

CLIP ROAD RANCH

GOLIAD COUNTY PROPERTY DESCRIPTION



GORGEOUS RANCH!

Huge Oak Trees - Great Ranch Home - Loaded with Wildlife

The 50.83+/- Acre Clip Road Ranch is located 3 miles south of Goliad in Goliad County.

The ranch includes a well-maintained 2,358 sq. ft. (per Goliad CAD) 3 bedroom/3 full bath brick/stone ranch home with an outdoor cooking/entertaining patio featuring a grilling area, pool with waterfall, hot tub and fire pit. Watch deer, turkey and hogs from the expansive windows along the open kitchen/living area. The windows feature great views of the pool and nearby pond. Game feeders tucked in oak trees near the pond offer year-round game viewing.

The open kitchen is equipped with an island, granite countertops, gas stove top, bar seating, walk-in pantry, stainless appliances and stone columns. The living area features a stone fireplace flanked by built-in cabinets, arched stone entry and ceramic tile. Retreat to the master suite, featuring a tray ceiling and large windows, while the master bath has travertine tile, a walk-in shower, double granite sinks, large walk-in closet and separate toilet room. Other home amenities include an open laundry area with separate sink, a home office with built-in cabinetry and a two car garage with additional equipment bay.

Game feeders near the pond offer year-round action. Clip Ranch terrain is mostly level with large oak trees and underbrush, providing great cover for wildlife. Clean senderos wind through the property, creating great access and wildlife viewing. Surrounded by large neighboring ranches, the abundant wildlife on Clip Road Ranch includes whitetail deer, turkey, hogs and dove.

This fantastic ranch has a wildlife exemption and is move-in ready and hunt ready!

Located approx. 8 min. from Goliad, 30 min. from Victoria and 2 hrs. from Austin or San Antonio, this gorgeous ranch would make the ultimate homesite or weekend retreat.

Property Directions:

From Goliad, take Hwy 183 south approx. 2.3 miles, take a right on FM 2441 and after approx. 1.3 miles, take a left on Clip Road. The gated entrance to ranch will be on the right approx. 0.3 miles.

