

WEESATCHE PROPERTY

12.5+/- Acres – Goliad County

PROPERTY SUMMARY

LIST PRICE ~ \$134,375

ACREAGE: 12.5+/-

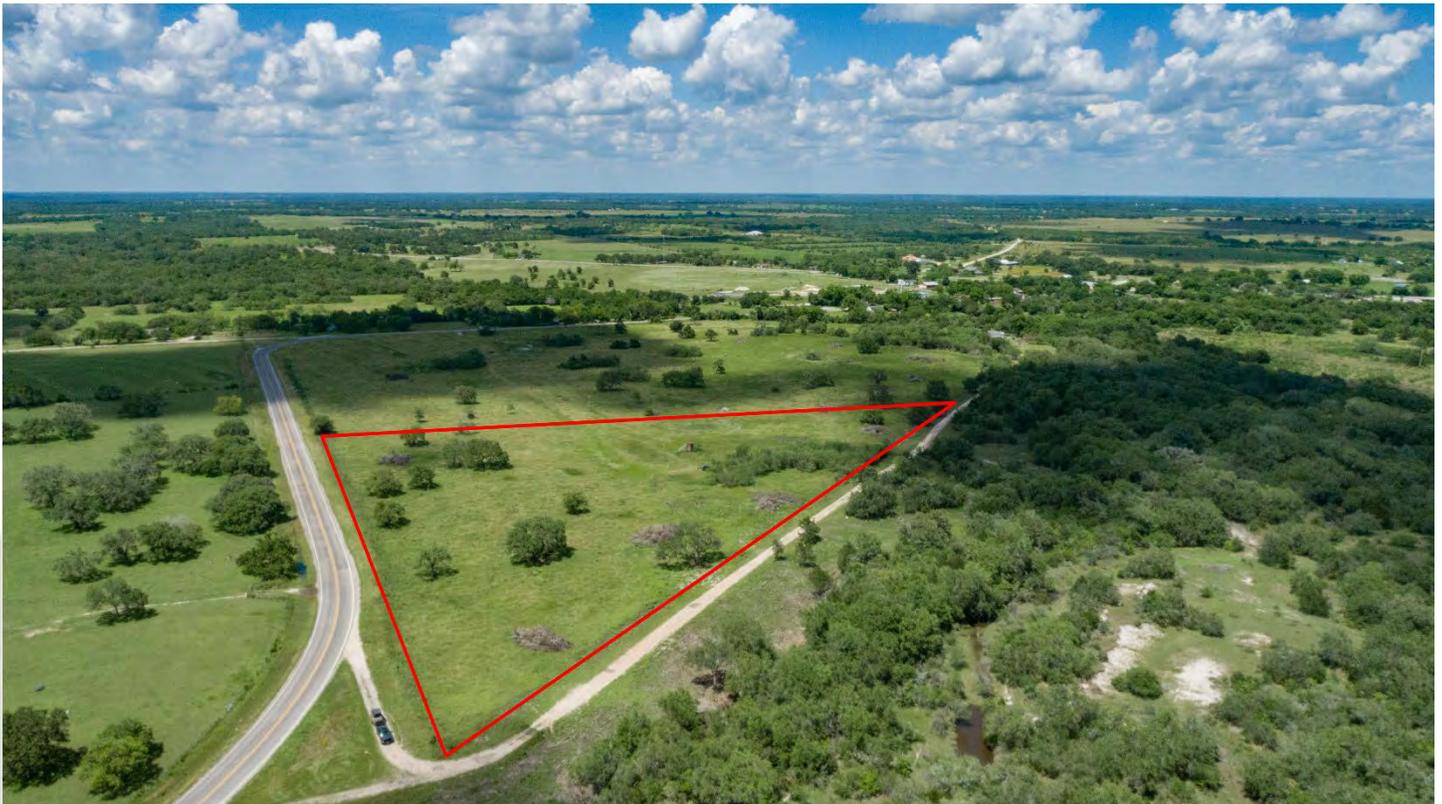
ADDRESS: 00 FM 884

COUNTY: Goliad

TERRAIN: Level terrain w/a few large oaks and open pastureland



12.5+/- Acres located in northern Goliad County near Weesatche, only 15 miles from Goliad. The property has 850+/-ft of FM 884 frontage along the western property line and 1,500+/- along the all-weather gravel road on the southern boundary. Property terrain is mostly open and level pastureland with scattered trees. Excellent weekend retreat or permanent homesite. Electricity is available. The ranch is approx. 1-1/2 hours from San Antonio, 2 hours from Austin and 45 minutes from Victoria. More acreage available!



