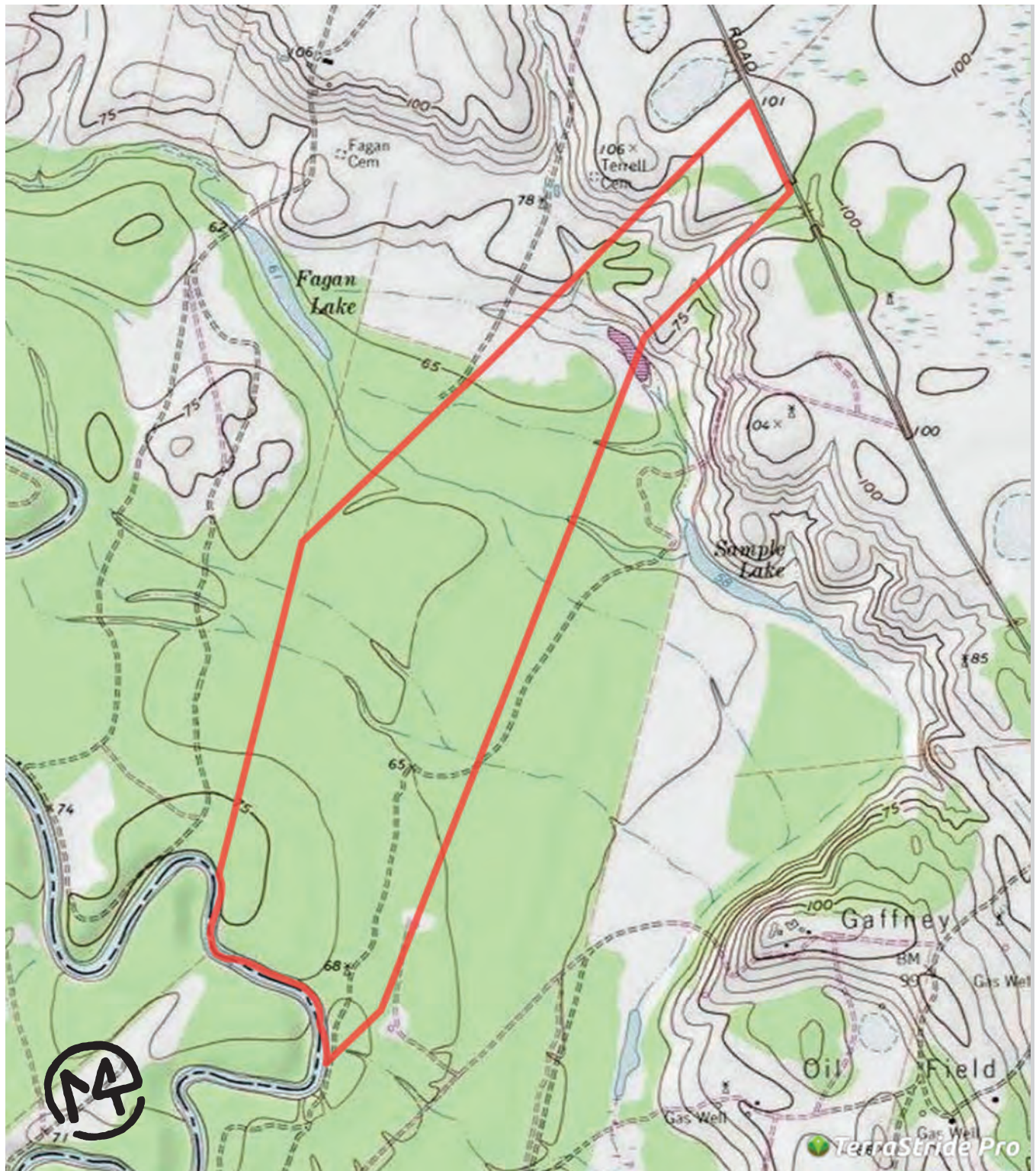
VICTORIA COUNTY
PROPERTY AERIAL



M.T. RIVER RANCH

466.44 +/- ACRES

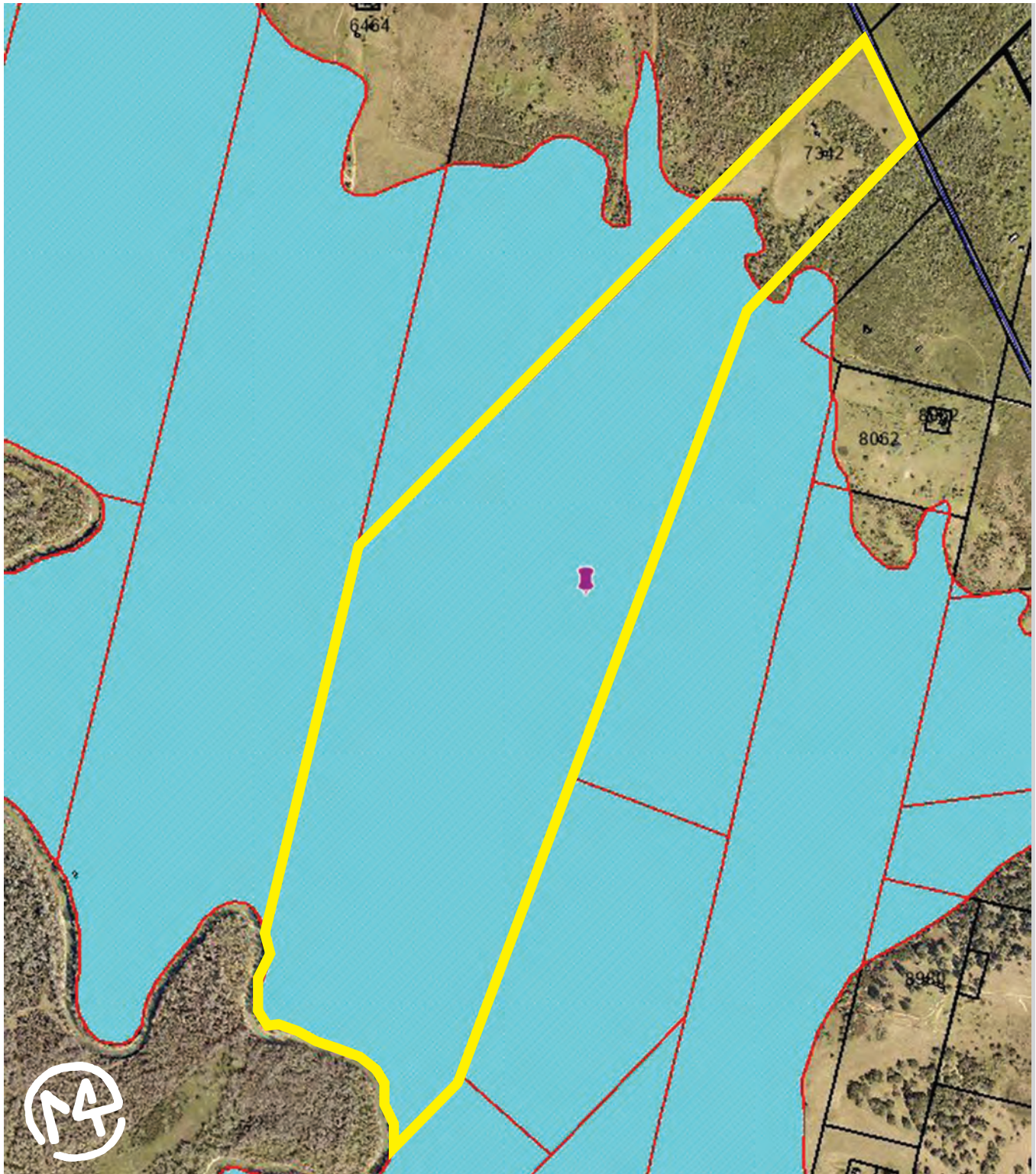
VICTORIA COUNTY
PROPERTY TOPO



M.T. RIVER RANCH

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VICTORIA COUNTY
PROPERTY FLOOD