LIST PRICE \$1,390,000

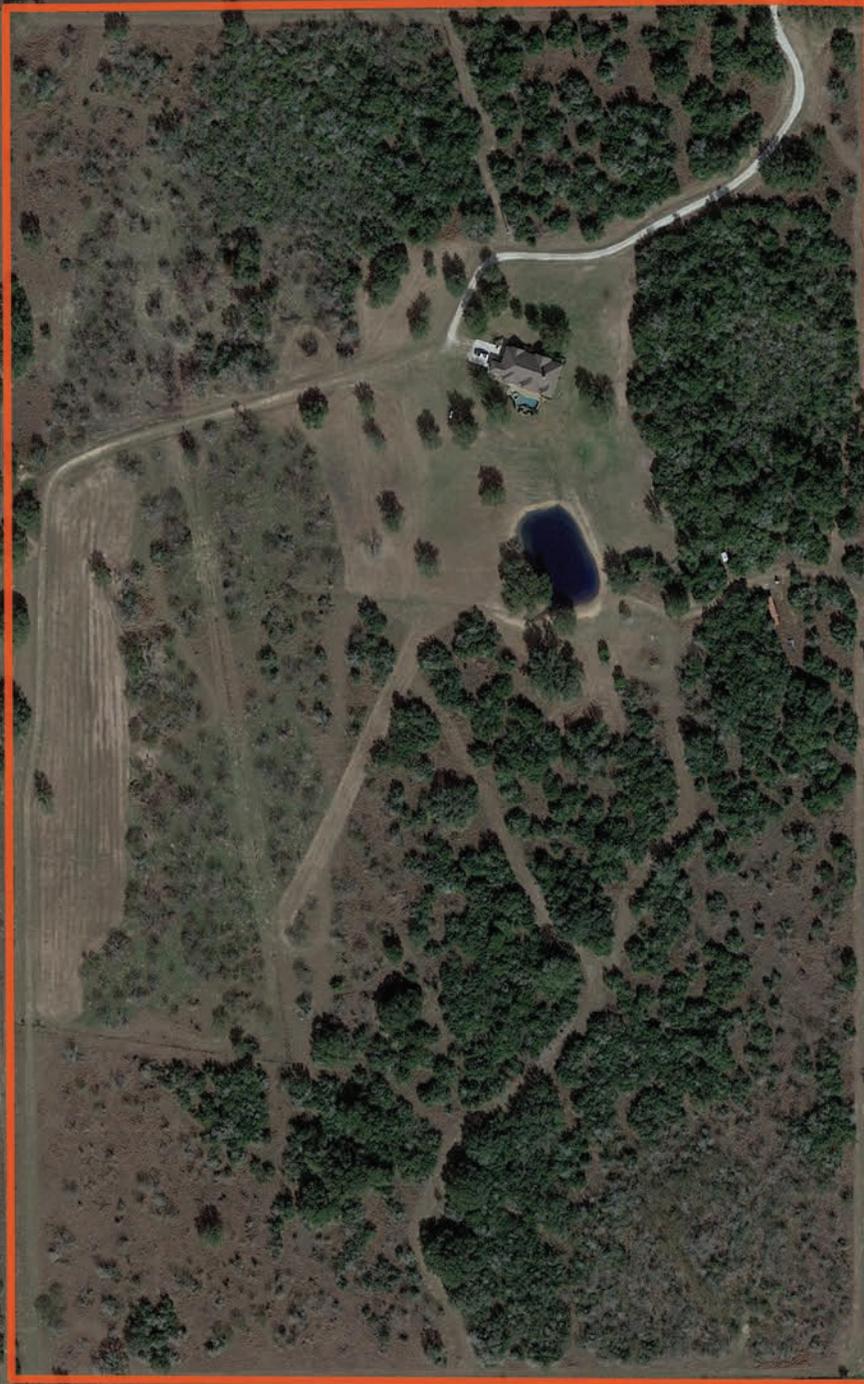


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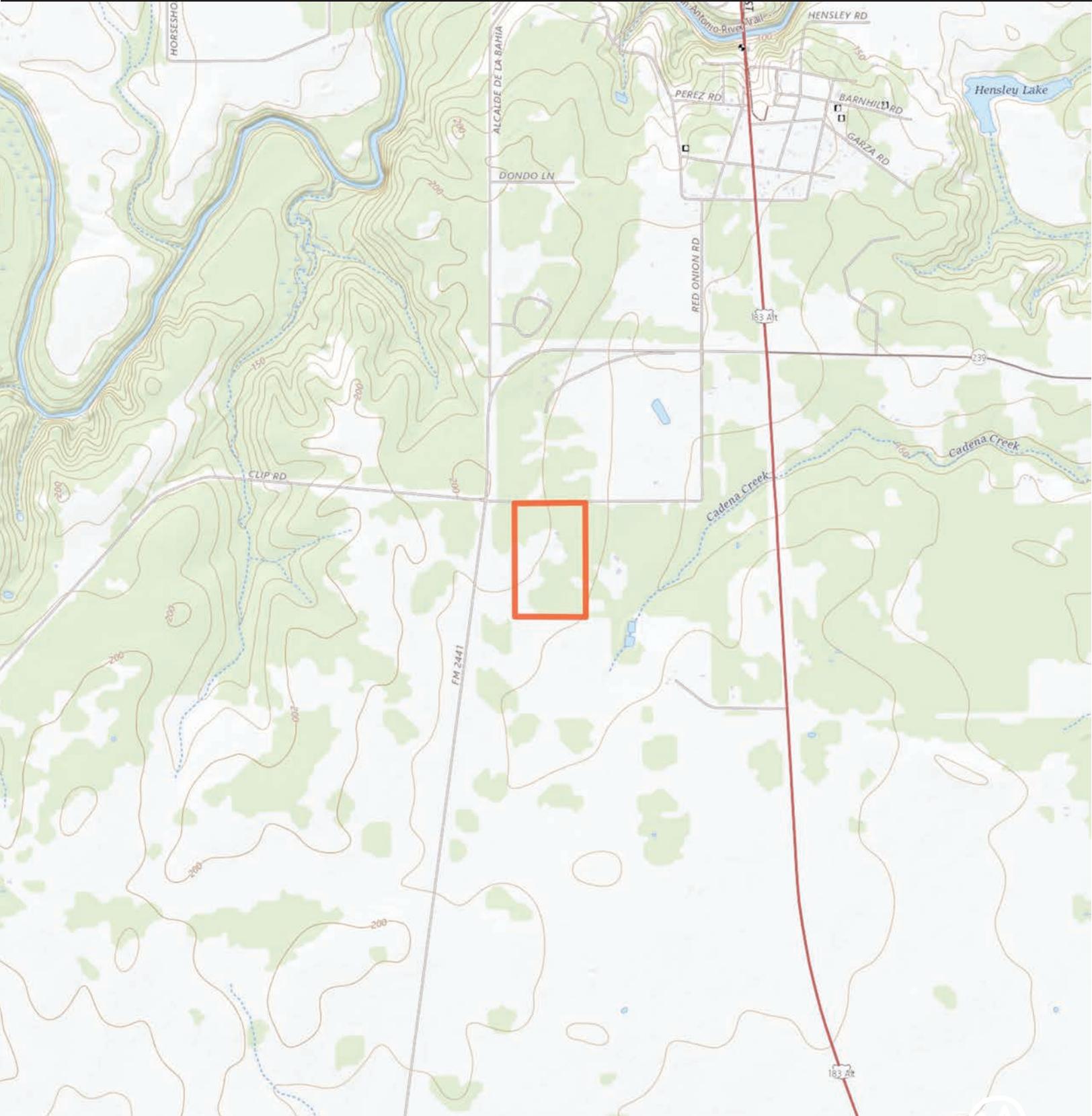
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50.83+/- ACRES GOLIAD COUNTY



