



C.E. Muegge
Real Estate

00 Hwy 90, Rock Island

\$6,000 per acre



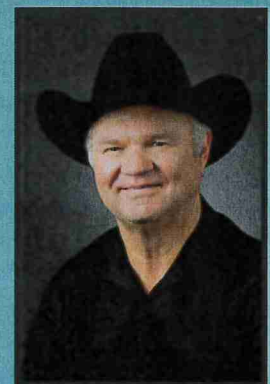
Acres: 1778.632
Shape: Irregular
Current Use: Cattle Grazing, Recreational, Hunting
Soil Type: Sandy Loam

School District: Columbus ISD
Flood Zone: Along the creek
Topography: Rolling
Minerals: None
Taxes: \$3275 (2020)

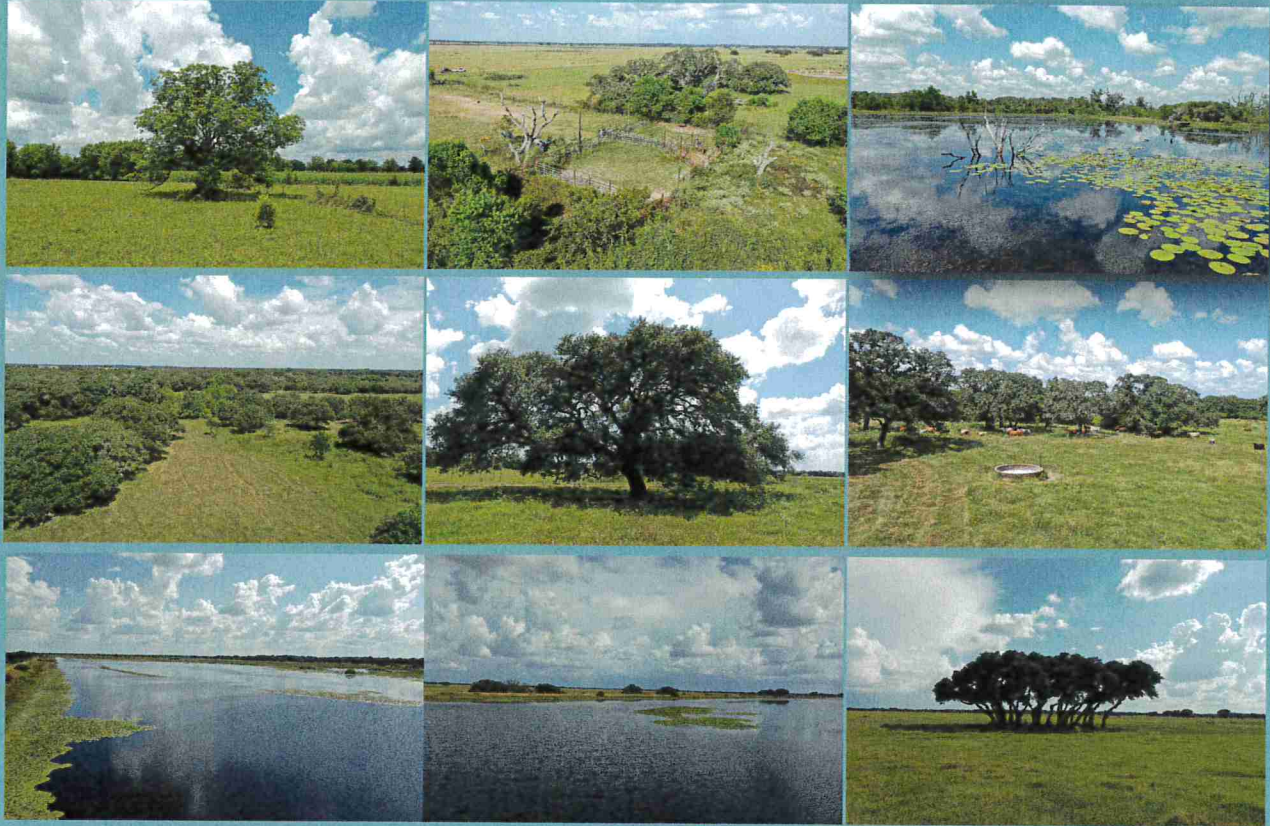
South of Columbus, Texas is this incredible multi-use property with excellent grazing land, exotic game (Axis deer, Trophy White Tail), and excellent duck habitat and fresh water fishing. Approximately 1 mile of frontage on US 90A, as well as two other access points. Property features superb internal gravel roads and features its own gravel pit for inexpensive road maintenance. Nice seasonal Crasco Creek meanders through the property shaded by massive centuries old Live Oaks. Just minutes from I10, west of Houston, south of Austin and east of San Antonio.

