

FANNIN ROAD PROPERTY

18+/- ACRES

GOLIAD COUNTY
PROPERTY DESCRIPTION



GREAT HOME SITE!

Large Oak Trees - 1,384+/- ft. of Fannin Road Frontage - Gobbler Creek Draw

Beautiful 18+/- Acre Fannin Road Property located in the desirable northern Goliad County area.

Excellent homesite with huge oak trees and nice habitat for the many deer and turkey in the area. The property has 1,384+/- ft of paved Fannin Rd. frontage and electricity is on the property. The acreage backs up to a Gobbler Creek draw. A concentration of large oaks and underbrush along the edges of the draw provide a nice wildlife corridor with scenic elevation changes. Recently cleared brush near the road has created several good home site locations.

None of the property is located in the 100-year floodplain and soils consist mostly of fine sandy loam.

Minor property restrictions are in place and include - no mobile homes - manufactured home is allowed.

Located approx. 20 miles from Victoria and 15 miles from Goliad, this ideal property would make the ultimate homesite or weekend retreat.

Property Directions:

From Downtown Victoria, take N. Moody St. 5.7 miles to US-59. After 10 miles, take right onto FM-2987 for 5.6 miles, the property is on your right.

LIST PRICE \$234,000



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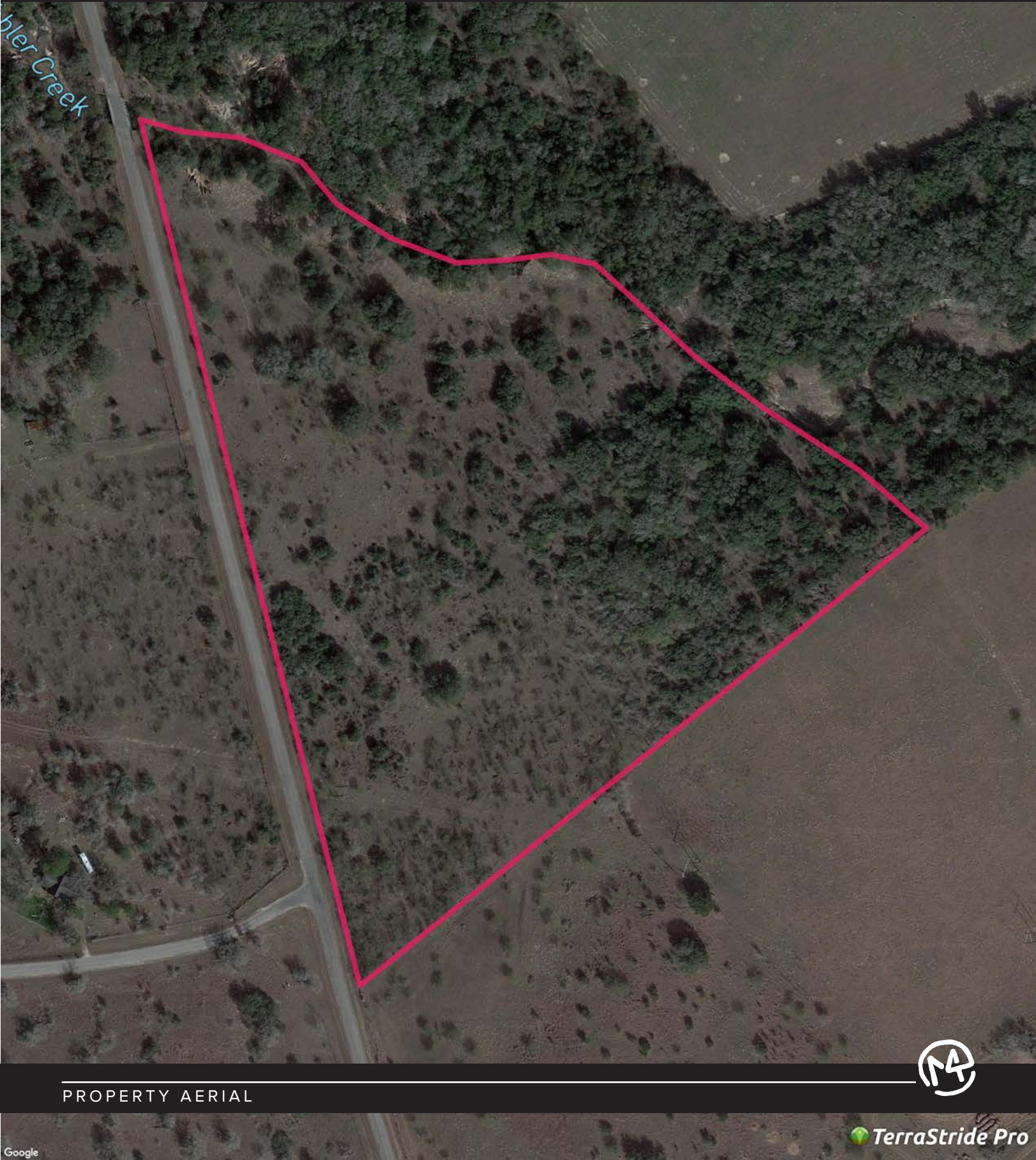


