

TEXANA RANCH

701.53+/- ACRES

GOLIAD COUNTY
PROPERTY DESCRIPTION



LARGE HUNTING/CATTLE RANCH IN GOLIAD COUNTY!

The Texana Ranch is 701.53+/- acres and is located approx. 9.5 miles northwest of the town of Berclair in Goliad County. The property has approx. 3/4 mile frontage on FM 883.

Ranch terrain is mostly level with gentle slopes toward Indian Creek - a seasonal creek, which runs through the north-east portion of the ranch. Approx. 50+/- acres of pastureland near the highway is in hay production. Huge, mature oaks are located along the creek. Pastureland areas consist of a mix of native pasture, mesquite, huisache and South Texas brush. Ranch drains well with only a small portion of the ranch along Indian Creek in the 100-yr floodplain.

Texana Ranch has a 2,191 sq. ft. 3 bedroom/2 bath home located near the road and built in 1998 (Goliad CAD). The home has large porches, stainless appliances, fireplace, tall ceilings in the living and tile throughout.

Ranch improvements include cattle working pens, small hunting cabins with water well and cattle trough near the back of the ranch.

Wild game on the ranch includes whitetail deer, hogs, turkey, dove and quail.

The ranch has 4 stock tanks - one well-fed.

Property Directions:

From US Hwy 59 in Berclair, take FM 883 north for approx. 9.47 miles. Entrance to the ranch is on the right.

LIST PRICE \$2,981,502



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**COLDWELL
BANKER**
THE RON BROWN
COMPANY

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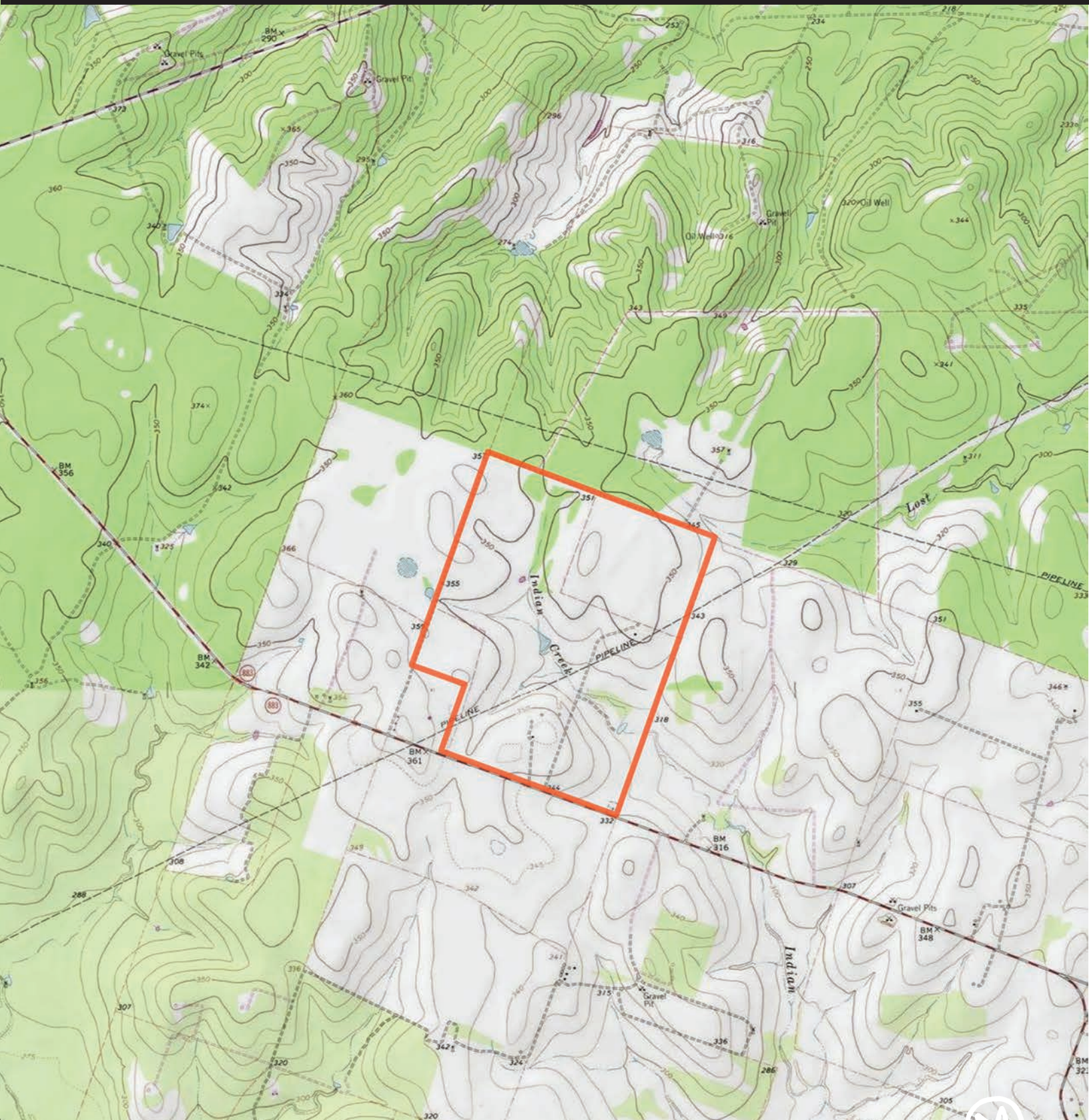
PROPERTY AERIAL



