

RANCH DESCRIPTION

The Price Ranch is perfectly suited for wildlife, cattle and recreation. The ranch is irregular in shape, allowing for a diverse mix of terrain. Numerous live oaks and rolling hills can be found in center of the ranch with higher elevations. Dense brush found in the northern portion of the ranch provide an excellent habitat for deer and other wildlife, while the open pastures of the southern portion of the ranch provide good grazing for cows.

RANCH FEATURES

- **LOCATION** - the ranch is located off San Antonio River Road in southern Victoria County near the Victoria/Refugio County line.
- **TOPOGRAPHY** - ranch topography varies from higher elevation pasture with rolling hills and massive oak trees to level, open pasture areas. Several northern/central portions of the ranch are heavily wooded and provide great cover for wildlife.
- **WILDLIFE** - the ranch is home to a diverse population of wildlife including turkey, dove, whitetail deer and wild hogs.
- **IMPROVEMENTS** - good all-weather road running through most of the ranch. Electricity is located in several areas. Ranch has an older set of pipe cattle pens.
- **WATER** - the ranch has one water well, several drainage canals and a currently dry lake in the northern part of the property. The narrow southern portion of the ranch once included 500+/- ft. of San Antonio River frontage until the river changed course.



PRICE RANCH

500.94+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



The Price Ranch is located in southern Victoria County along the Victoria/Refugio County line and has been in the same family for generations. The ranch has an irregular shape allowing for diverse terrain. The property is currently accessed by an all-weather gravel easement road. The property can also be accessed off the San Antonio River Rd with approx. 2,100 ft. of road frontage. Upon entering the ranch is a 45 acre lush pasture with huge live oak trees scattered throughout. As you continue along the road you will drive through a dense brush area that opens up to approximately 128 acres of level pastureland. There is another pasture (approx. 46 acres) located to the south. The remaining acreage is heavily wooded, providing great cover for wildlife - including turkey, deer and hogs. This area of the county is known for producing quality native whitetail bucks. Electricity is located at the front, back and center of the property and one water well is located at the hunter's camp. The narrow southern portion of the ranch once included 500+/- ft of San Antonio River frontage until the river changed course. The property line now borders the old heavily wooded riverbed. Three neighboring land owners have an access easement along the main gravel road running through a portion of the ranch. One neighbor has an interest in selling their 46 acres. The ranch is conveniently located just 30 minutes south of Victoria and approximately 2.5 hours from Houston and Austin, and 2 hours from San Antonio.

Property Directions:

From Victoria, take Business Hwy 77 South toward Refugio. Take right on FM 446 for 9 miles. Turn right on San Antonio River Road - ranch entrance is approx. 9 miles on the right.

