

NAVIDAD RIVER RANCH

314+/- ACRES

JACKSON COUNTY
PROPERTY DESCRIPTION



EXCEPTIONAL RANCH!!

Covered with Huge Oaks, River Frontage, New Fencing, & Trophy Deer

The Navidad River Ranch is a rare recreational property consisting of 314+/- acres covered with huge live oaks, post oaks, and a variety of other trees. The ranch is located in a secluded low traffic area and features 1,800 ft of Navidad River frontage.

Half the property is high-fenced with a park-like quality, featuring huge sweeping oak trees, a custom gated entrance, scenic ponds, a windmill and a large open pastureland area. The high-fenced portion of the ranch (approx. 156 acres) would make an ideal location for a homesite and comes stocked with 10 trophy (170-260 class) breeder bucks and good pastureland for cattle.

The low-fenced portion of the ranch is mostly wooded with thick brush creating excellent habitat for the native wildlife - including whitetail deer, turkey and hogs. The topography of the land gently slopes towards the river with several senderos enabling good access. There is a nice homesite on this section of the ranch as well and several ponds providing water for the native wildlife.

Improvements on the property include all new fencing with custom gated entrance, 4 new hunting blinds, 5 bow blinds and 6 new feeders. The ranch has electricity and a nice camp area with RV electrical outlets. There are four water wells, one operating well, on the property. Located in Jackson County, this beautiful ranch is ready to hunt and only 2 hours from Houston and 30 minutes from Edna. Partial minerals 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 entrance to ranch will be on the right.

LIST PRICE \$1,804,925



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BANKER**
THE RON BROWN
COMPANY

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PROPERTY AERIAL



TerraStride Pro

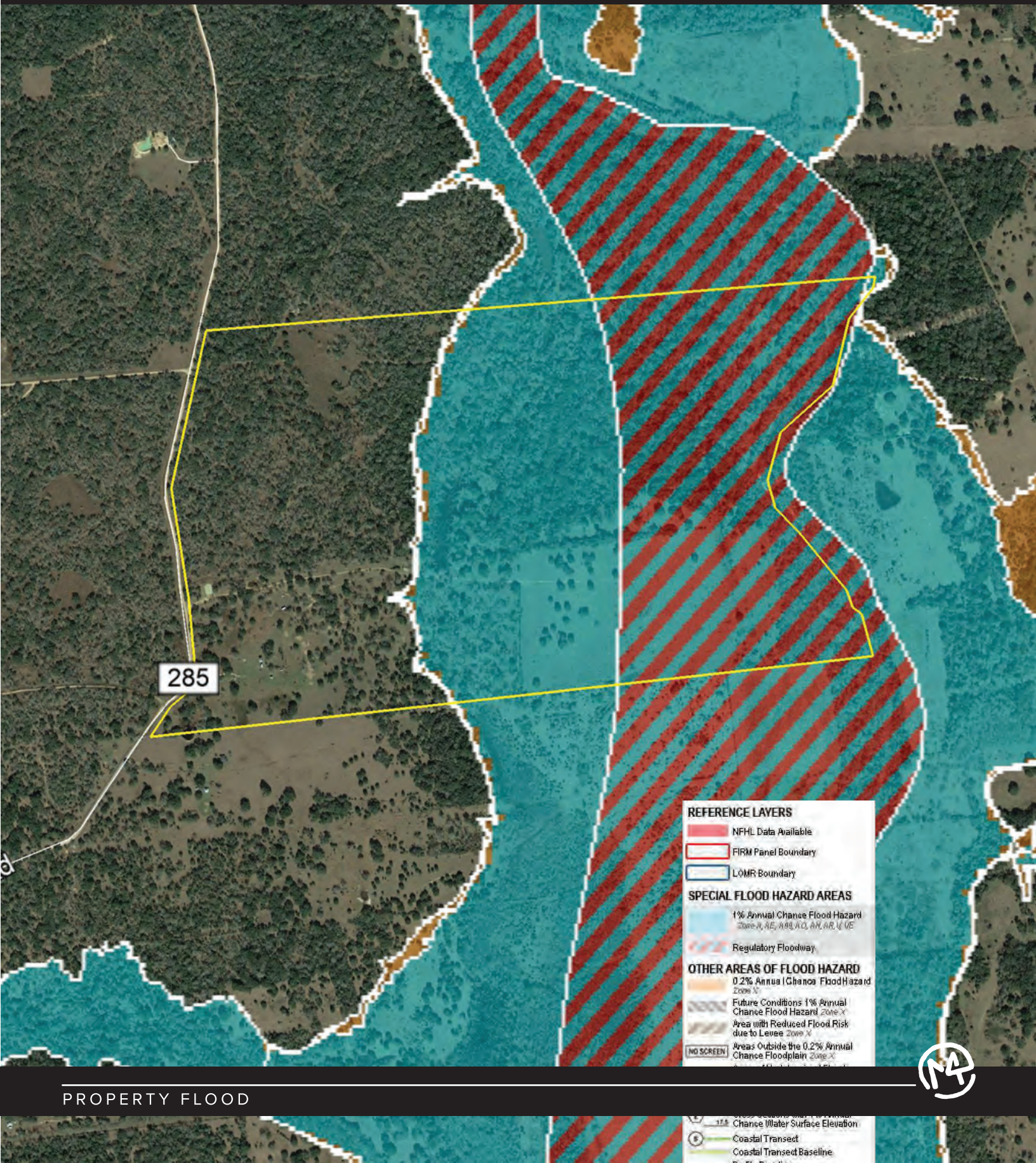
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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