WEESATCHE PROPERTY

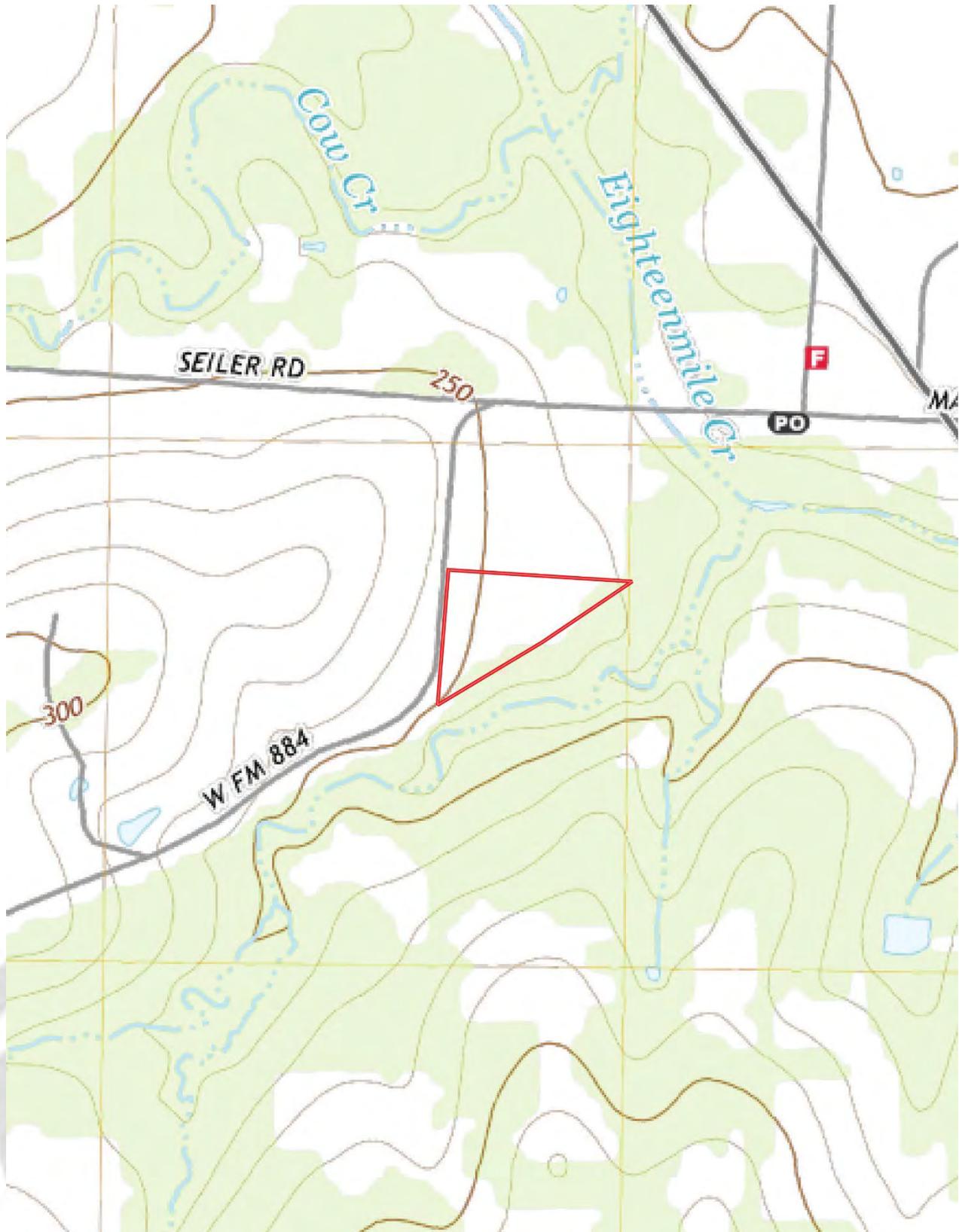
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PROPERTY AERIAL