TerraStride Pro

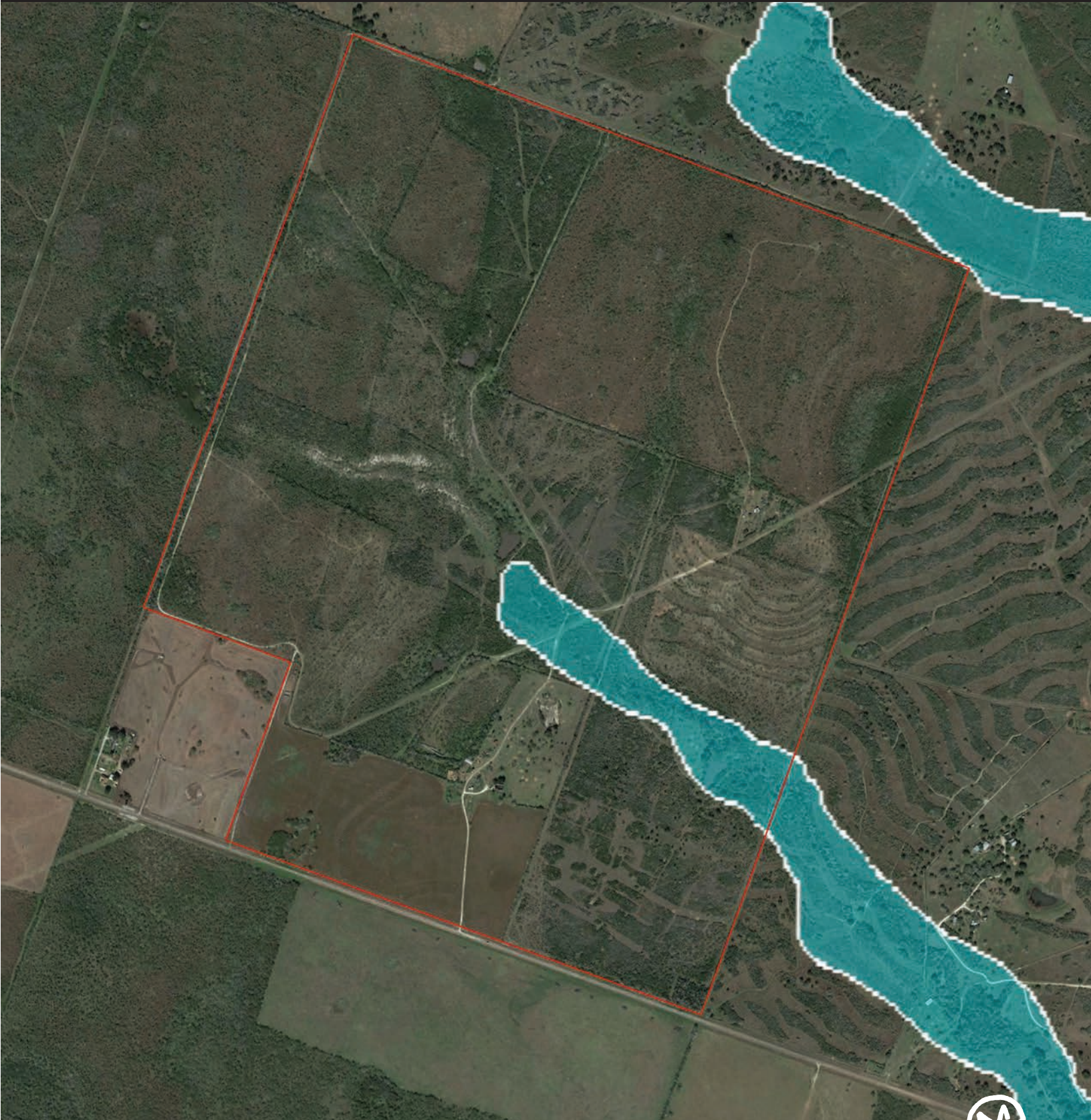
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PROPERTY FLOOD





