

INEZ RANCH

29+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



GREAT HOME SITE!

Large Oak Trees - Industrial ISD - Casa Blanca Creek

Unique 29+/- acre property located in the desirable Inez/Industrial ISD area with easy access to Hwy 59. The property entrance is at a bend in paved Tipton Road. Huge oaks flank the entrance leading to a charming old farmhouse ready for renovation. This ranch makes an excellent homesite with great views, scenic elevation changes and a mix of open pastures and brush. Bordered by larger neighboring ranches to the south and west, this property backs up to the 17-lot gated Inez community of The Dominion at Casa Blanca, providing a unique mix of seclusion with great country neighbors. Ranch terrain is gently rolling with more significant elevation changes near Casa Blanca Creek, which runs through the southern portion of the ranch. A concentration of large trees and underbrush along the edges of Casa Blanca Creek and southern-most fenceline provide good cover for wildlife. Portions of the property along the creek are located in the 100-year floodplain and soils consist mostly of sandy loam. The ranch has electricity and a water well at the farmhouse location.

An additional adjacent acreage is available.

Property Directions:

From Victoria Regional Airport, take 59 N. approx. 2.8 miles to Midway Rd. Take a right on Midway Rd. In 1/2 mile, take a left onto Old Highway Rd. After 1 mile, take right on Tipton Road. Property entrance is approx. one mile down Tipton Rd. at the bend.

LIST PRICE \$375,000



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**COLDWELL
BANKER**
THE RON BROWN
COMPANY