C.E. MUEGGE REAL ESTATE

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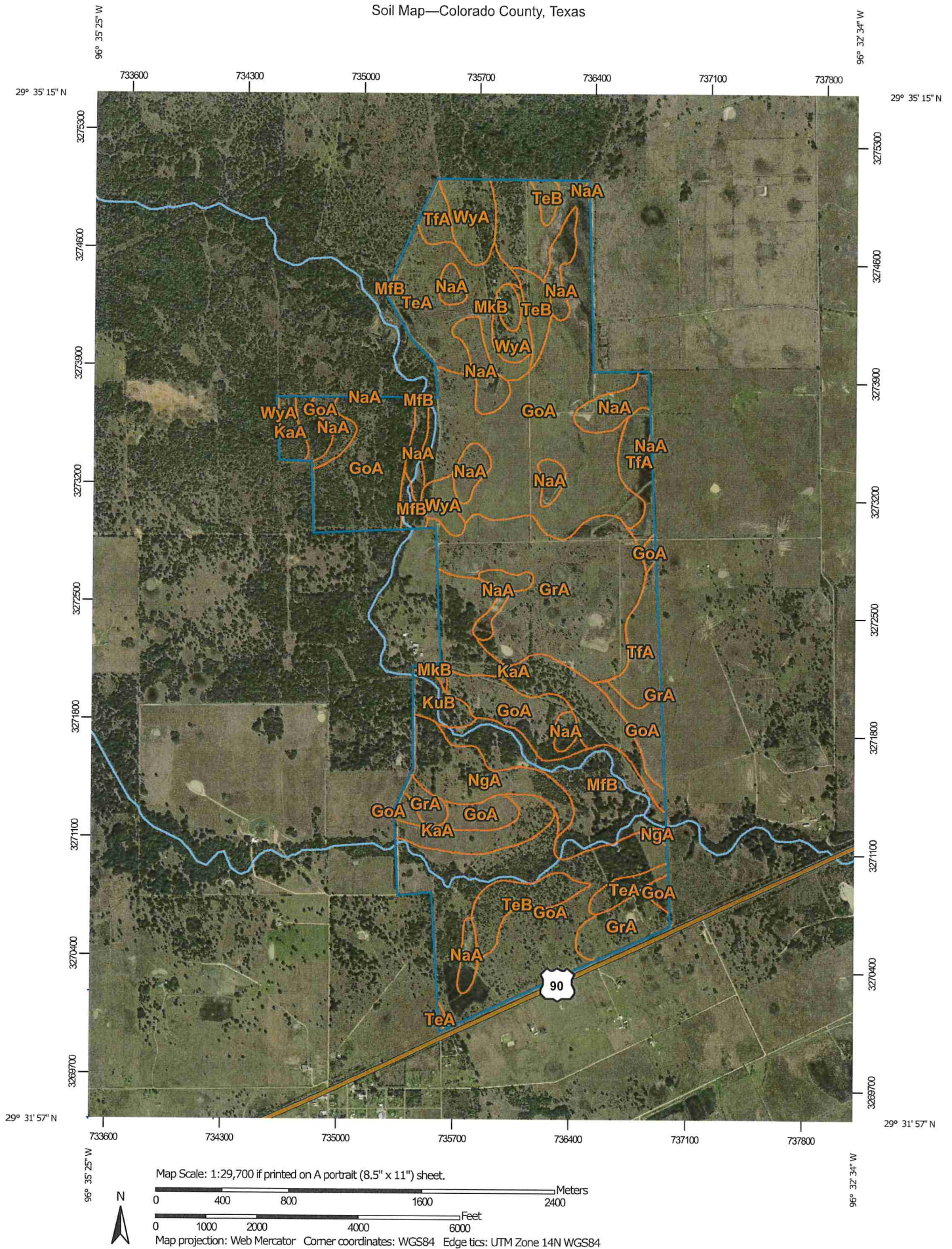


CELL: (979) 533-5252
E-MAIL: broker@cemuegge.com



- ♦ App. 250 acres of water features
- ♦ 8 deer blinds w/ feeders
- ♦ 4 protein feeders
- ♦ 2 Irrigation wells
- ♦ Ducks Unlimited designed levy
- ♦ Breeding pens
- ♦ App. 42500' high fence
- ♦ Feed lot
- ♦ 3 access points
- ♦ App. 1 mile frontage on US 90
- ♦ Miles of interior roads

Soil Map—Colorado County, Texas



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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: <https://websoilsurvey.sc.egov.usda.gov/>