M.T. RIVER RANCH

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VICTORIA COUNTY
USGS MAP

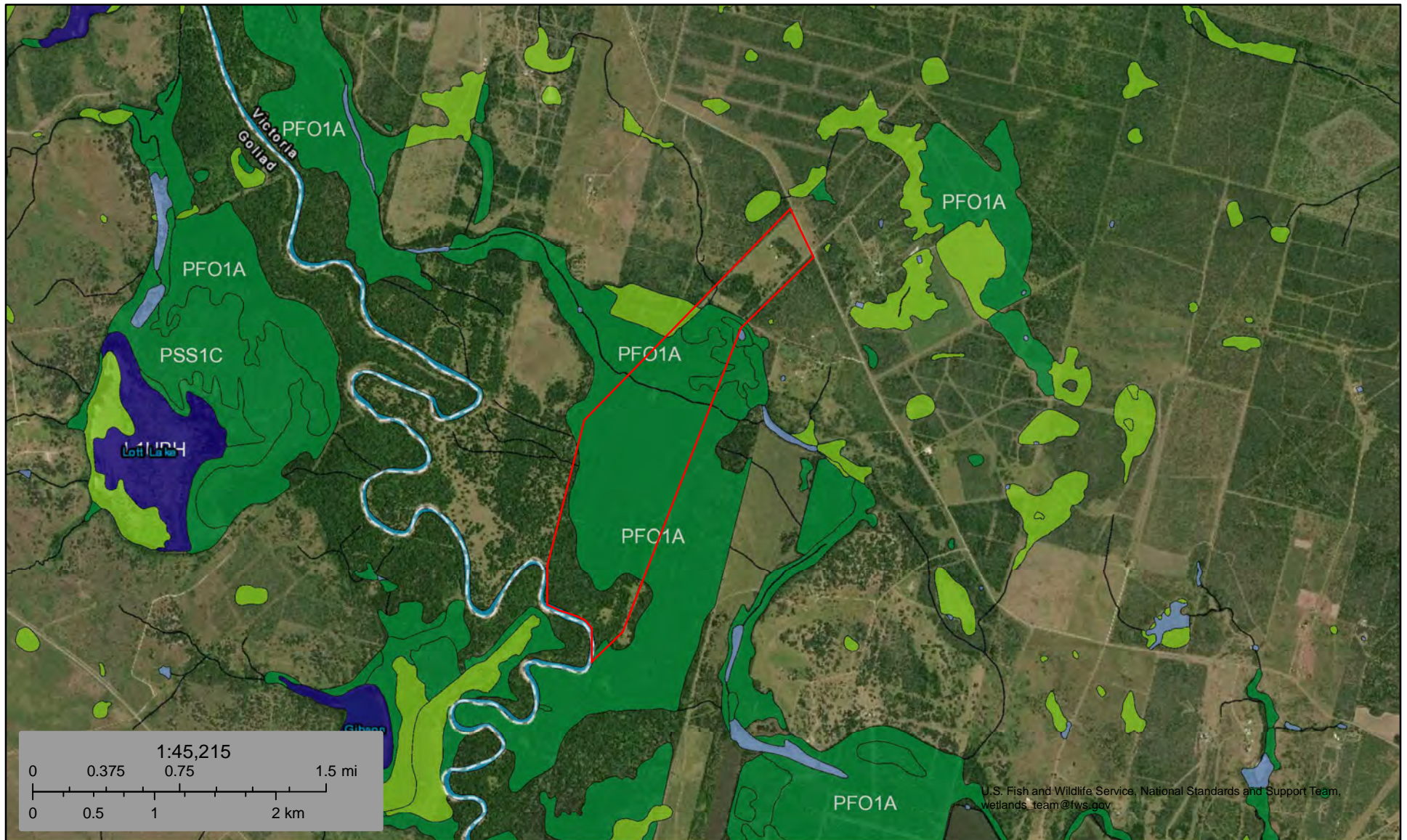




U.S. Fish and Wildlife Service

National Wetlands Inventory

M.T. River Ranch



February 6, 2020

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.