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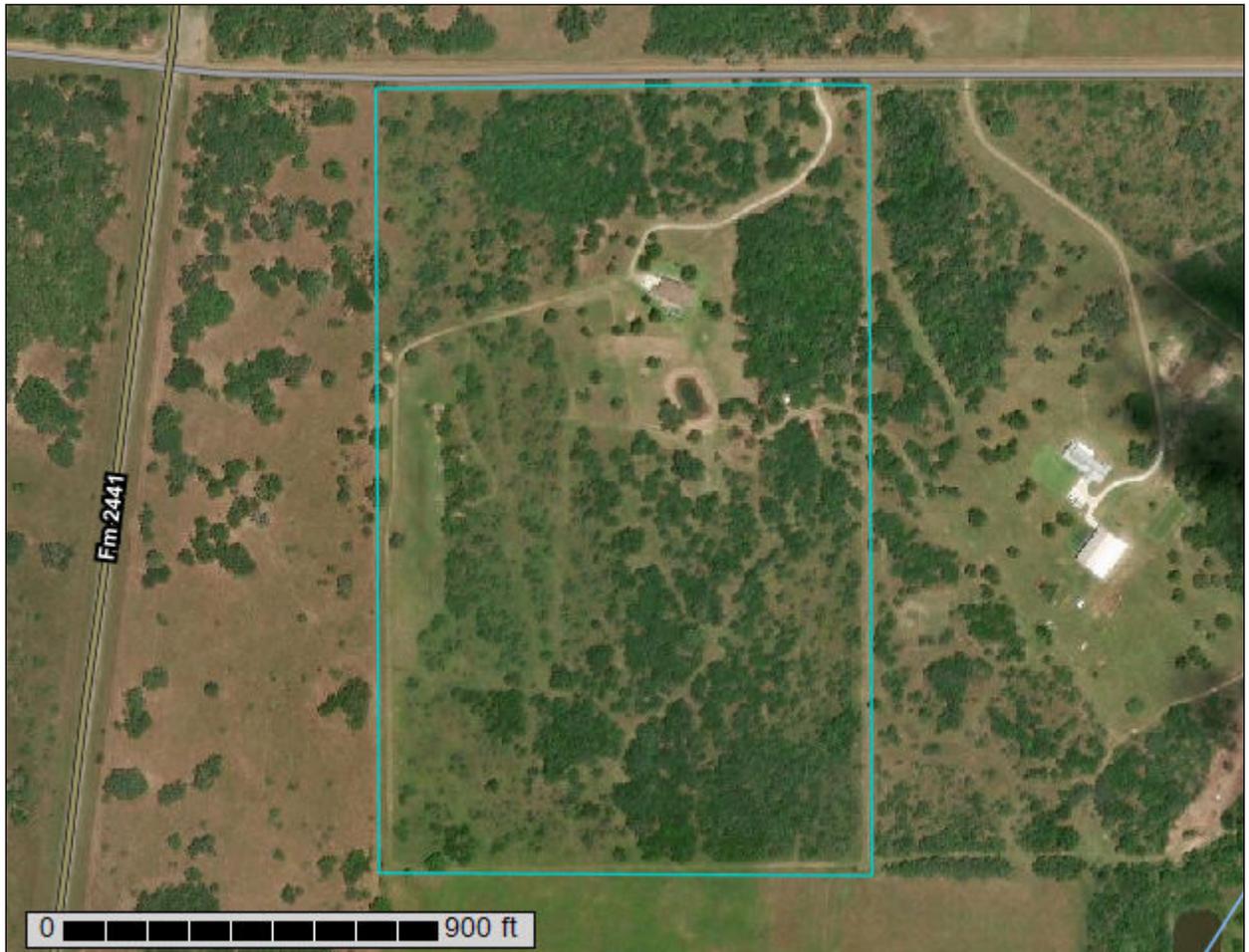
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Custom Soil Resource Report for Goliad County, Texas

