

GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County

PROPERTY SUMMARY

LIST PRICE ~ \$478,230

ACREAGE: 50.34+/-

ADDRESS: 00 Green Dewitt Road

COUNTY: Dewitt

TERRAIN: Rolling terrain w/lg. oaks,
open pastures and some brush



50.34+/- acres located in Dewitt County 10 min. south of Cuero, Texas. The property is square in shape and accessed from CR 401/Green Dewitt Road via a ½ mile gravel easement road. This gorgeous ranch is covered with large live oak trees and is

heavily wooded to the north with the remaining acreage being open pastures and pastureland with large scattered oaks.

Property has good access throughout,

electricity, fenced on two sides and has a large clearing set up for hunting. An excellent weekend retreat or permanent homesite, this ranch has abundant wildlife including whitetail deer, turkey and hogs. Soils are mostly a sandy clay loam and property boundary is not in floodplain. The ranch is approx. 1-1/2 hours from San Antonio, 2 hours from Austin and 30 minutes from Victoria.



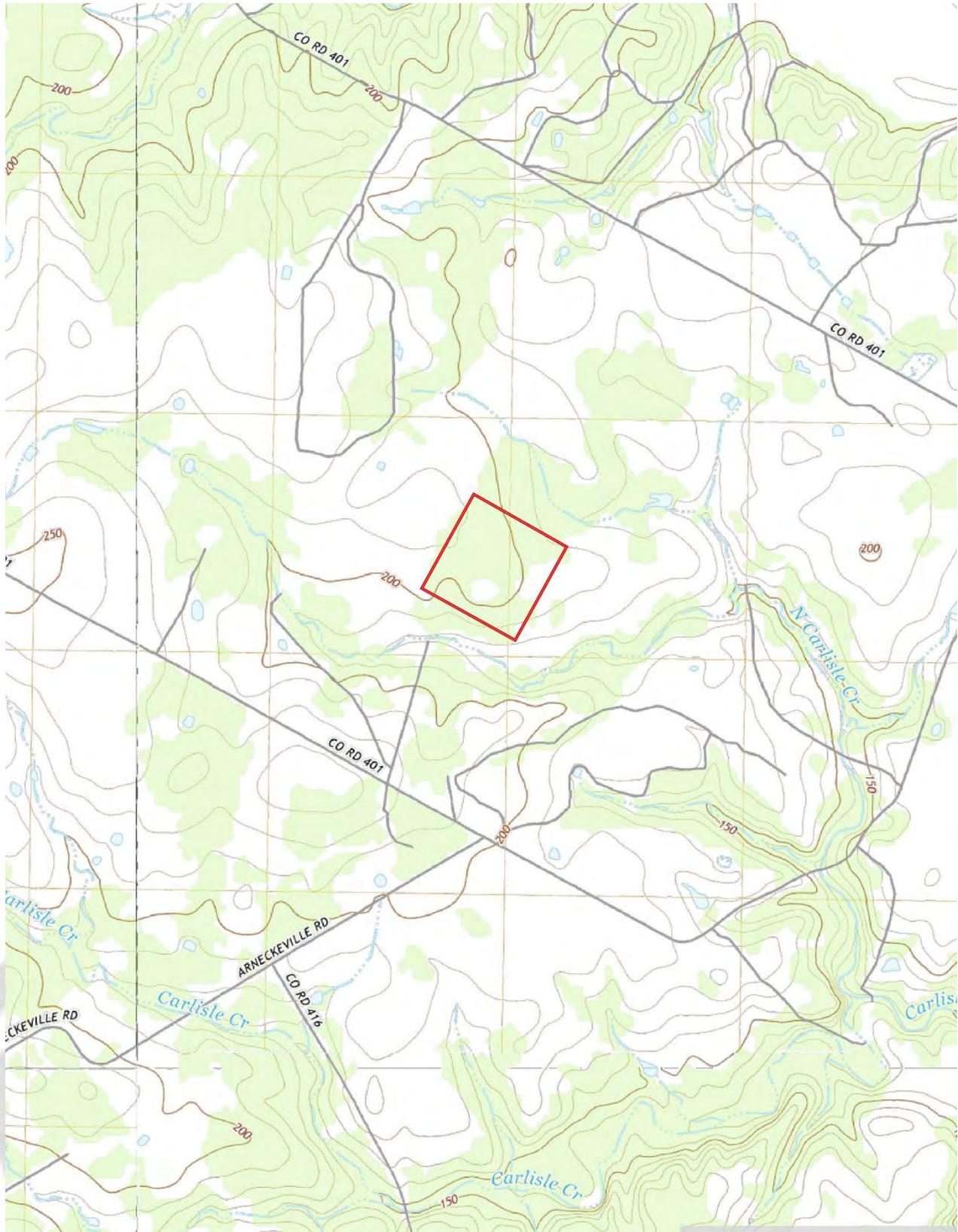
GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County
PROPERTY AERIAL



GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County
PROPERTY TOPO



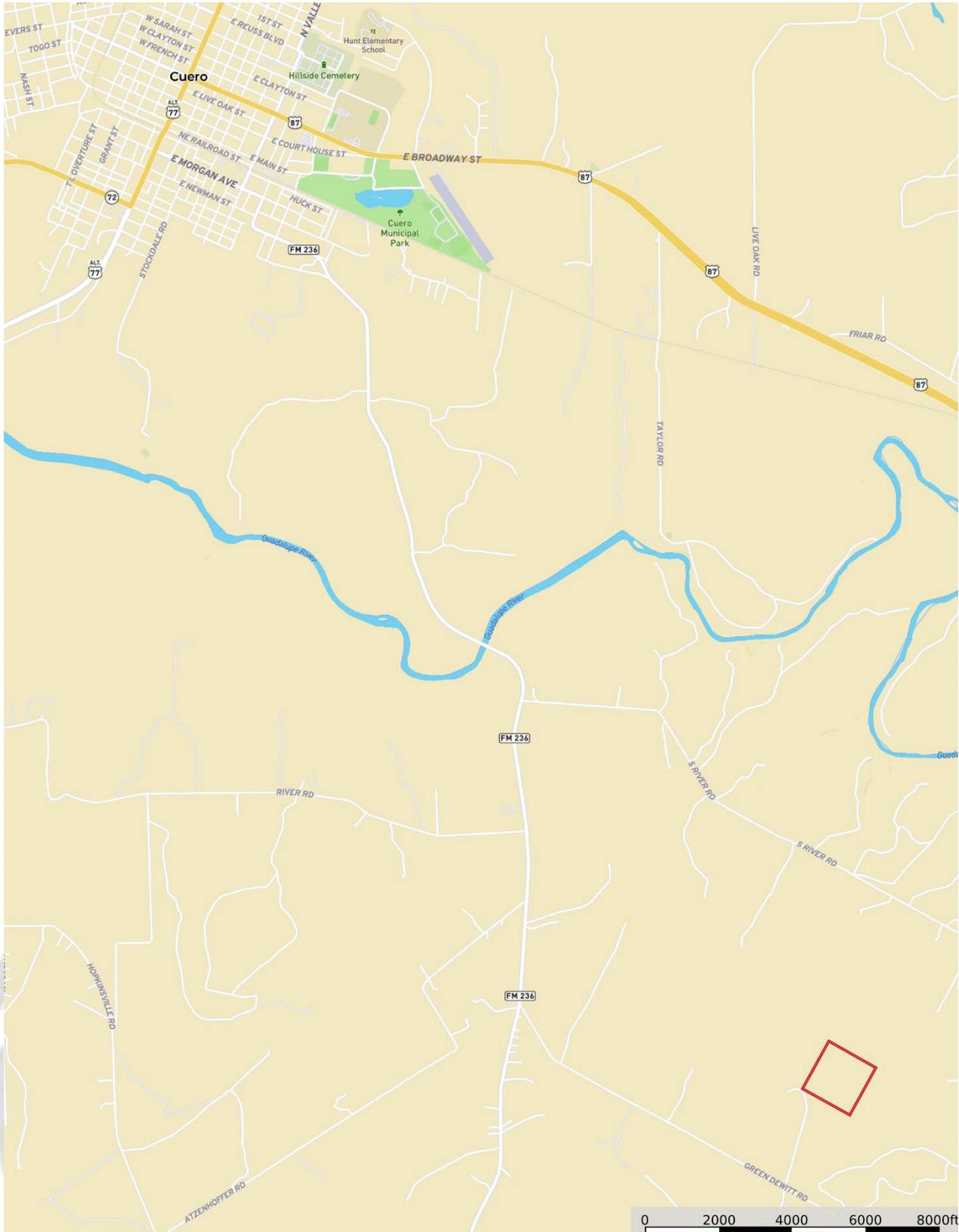
GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County
PROPERTY FLOOD



GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County
PROPERTY LOCATION



GREEN DEWITT ROAD RANCH

50.34+/- Acres – Dewitt County
PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 49.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TeC	Tremona loamy fine sand, 1 to 5 percent slopes	23.55	47.18	0	46	4e
PaB	Papalote fine sandy loam, 1 to 3 percent slopes	13.06	26.16	0	44	2e
TgC	Tremona gravelly loamy sand, 1 to 5 percent slopes	5.44	10.9	0	39	4e
SkD	Silvern-Ellen complex, 1 to 8 percent slopes	4.49	8.99	0	24	6s
PaA	Papalote fine sandy loam, 0 to 1 percent slopes	3.37	6.75	0	46	2e
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	0.02	0.04	0	49	2e
TOTALS		49.93(*)	100%	-	42.75	3.52

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water