LOLITA PROPERTY

146.89+/- ACRES

JACKSON COUNTY PROPERTY DESCRIPTION

JACKSON COUNTY PROPERTY

The Lolita Property is located off FM 426/Frels Road in Jackson County, approximately 1.5 miles southwest of the community of Lolita and only 0.8 miles to the Lavaca River boat ramp.

The property has over 2,967+/- ft of frontage along FM 426 (Frels Road) with electricity access along the road. The property is divided by an abandoned rail line that runs in a north-south direction through the ranch. The rail line extends to Formosa and a large electric transmission line and electrical line run alongside the rail line as well. An old canal runs through the northern portion of the ranch. A water trough and water well are located near the road.

The Lolita ranch is approx. 0.8 miles from the Lavaca River boat ramp. The terrain is mostly level with native pasture and huisache regrowth. Soils on the ranch are almost entirely Texana-Cieno complex. Approximately 42 acres of the property located within the 100-yr floodplain.

The Lolita property has endless possibilities, including subdividing for residential homesites or commercial use. The ranch would make an excellent homesite or weekend getaway, and is located in the desirable Industrial School District.

Property Directions:

From Lolita, take FM 1593 south approx. one mile to FM 426. Take a right on FM 426, after approx. 1/2 mile, the property is on the right.

LIST PRICE $698,000

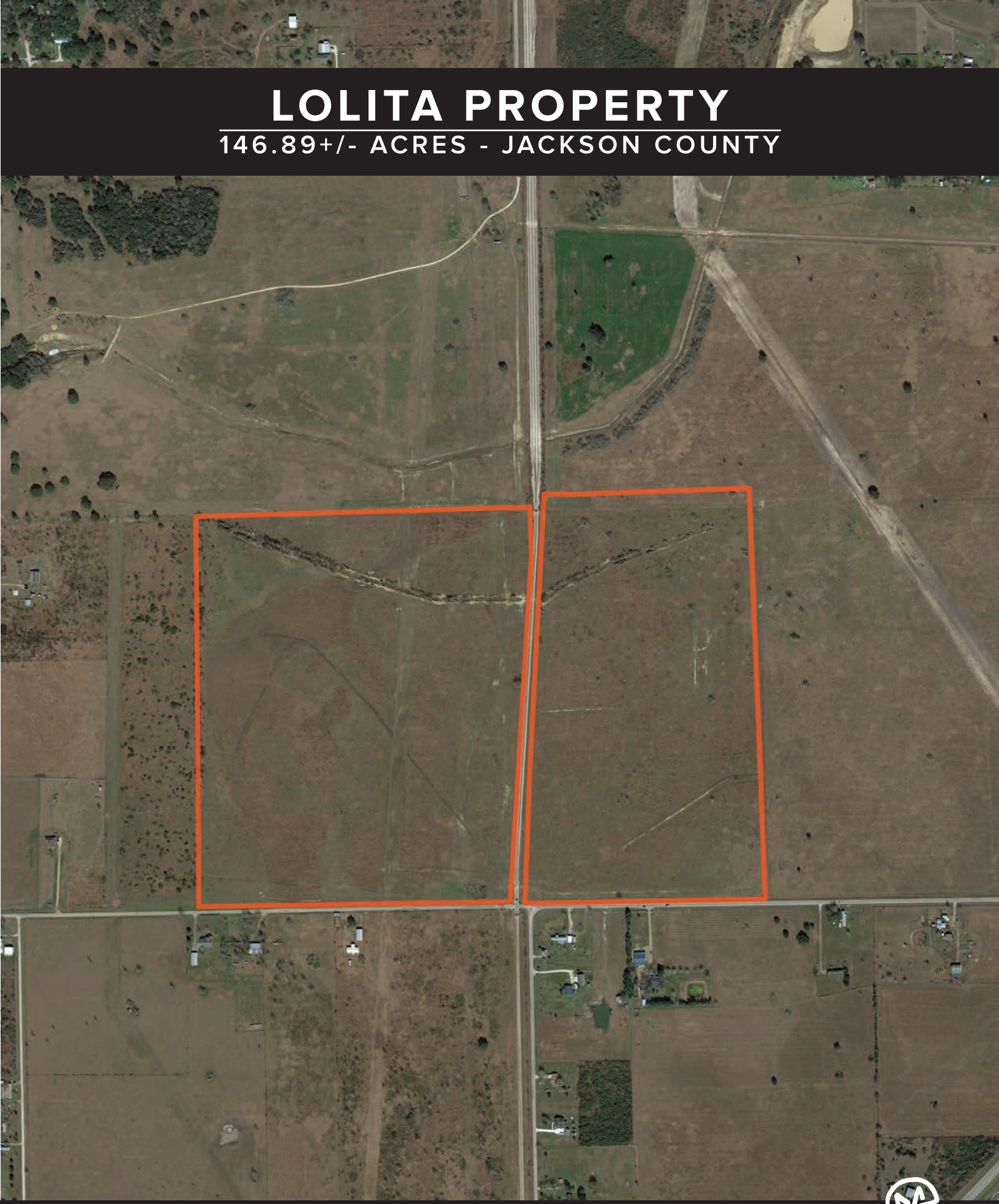
BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