LIST PRICE \$2,500,000



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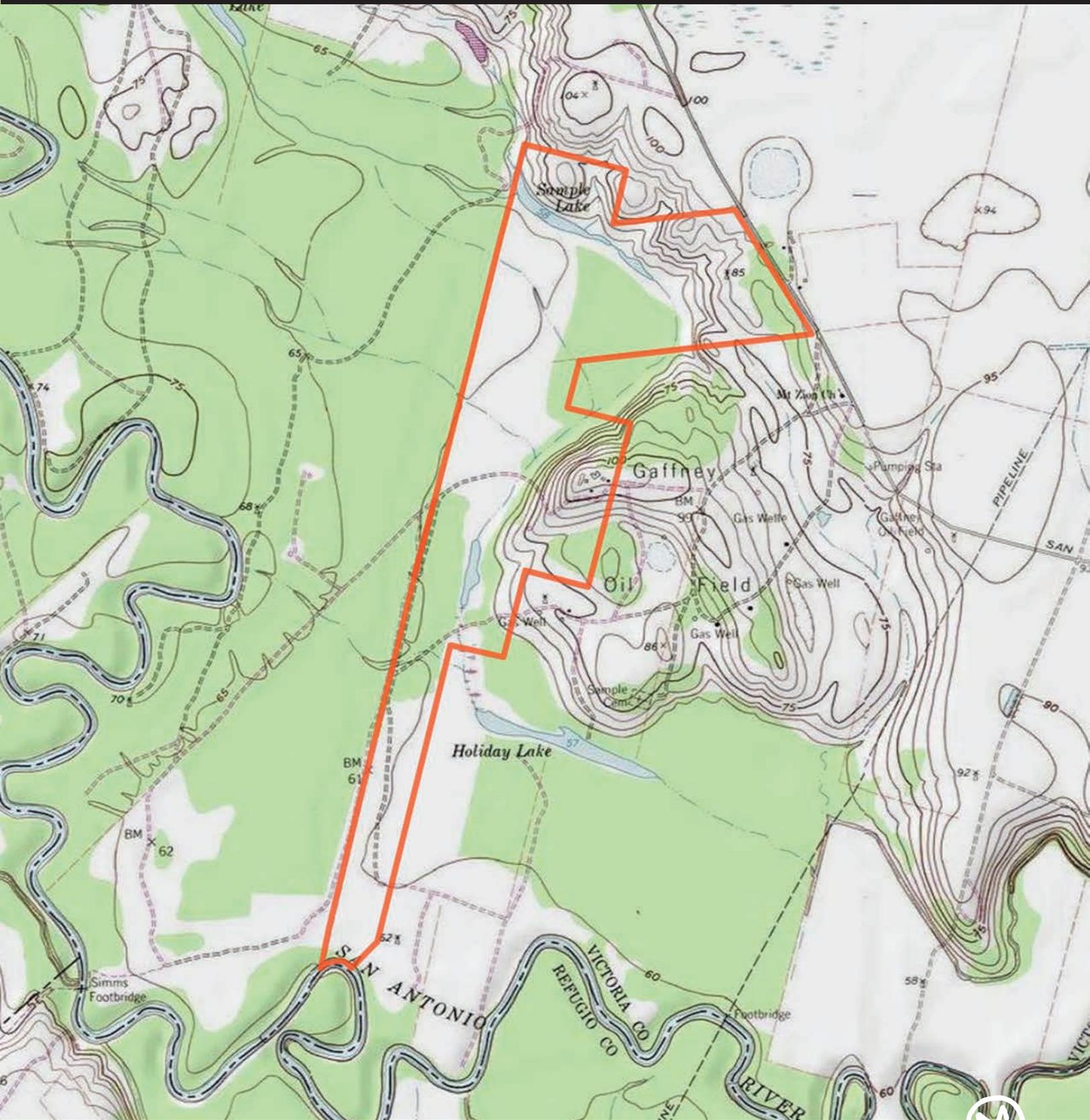
PRICE RANCH