United States
Department of
Agriculture

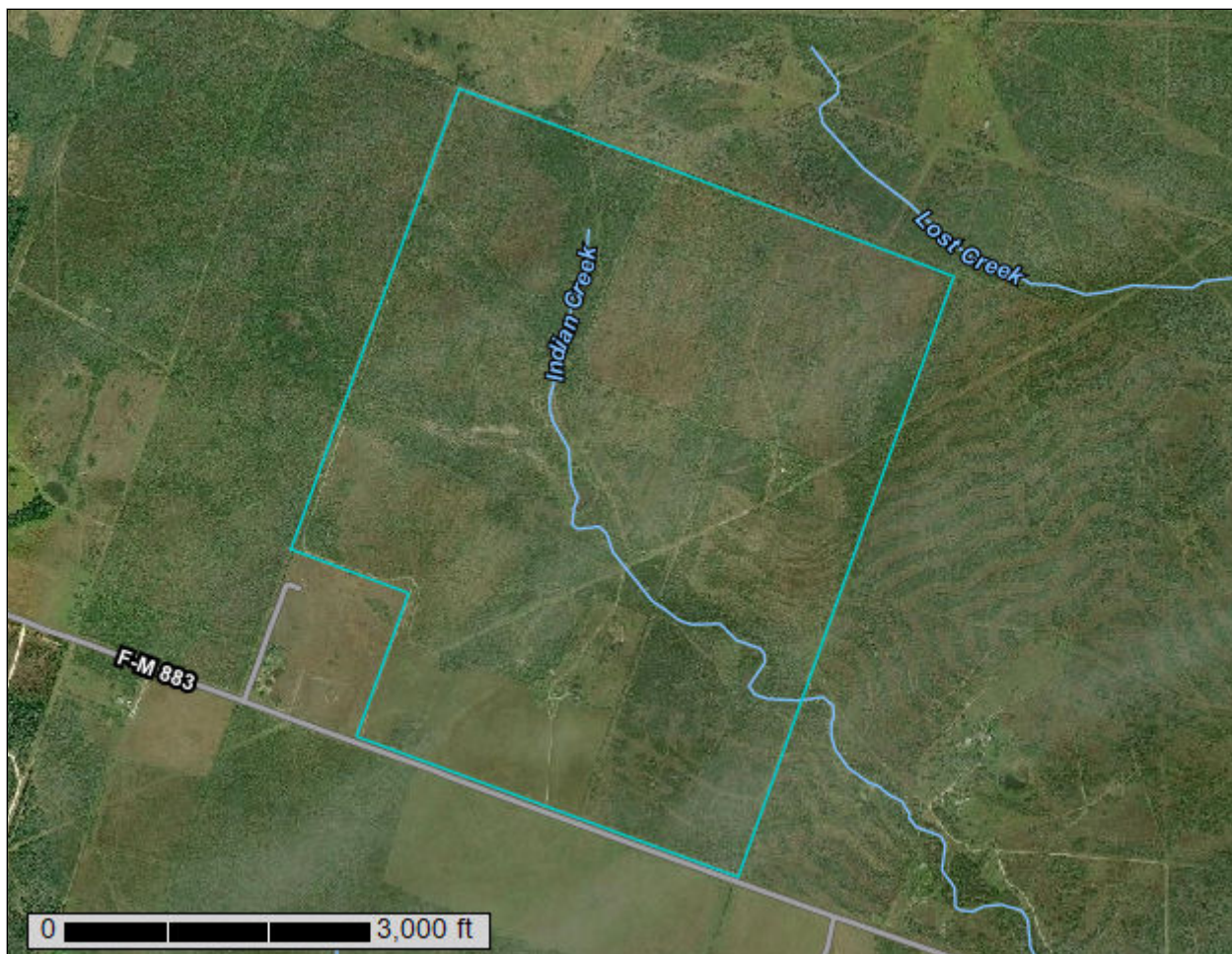
NRCS

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

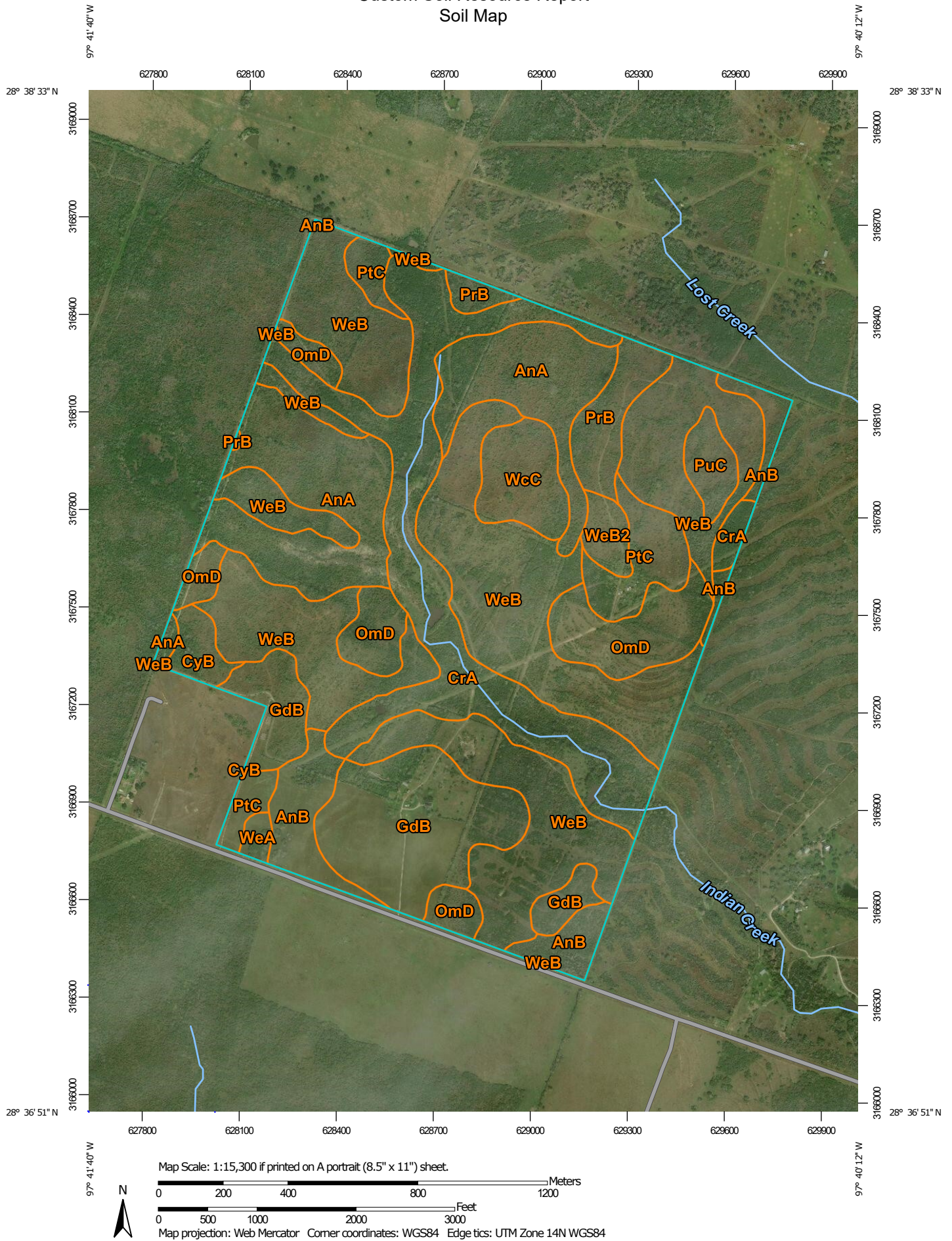
Custom Soil Resource Report for **Goliad County, Texas**

M4 Ranch Real Estate



February 3, 2021

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 27, 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: 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 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
AnA	Ander fine sandy loam, 0 to 1 percent slopes	94.9	13.5%
AnB	Ander fine sandy loam, 1 to 3 percent slopes	33.4	4.7%
CrA	Clareville sandy clay loam, 0 to 1 percent slopes, rarely flooded	103.8	14.7%
CyB	Coy clay loam, 1 to 3 percent slopes	8.0	1.1%
GdB	Goliad fine sandy loam, 1 to 3 percent slopes	75.5	10.7%
OmD	Olmedo very gravelly loam, 1 to 8 percent slopes	50.0	7.1%
PrB	Parrita sandy clay loam, 0 to 3 percent slopes	20.9	3.0%
PtC	Pernitas sandy clay loam, 2 to 5 percent slopes	29.2	4.1%
PuC	Pettus loam, 2 to 5 percent slopes	9.1	1.3%
WcC	Weesatche fine sandy loam, 2 to 5 percent slopes	19.9	2.8%
WeA	Weesatche sandy clay loam, 0 to 1 percent slopes	2.9	0.4%
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	250.5	35.5%
WeB2	Weesatche sandy clay loam, 1 to 3 percent slopes, moderately eroded	7.2	1.0%
Totals for Area of Interest		705.3	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