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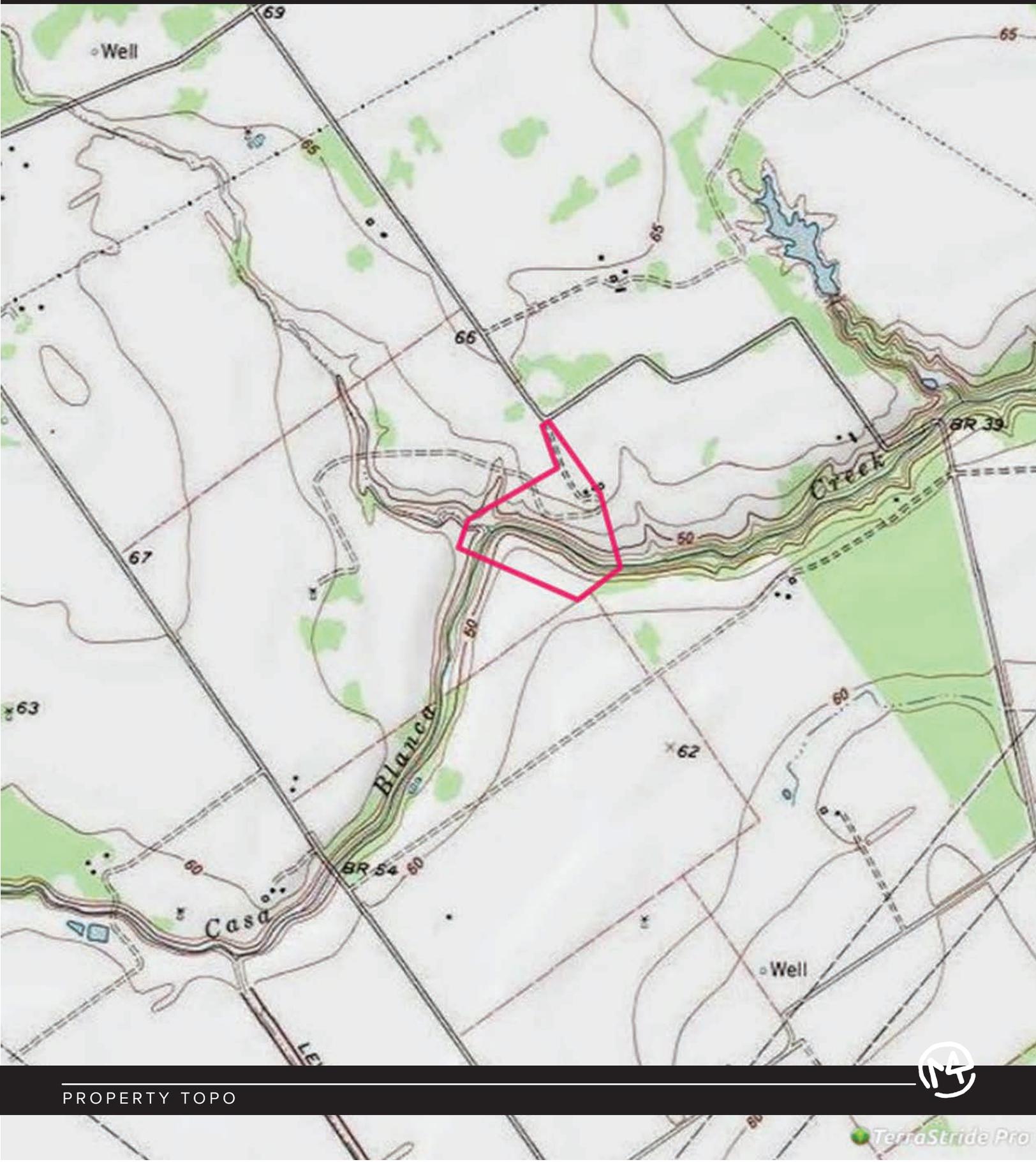
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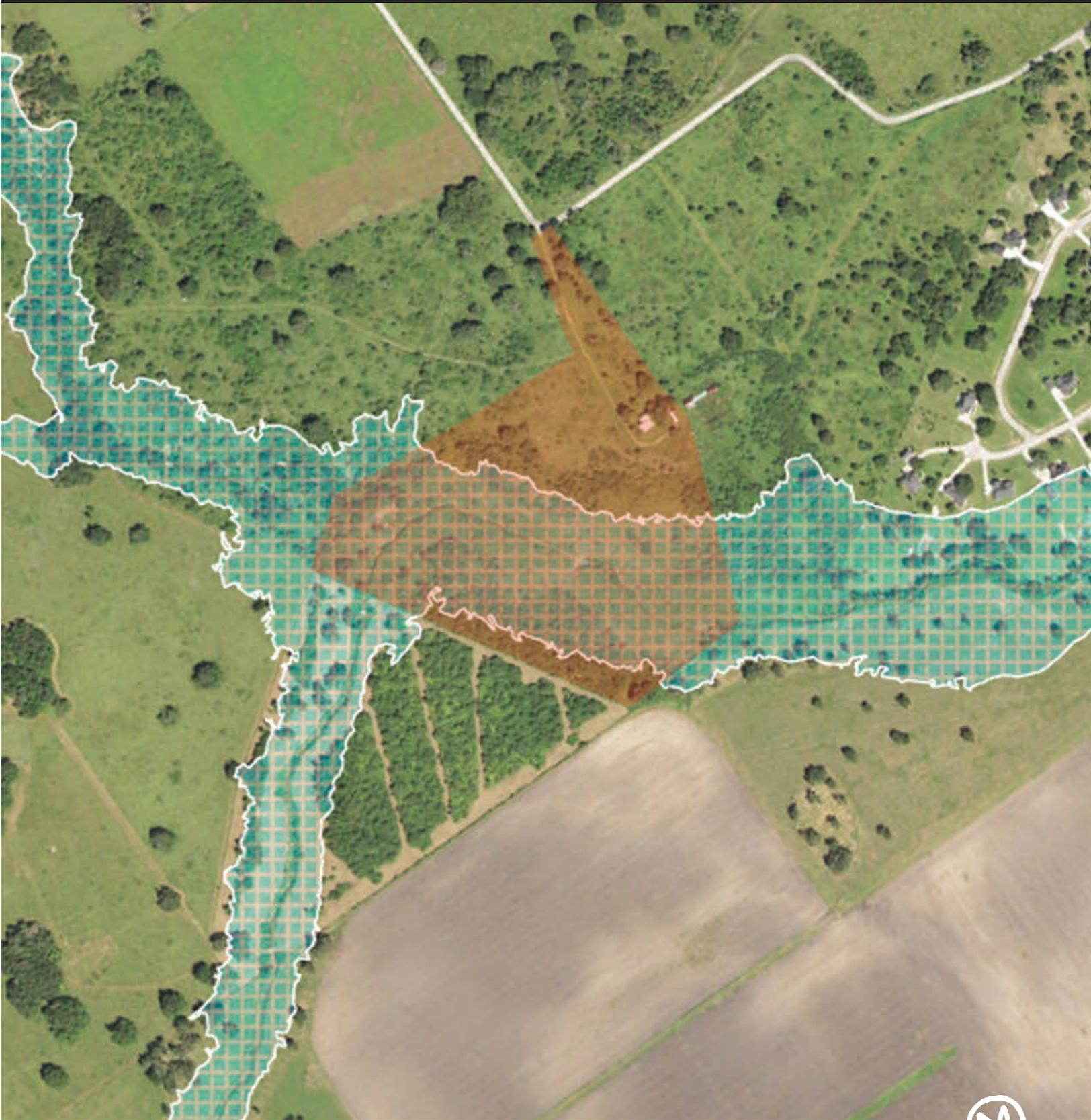
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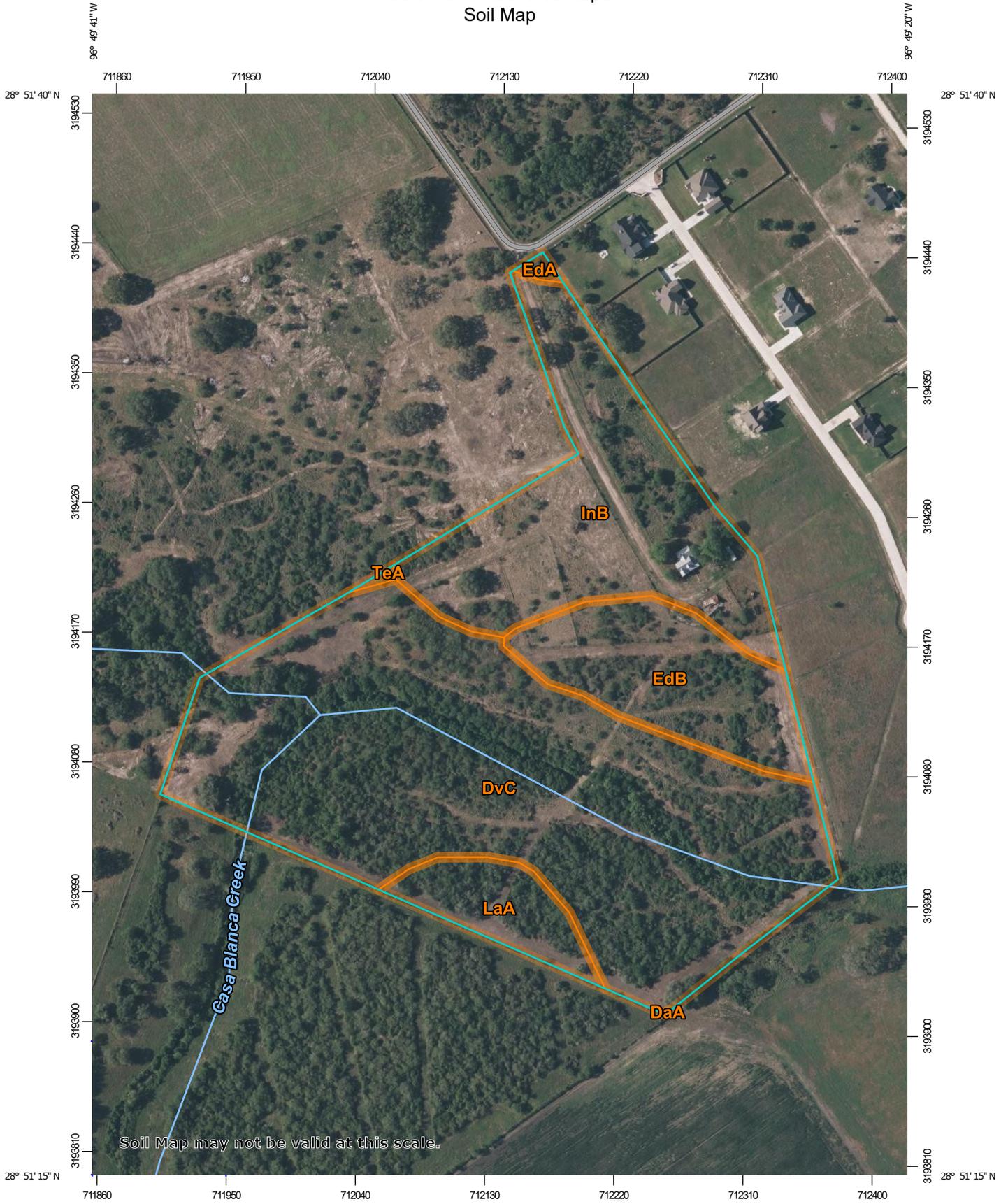


Custom Soil Resource Report for Victoria County, Texas

M4 Ranch Real Estate



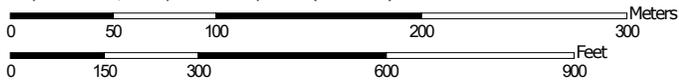
Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



Map Scale: 1:3,660 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.

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: Victoria County, Texas
 Survey Area Data: Version 20, Aug 24, 2022

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	0.0	0.0%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	17.2	58.2%
EdA	Edna loam, 0 to 1 percent slopes	0.1	0.3%
EdB	Edna fine sandy loam, 1 to 3 percent slopes	3.6	12.3%
InB	Inez fine sandy loam, 0 to 2 percent slopes	7.1	23.9%
LaA	Laewest clay, 0 to 1 percent slopes	1.5	5.2%
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	0.0	0.1%
Totals for Area of Interest		29.6	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