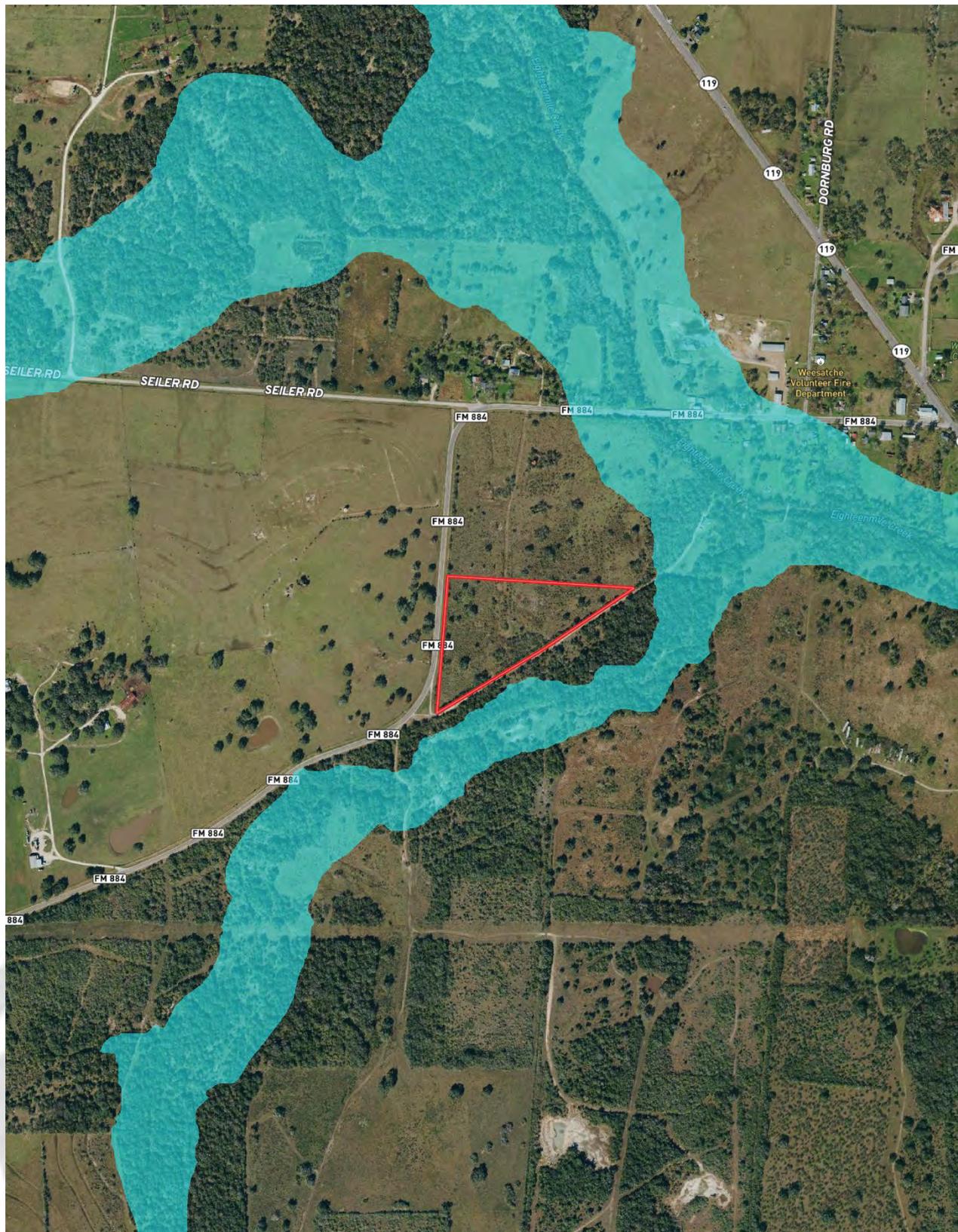
WEESATCHE PROPERTY

12.5+/- Acres – Goliad County
PROPERTY TOPO



WEESATCHE PROPERTY

12.5+/- Acres – Goliad County
PROPERTY FLOOD



WEESATCHE PROPERTY

12.5+/- Acres – Goliad County
PROPERTY LOCATION



WEESATCHE PROPERTY

12.5+/- Acres – Goliad County
PROPERTY SOILS MAP



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12.5+/- Acres – Goliad County
PROPERTY SOILS MAP

Boundary 12.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	12.45	99.76	0	49	2e
ZcA	Zalco fine sand, 0 to 1 percent slopes, frequently flooded	0.03	0.24	0	16	5w
TOTALS		12.48(*)	100%	-	48.92	2.01

(*) 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