United States
Department of
Agriculture

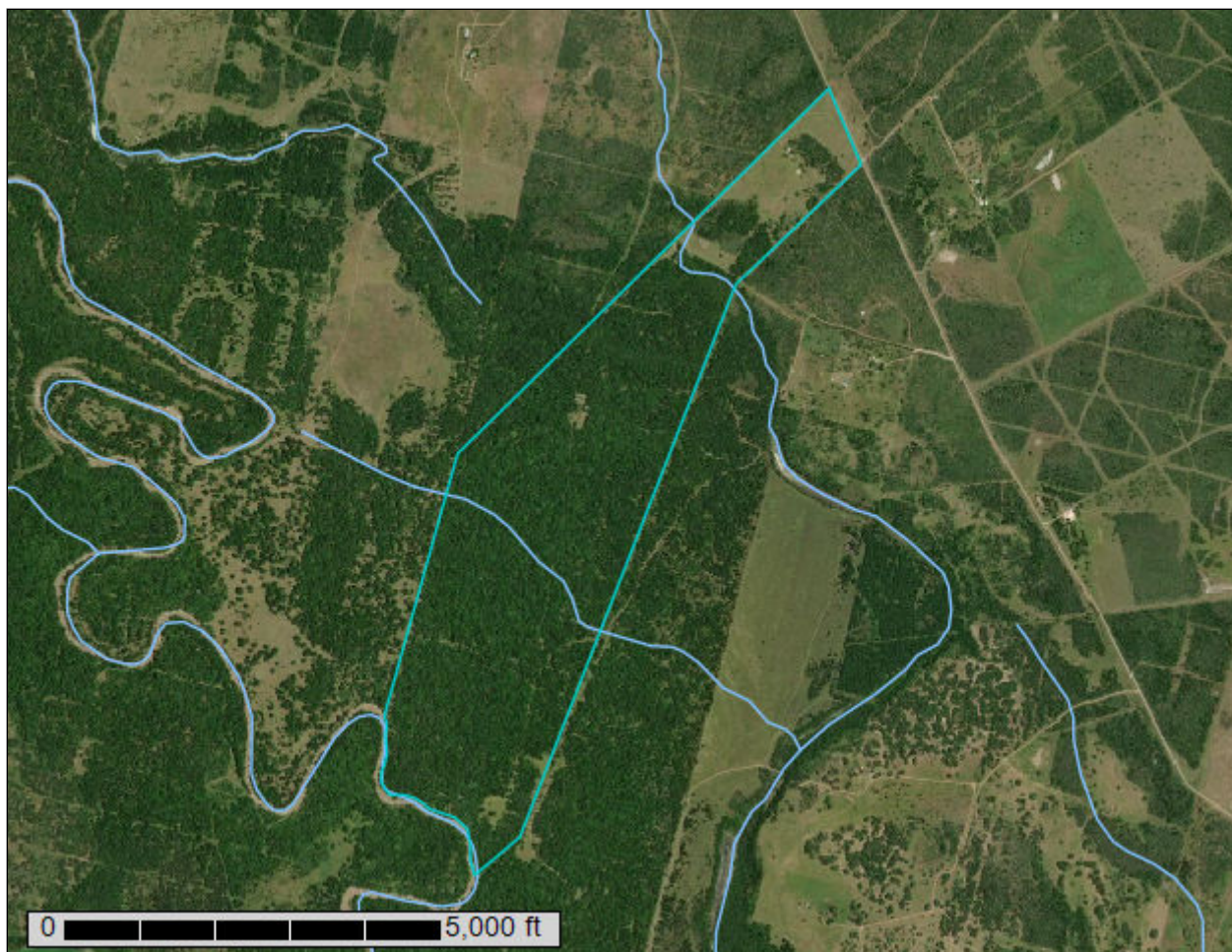
NRCS

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

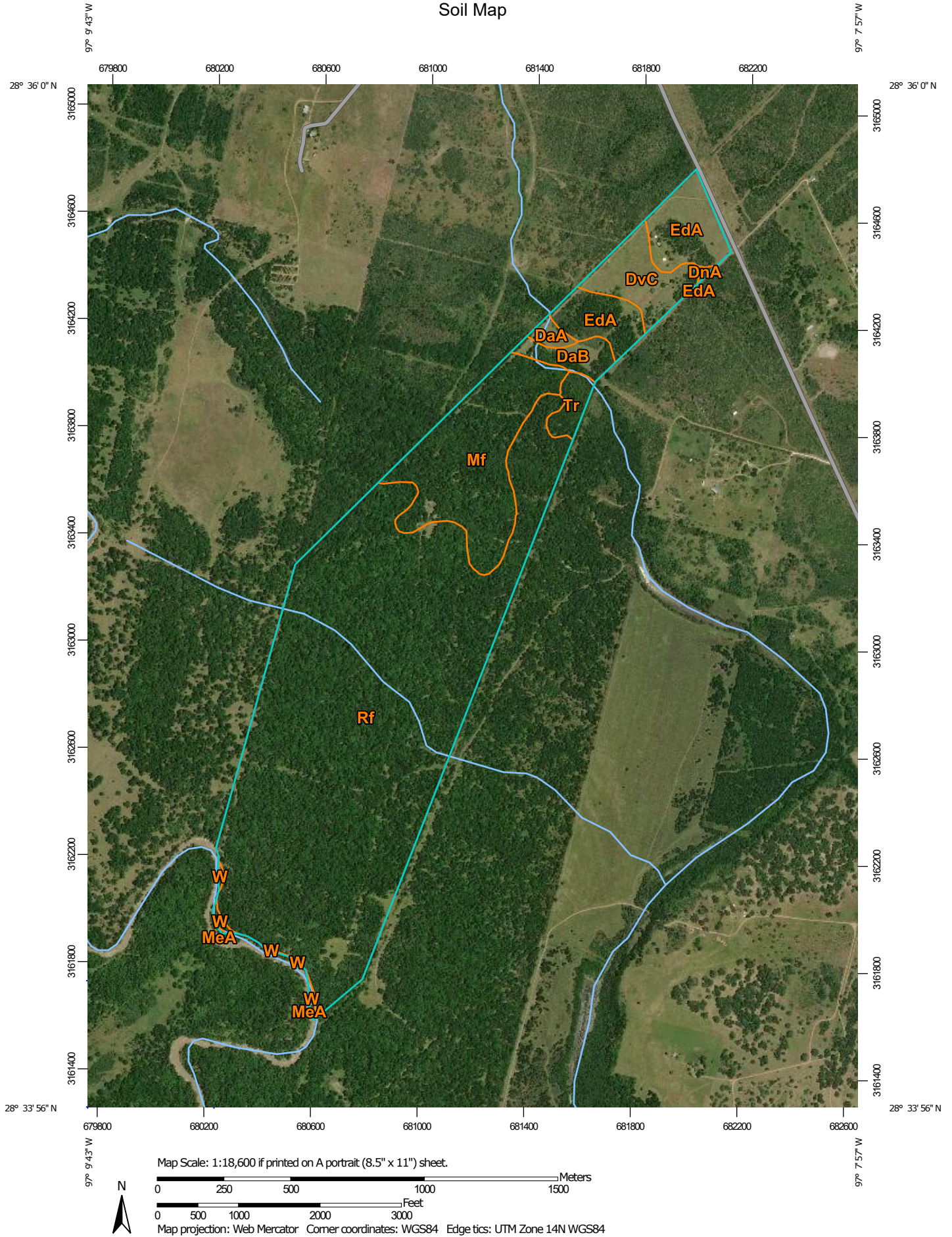
Custom Soil Resource Report for **Goliad County, Texas, and Victoria County, Texas**

M4 Ranch Real Estate



January 22, 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.

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: Goliad County, Texas

Survey Area Data: Version 26, Sep 12, 2019

Soil Survey Area: Victoria 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.

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

Date(s) aerial images were photographed: May 28, 2010—Oct 17, 2017

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
MeA	Meguín silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.1	0.0%
Subtotals for Soil Survey Area		0.1	0.0%
Totals for Area of Interest		460.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	2.9	0.6%
DaB	Dacosta sandy clay loam, 1 to 3 percent slopes	8.5	1.8%
DnA	Dacosta-Contee complex , 0 to 1 percent slopes	0.5	0.1%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	18.9	4.1%
EdA	Edna loam, 0 to 1 percent slopes	32.4	7.1%
Mf	Meguín silty clay, frequently flooded	60.6	13.2%
Rf	Rydolph silty clay, 0 to 1 percent slopes, frequently flooded	328.0	71.3%
Tr	Trinity clay, frequently flooded	6.3	1.4%
W	Water	1.9	0.4%
Subtotals for Soil Survey Area		460.0	100.0%
Totals for Area of Interest		460.1	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