M4 Ranch Real Estate



Custom Soil Resource Report Soil Map



Map Scale: 1:3,380 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: Goliad County, Texas
 Survey Area Data: Version 29, 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: 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
PaB	Papalote loamy fine sand, 0 to 3 percent slopes	11.5	22.4%
PbA	Papalote fine sandy loam, 0 to 1 percent slopes	33.9	66.1%
RaB	Raisin loamy fine sand, 0 to 3 percent slopes	5.9	11.5%
Totals for Area of Interest		51.3	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

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Goliad County, Texas

PaB—Papalote loamy fine sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wt0g
Elevation: 100 to 600 feet
Mean annual precipitation: 25 to 37 inches
Mean annual air temperature: 70 to 73 degrees F
Frost-free period: 270 to 305 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Papalote and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Papalote

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and/or clayey alluvium

Typical profile

A - 0 to 14 inches: loamy fine sand
Bt - 14 to 39 inches: sandy clay
Btk - 39 to 52 inches: sandy clay loam
BCK - 52 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R083AY024TX - Tight Sandy Loam
Hydric soil rating: No

Minor Components

Nusil

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R083AY021TX - Sandy
Hydric soil rating: No

Leming

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R083AY022TX - Loamy Sand
Hydric soil rating: No

Rhymes

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R083AY021TX - Sandy
Hydric soil rating: No

Tiocano

Percent of map unit: 1 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083AY007TX - Lakebed
Hydric soil rating: Yes

PbA—Papalote fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2wt06
Elevation: 100 to 750 feet
Mean annual precipitation: 25 to 36 inches
Mean annual air temperature: 70 to 73 degrees F
Frost-free period: 270 to 305 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Papalote and similar soils: 90 percent

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Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Papalote

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy and/or clayey alluvium

Typical profile

A - 0 to 16 inches: fine sandy loam
Bt - 16 to 38 inches: sandy clay
Btk - 38 to 49 inches: sandy clay loam
BCK - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R083AY024TX - Tight Sandy Loam
Hydric soil rating: No

Minor Components

Runge

Percent of map unit: 6 percent
Landform: Knolls
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R083AY023TX - Sandy Loam
Hydric soil rating: No

Clareville

Percent of map unit: 3 percent
Landform: Drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Linear

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Across-slope shape: Concave
Ecological site: R083AY009TX - Clayey Bottomland
Hydric soil rating: No

Unnamed, hydric

Percent of map unit: 1 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

RaB—Raisin loamy fine sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2msql
Elevation: 100 to 300 feet
Mean annual precipitation: 30 to 36 inches
Mean annual air temperature: 70 to 73 degrees F
Frost-free period: 270 to 290 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Raisin and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raisin

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy alluvium of quaternary age

Typical profile

A - 0 to 5 inches: loamy fine sand
E - 5 to 19 inches: loamy fine sand
Bt1 - 19 to 25 inches: sandy clay loam
Bt2 - 25 to 67 inches: sandy clay loam
Btk - 67 to 80 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches

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Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 45 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R083AY022TX - Loamy Sand
Hydric soil rating: No

Minor Components

Papalote

Percent of map unit: 4 percent
Ecological site: R083AY024TX - Tight Sandy Loam
Hydric soil rating: No

Ander

Percent of map unit: 1 percent
Ecological site: R083AY024TX - Tight Sandy Loam
Hydric soil rating: No