**COLDWELL
BANKER**
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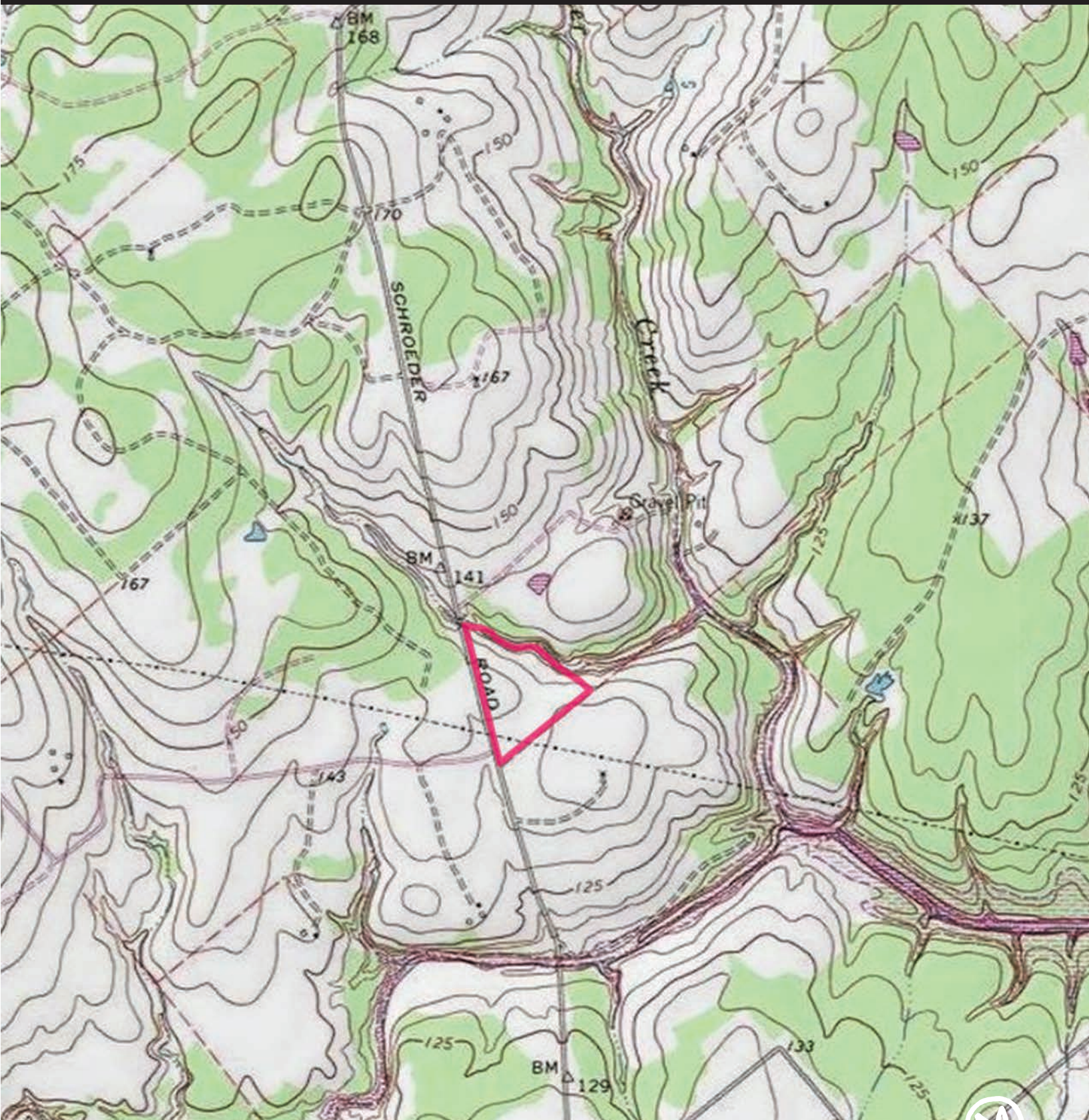
PROPERTY AERIAL