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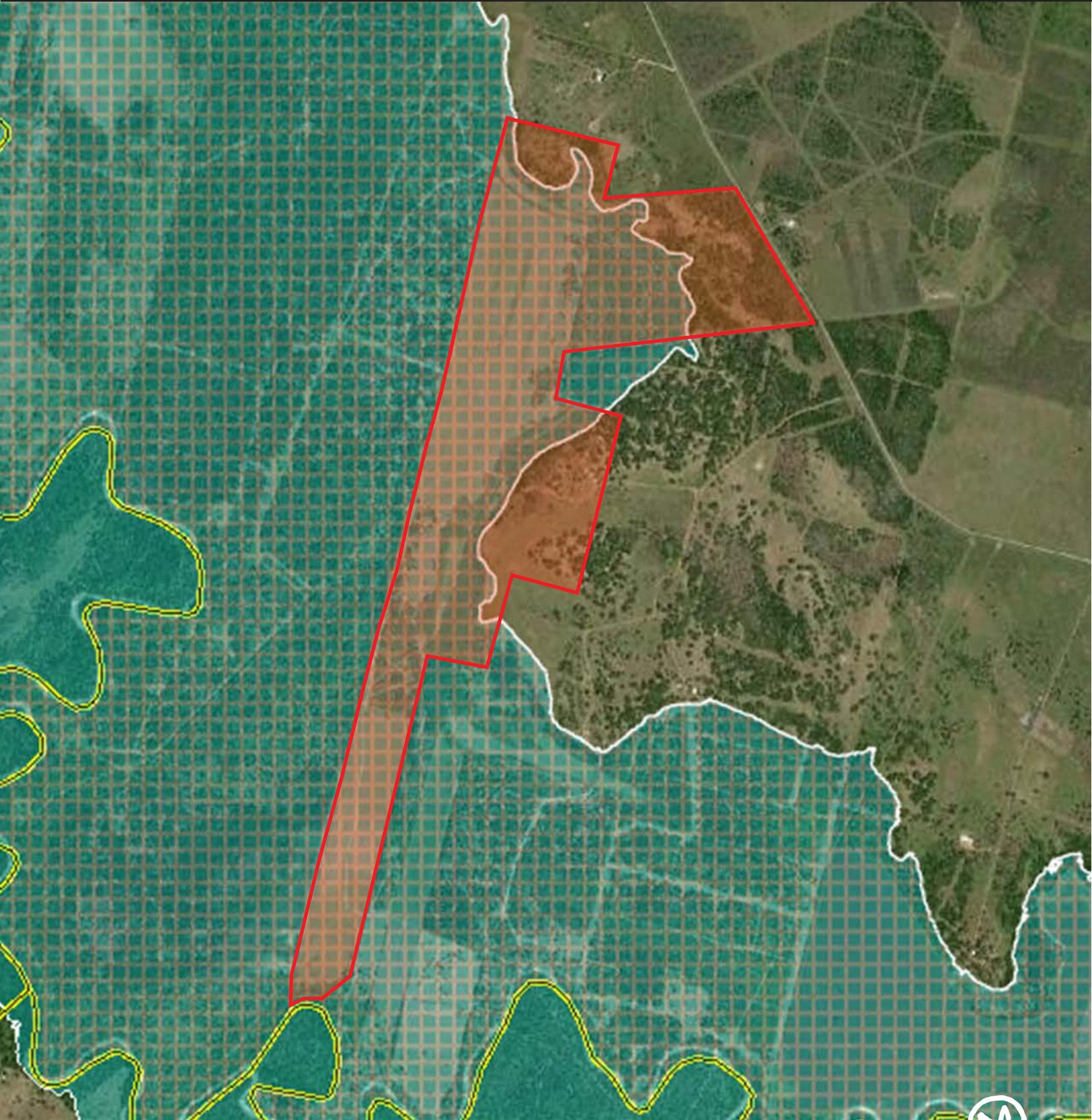
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United States
Department of
Agriculture