LOLITA PROPERTY

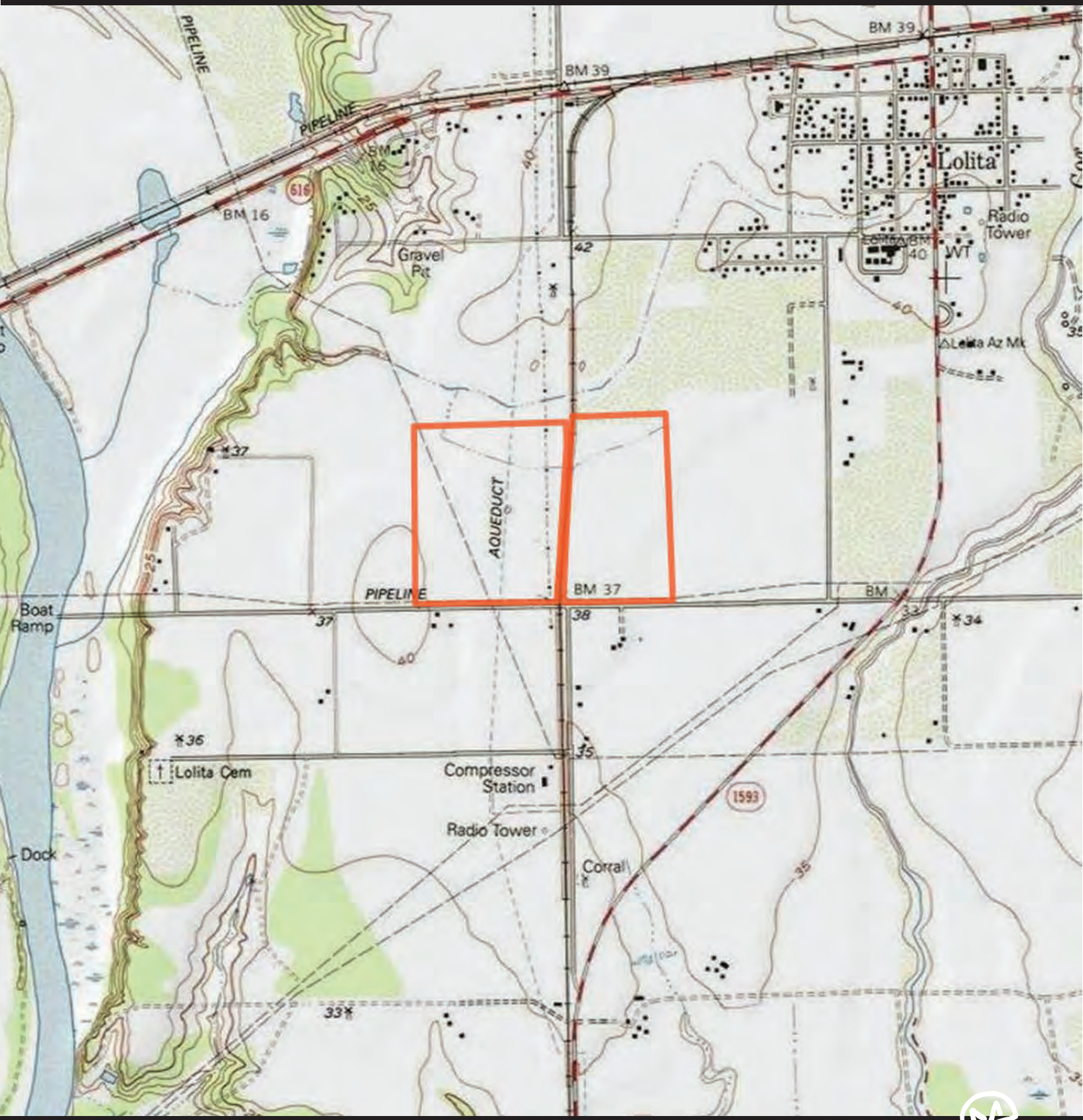
146.89+/- ACRES - JACKSON COUNTY



PROPERTY AERIAL

LOLITA PROPERTY

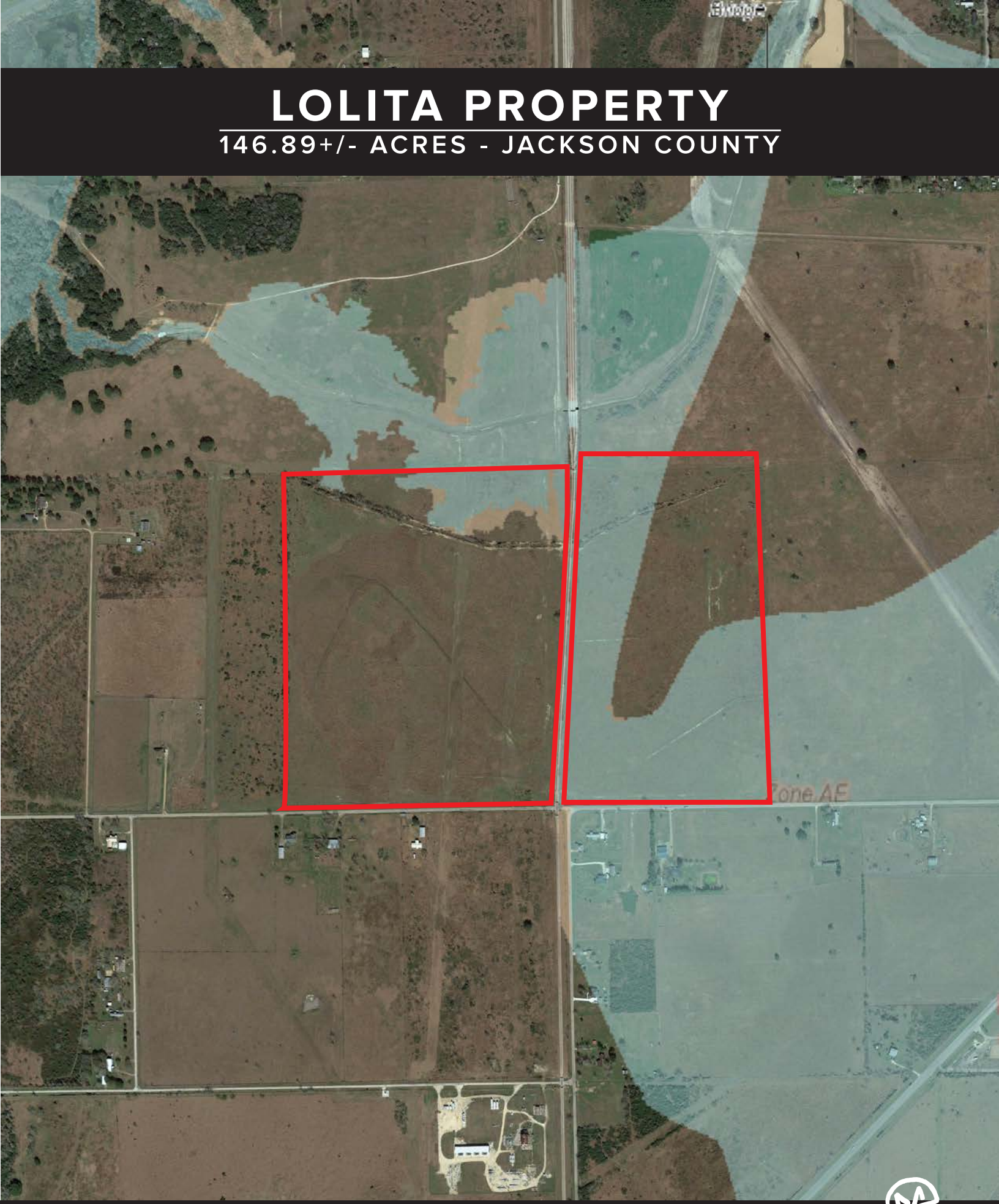
146.89+/- ACRES - JACKSON COUNTY



PROPERTY TOPO

LOLITA PROPERTY

146.89+/- ACRES - JACKSON COUNTY



PROPERTY FLOOD

United States Department of Agriculture

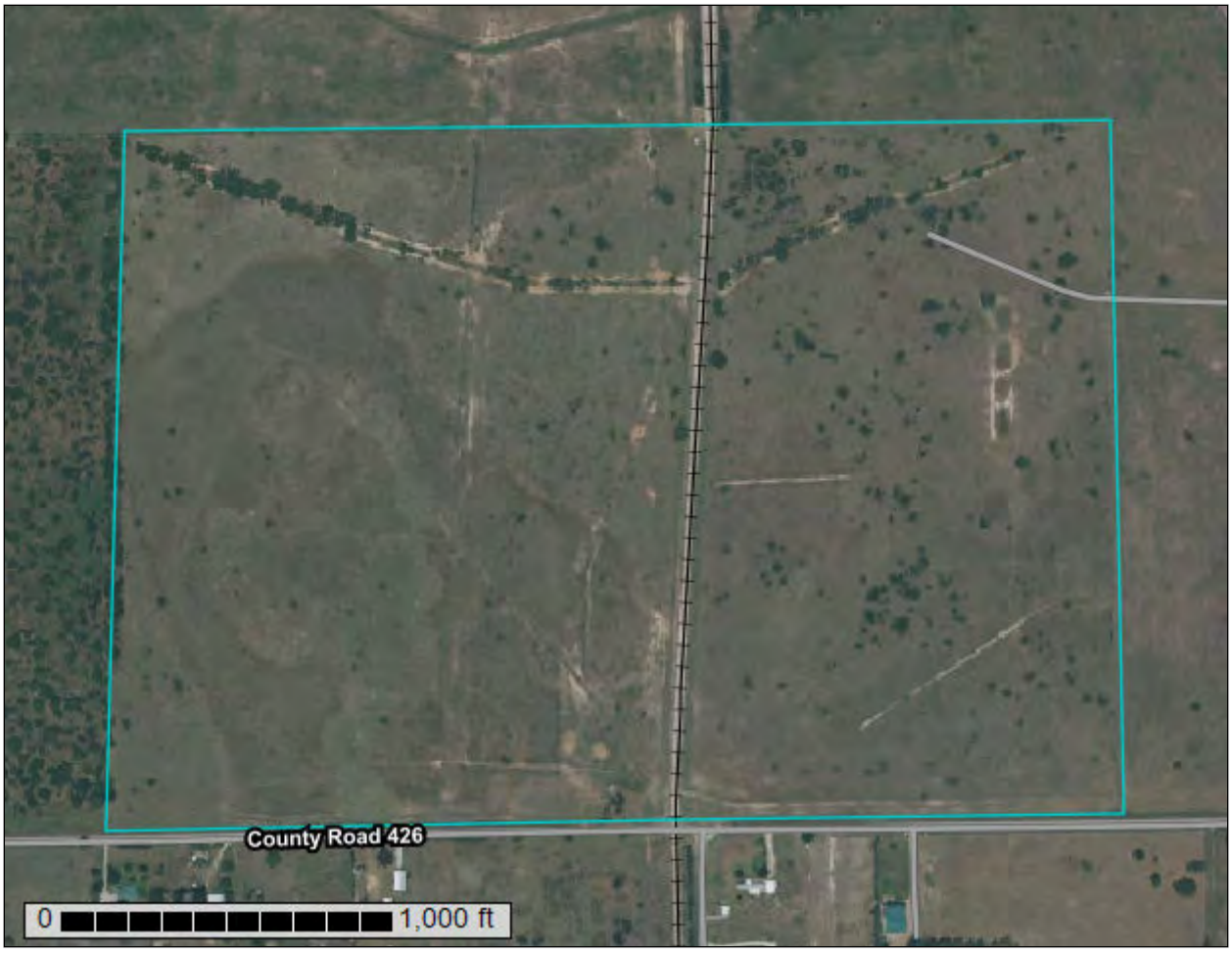
NRCS

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 Jackson County, Texas

M4 Ranch Real Estate



July 21, 2021

Custom Soil Resource Report
Soil Map

Map Scale: 1:5,530 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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.

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: Apr 23, 2020—Apr 25, 2020

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
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	0.1	0.0%
TxA	Texana-Cieno frequently ponded complex, 0 to 1 percent slopes	146.0	100.0%
Totals for Area of Interest		**146.0**	**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 was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the