 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

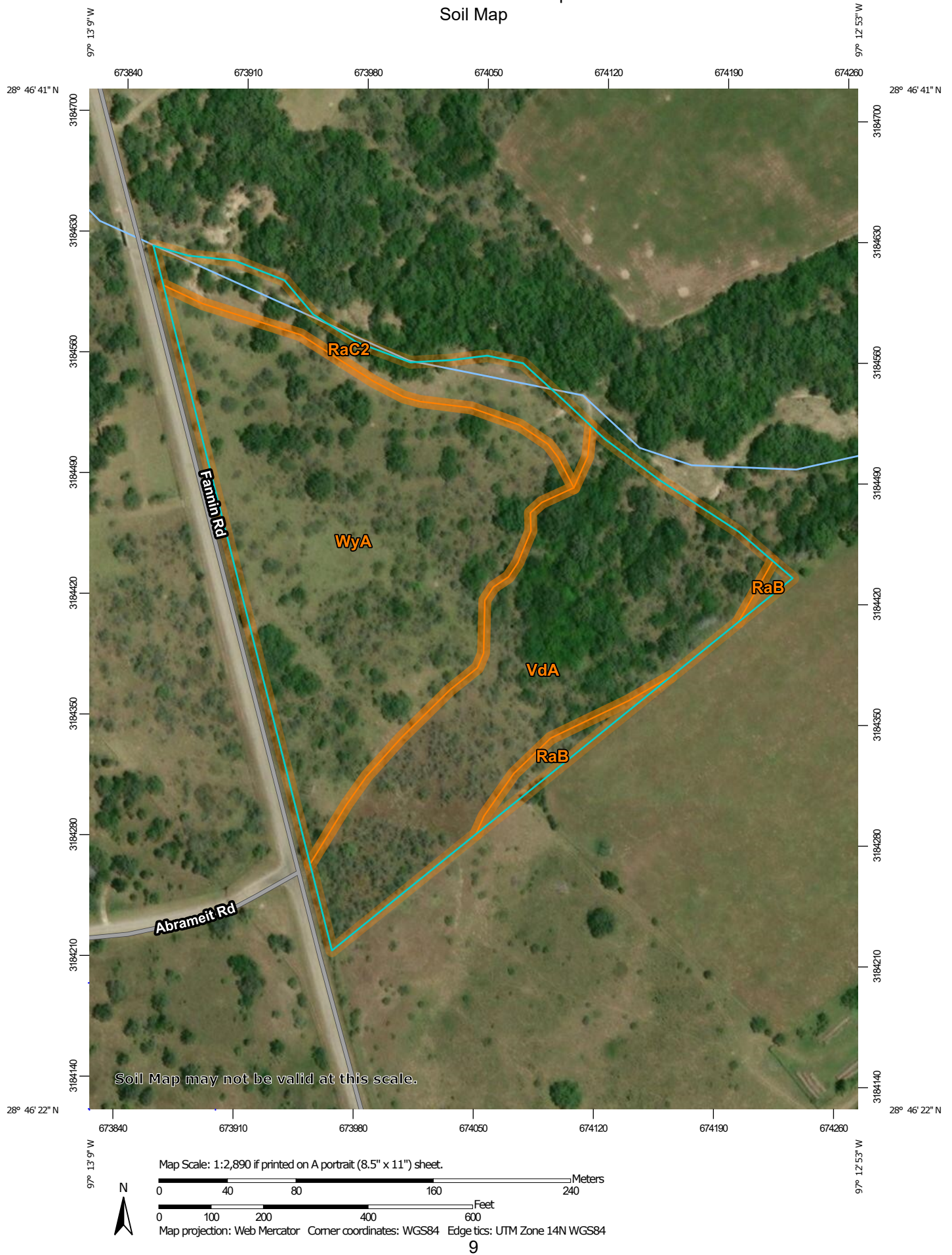
Custom Soil Resource Report for **Goliad County, Texas**

M4 Ranch Real Estate



November 17, 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.

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: Goliad County, Texas
Survey Area Data: Version 28, Sep 8, 2021

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
RaB	Raisin loamy fine sand, 0 to 3 percent slopes	0.4	2.2%
RaC2	Raisin loamy fine sand, 2 to 5 percent slopes, moderately eroded	1.7	9.2%
VdA	Vidauri fine sandy loam, 0 to 1 percent slopes	6.7	37.1%
WyA	Wyick fine sandy loam, 0 to 1 percent slopes	9.2	51.4%
Totals for Area of Interest		18.0	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.