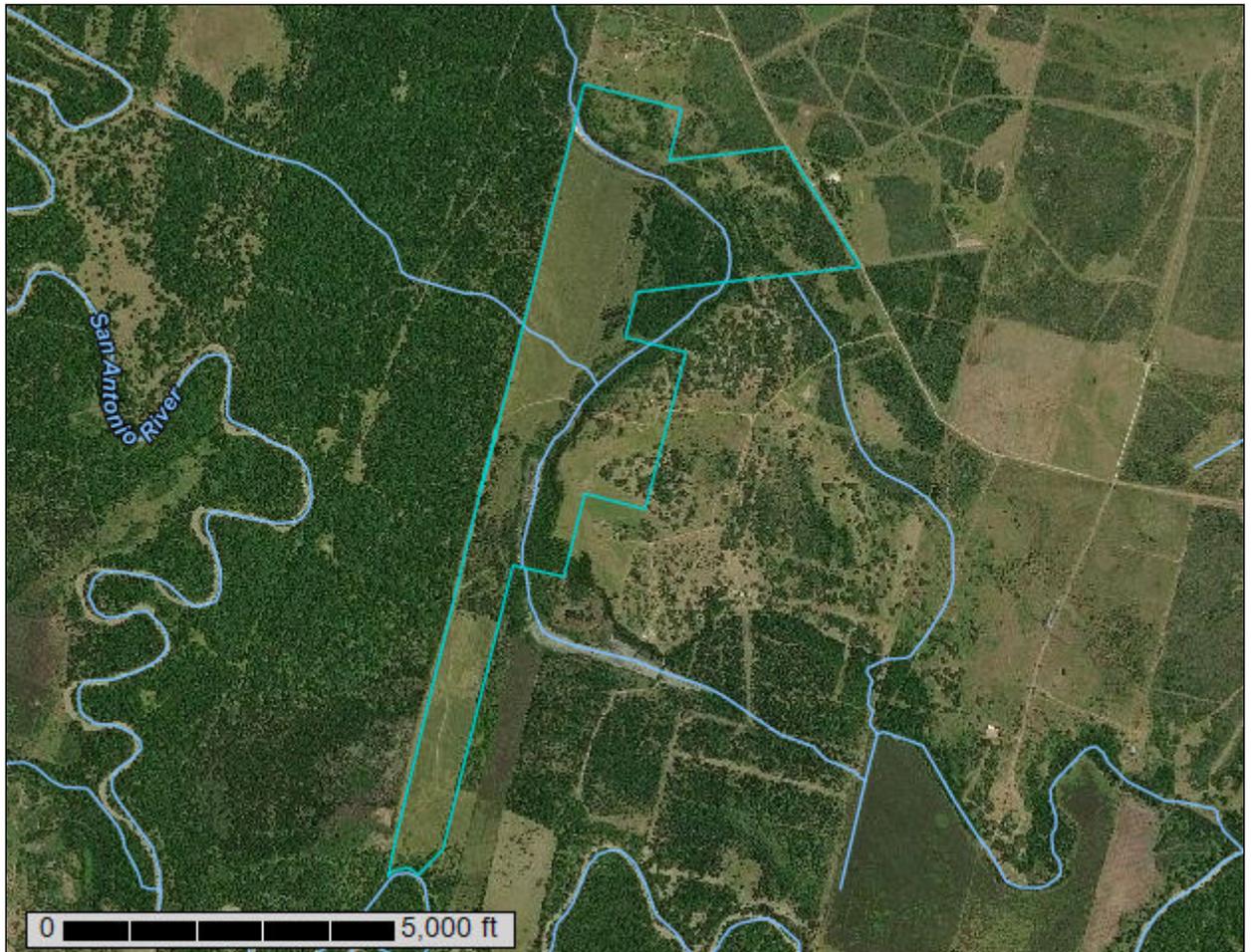
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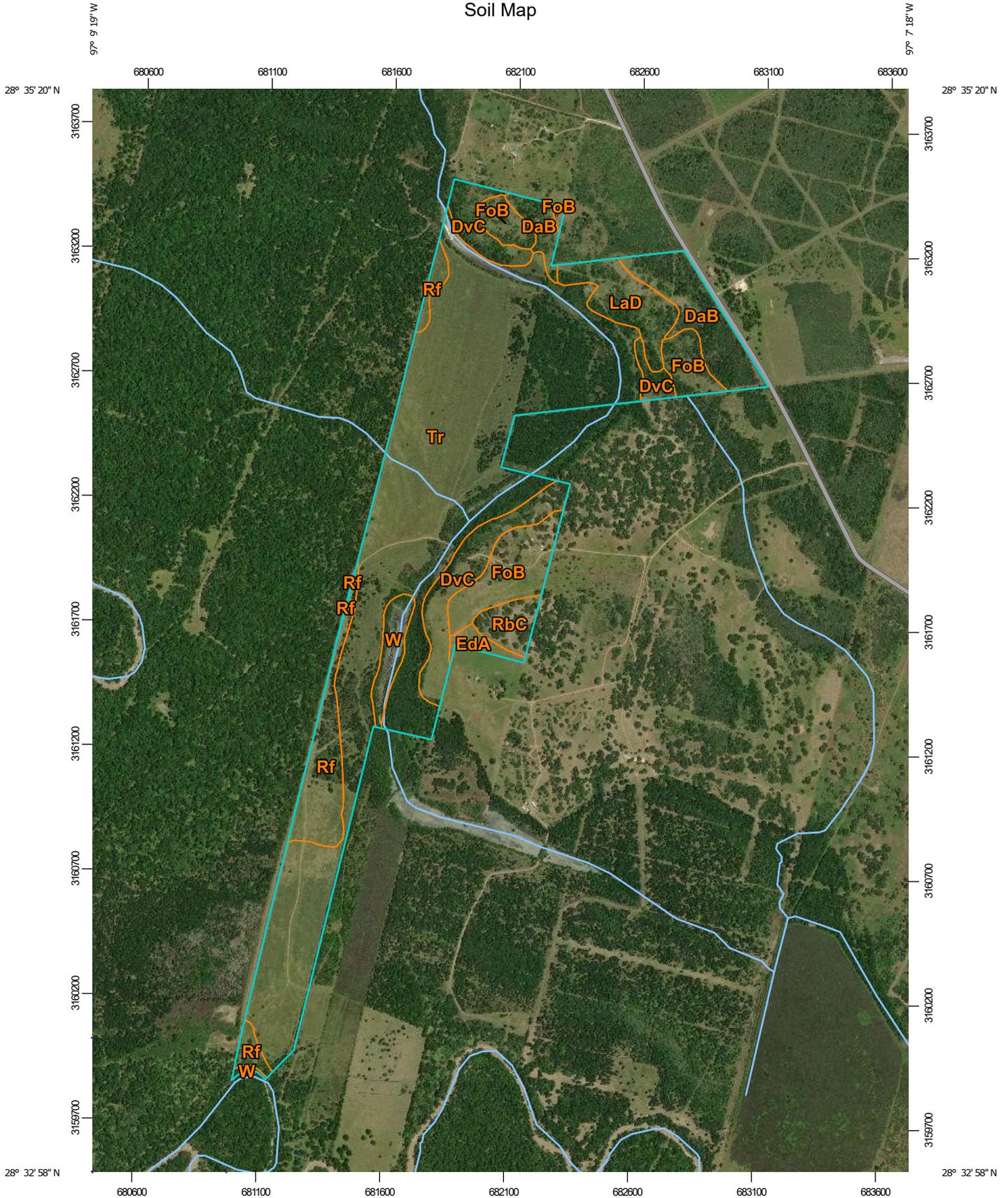
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Refugio County, Texas, and Victoria County, Texas