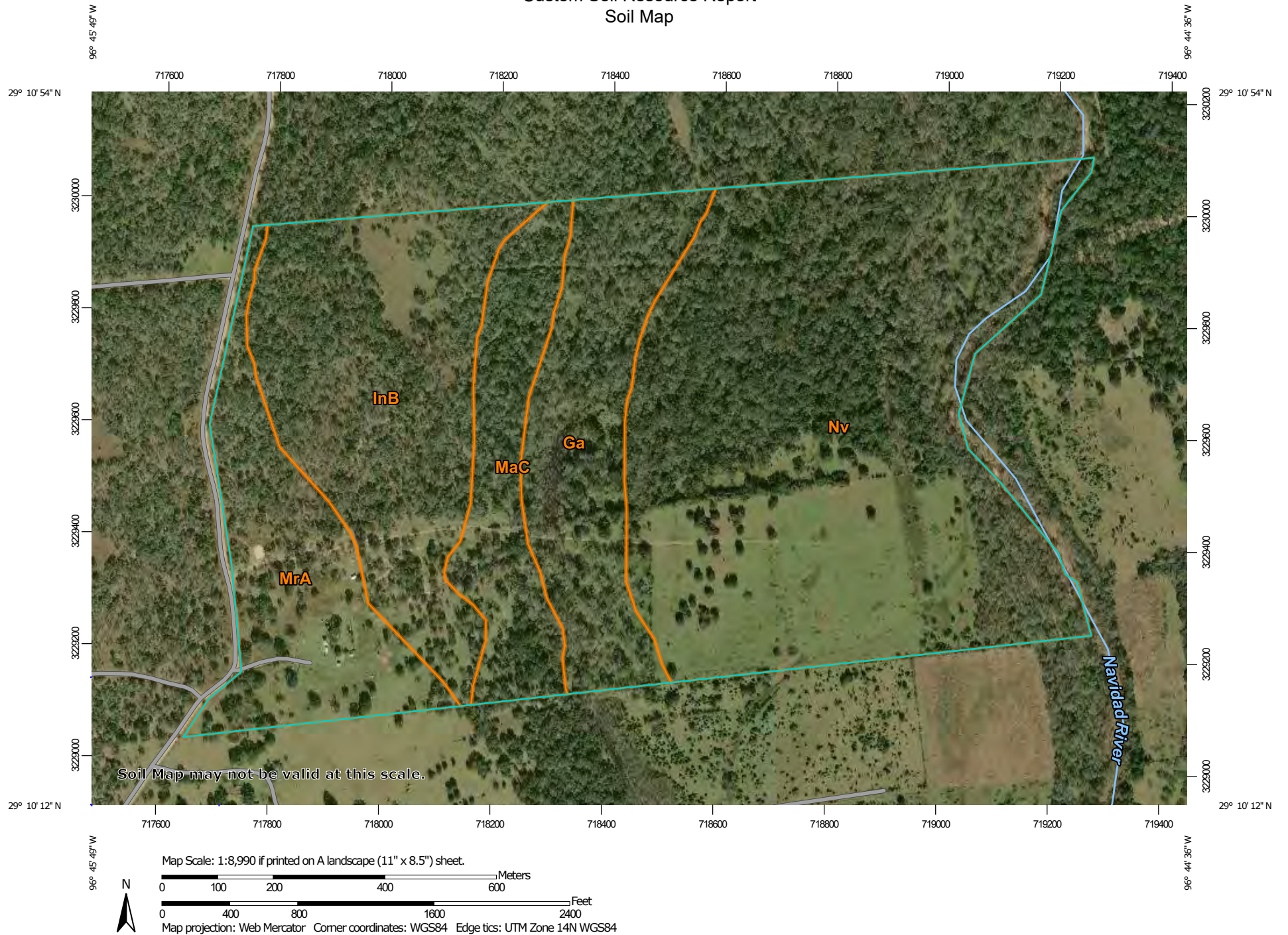
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

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



October 9, 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 17, Jun 11, 2020

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
Ga	Ganado clay, 0 to 1 percent slopes, frequently flooded	39.7	12.7%
InB	Inez fine sandy loam, 0 to 2 percent slopes	62.7	20.0%
MaC	Marcado sandy clay loam, 3 to 8 percent slopes	26.5	8.5%
MrA	Morales-Cieno frequently ponded complex, 0 to 1 percent slopes	37.1	11.8%
Nv	Navidad fine sandy loam, frequently flooded	147.3	47.0%
Totals for Area of Interest		313.4	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