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: Colorado County, Texas

Survey Area Data: Version 16, Sep 14, 2018

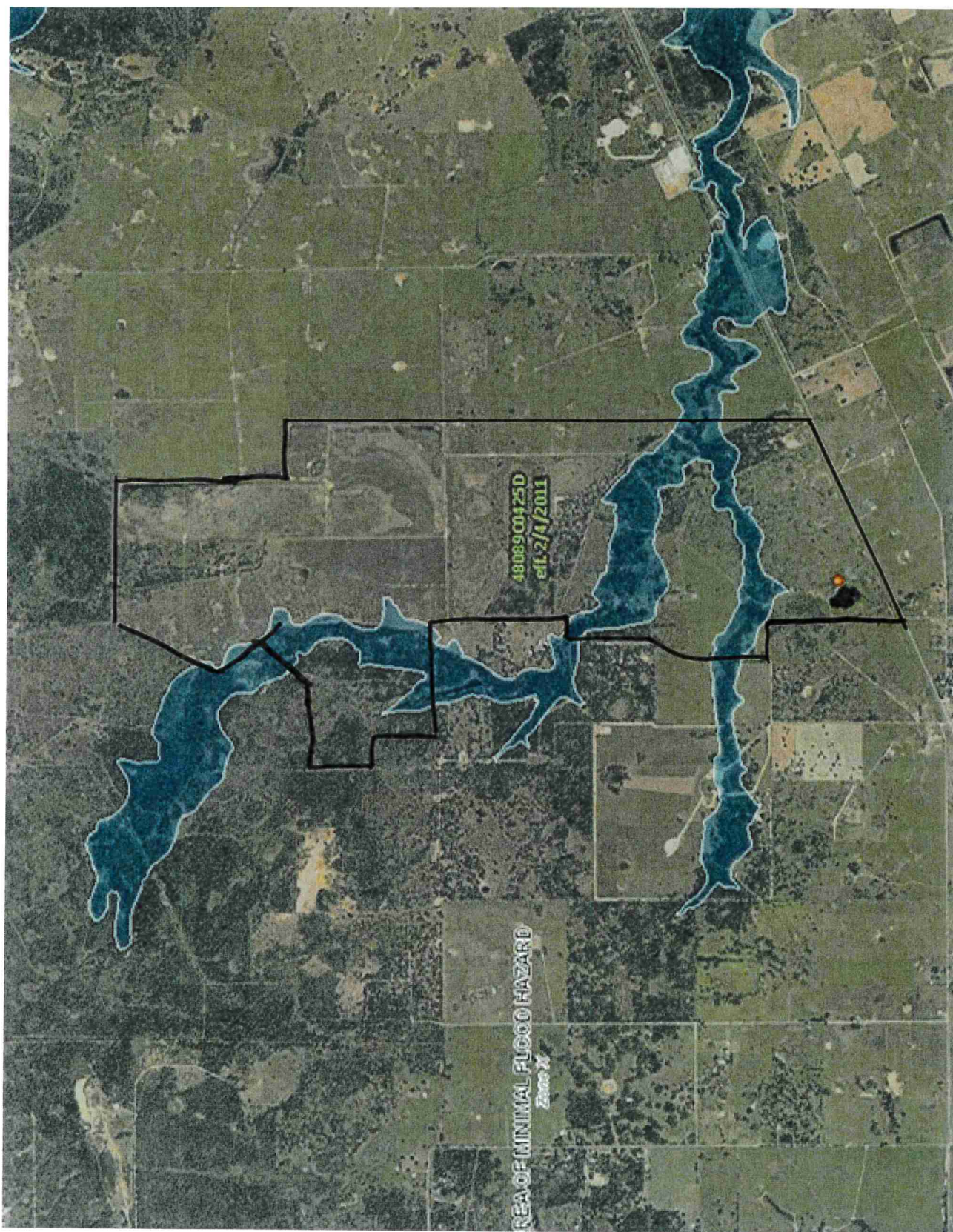
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 23, 2015—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
GoA	Garwood fine sandy loam, 0 to 1 percent slopes	712.5	40.8%
GrA	Garwood-Cieno frequently ponded complex, 0 to 1 percent slopes	242.0	13.9%
KaA	Katy fine sandy loam, 0 to 1 percent slopes	145.4	8.3%
KuB	Kuy sand, 0 to 5 percent slopes	19.2	1.1%
MfB	Milby sand, 0 to 2 percent slopes	109.5	6.3%
MkB	Mockley fine sandy loam, 1 to 3 percent slopes	10.6	0.6%
NaA	Nada-Cieno frequently ponded complex, 0 to 1 percent slopes	140.6	8.1%
NgA	Nez loamy sand, 0 to 1 percent slopes	64.5	3.7%
TeA	Telf fine sandy loam, 0 to 1 percent slopes	105.9	6.1%
TeB	Telf fine sandy loam, 1 to 3 percent slopes	58.2	3.3%
TfA	Telf-Cieno frequently ponded complex, 0 to 1 percent slopes	76.6	4.4%
WyA	Wockley fine sandy loam, 0 to 1 percent slopes	60.6	3.5%
Totals for Area of Interest		1,745.7	100.0%



AREA OF MINIMAL FLOOD HAZARD
Zone X

4900900425D
eff. 2/4/2011