M4 Ranch Real Estate



Custom Soil Resource Report Soil Map



Map Scale: 1:21,200 if printed on A portrait (8.5" x 11") sheet.



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.

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: Refugio County, Texas
 Survey Area Data: Version 22, Sep 13, 2021

Soil Survey Area: Victoria County, Texas
 Survey Area Data: Version 19, Sep 10, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

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
W	Water	0.8	0.2%
Subtotals for Soil Survey Area		0.8	0.2%
Totals for Area of Interest		501.4	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaB	Dacosta sandy clay loam, 1 to 3 percent slopes	36.2	7.2%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	44.2	8.8%
EdA	Edna loam, 0 to 1 percent slopes	4.3	0.9%
FoB	Fordtran loamy fine sand, 0 to 5 percent slopes	43.2	8.6%
LaD	Laewest clay, 3 to 8 percent slopes, eroded	22.3	4.4%
RbC	Rupley fine sand, 1 to 5 percent slopes	10.1	2.0%
Rf	Rydolph silty clay, 0 to 1 percent slopes, frequently flooded	33.2	6.6%
Tr	Trinity clay, 0 to 1 percent slopes, frequently flooded	297.0	59.2%
W	Water	10.3	2.0%
Subtotals for Soil Survey Area		500.7	99.8%
Totals for Area of Interest		501.4	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