

RUSTIC OAKS RANCH

177+/- Acres – Victoria County

PROPERTY SUMMARY

LIST PRICE ~ \$1,283,250

ACREAGE: 177+/-

ADDRESS: Nursery Road

COUNTY: Victoria

TERRAIN: mostly level terrain with a mix of open pastureland, native grasses and large oak trees

WATER: two seasonal creeks



Welcome to the Rustic Oaks Ranch, an untamed wilderness waiting to be explored. Fantastic hunting ranch situated on 177+/- acres of pristine land only a short drive north of Victoria, Texas. This raw land hunting ranch offers an opportunity for outdoor enthusiasts and avid hunters alike to immerse themselves in the rugged beauty of nature. Property terrain is gently rolling with the highest elevations providing scenic views of the nearby

countryside. Huge oak trees, dense brush and cleared open areas create the perfect wildlife habitat for the many deer, turkey and small game in the area. Two small creeks run through the property and drain into nearby Garcitas Creek.



Several good sites exist for developing ponds or other water features. While the land remains raw and undeveloped, the potential is limitless. Whether you envision building your dream hunting lodge, permanent residence or simply preserving the natural beauty of the landscape, the Rustic Oaks Ranch offers a blank canvas for your wildest dreams. Approximately 2 hours from Houston, Austin or San Antonio and conveniently located 20 minutes from Victoria, the Rustic Oaks Ranch strikes the perfect balance between accessibility and seclusion. Co-Listed with Republic Ranches.

RUSTIC OAKS RANCH

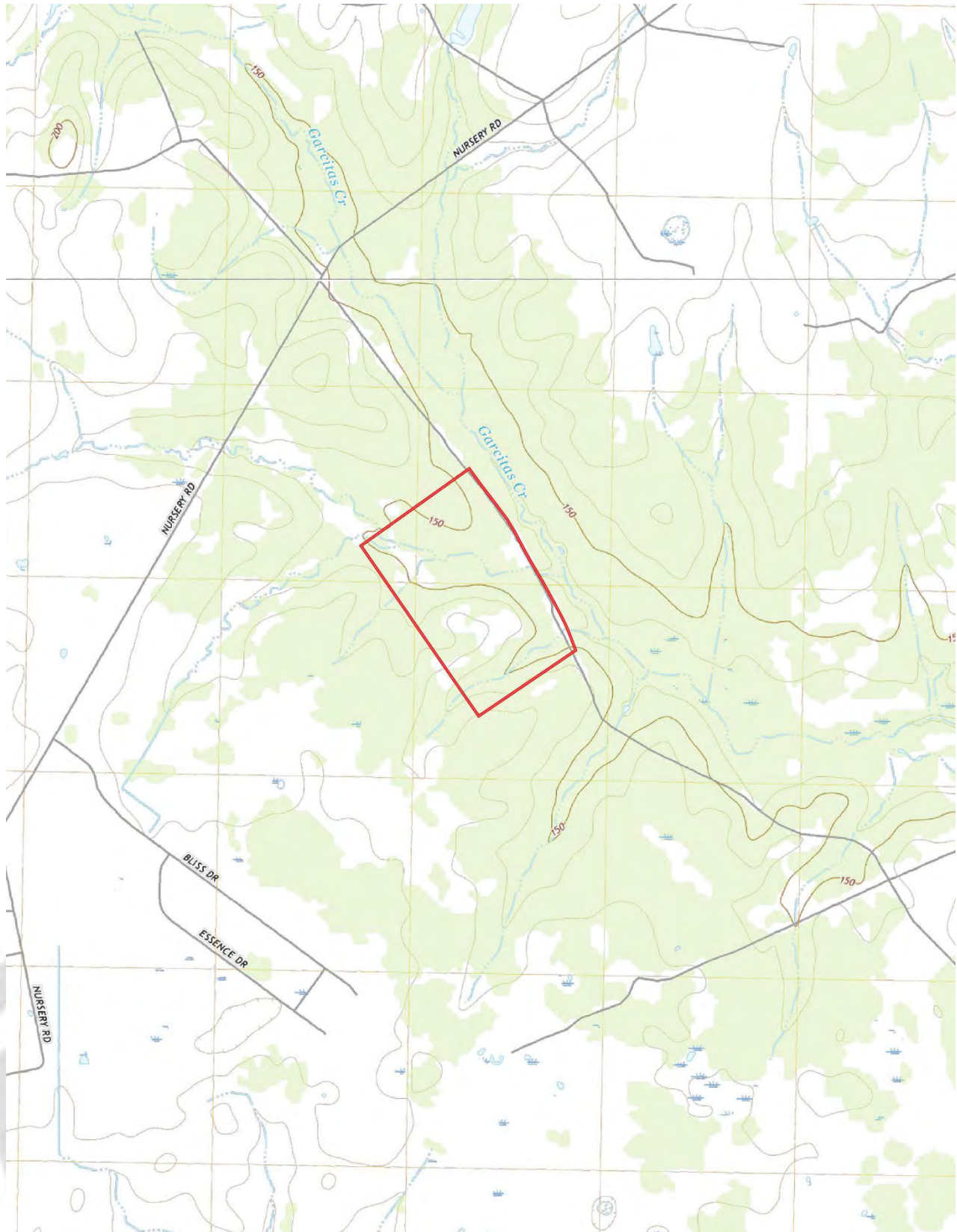
177+/- Acres – Victoria County

PROPERTY AERIAL



RUSTIC OAKS RANCH

177+/- Acres – Victoria County
PROPERTY TOPO



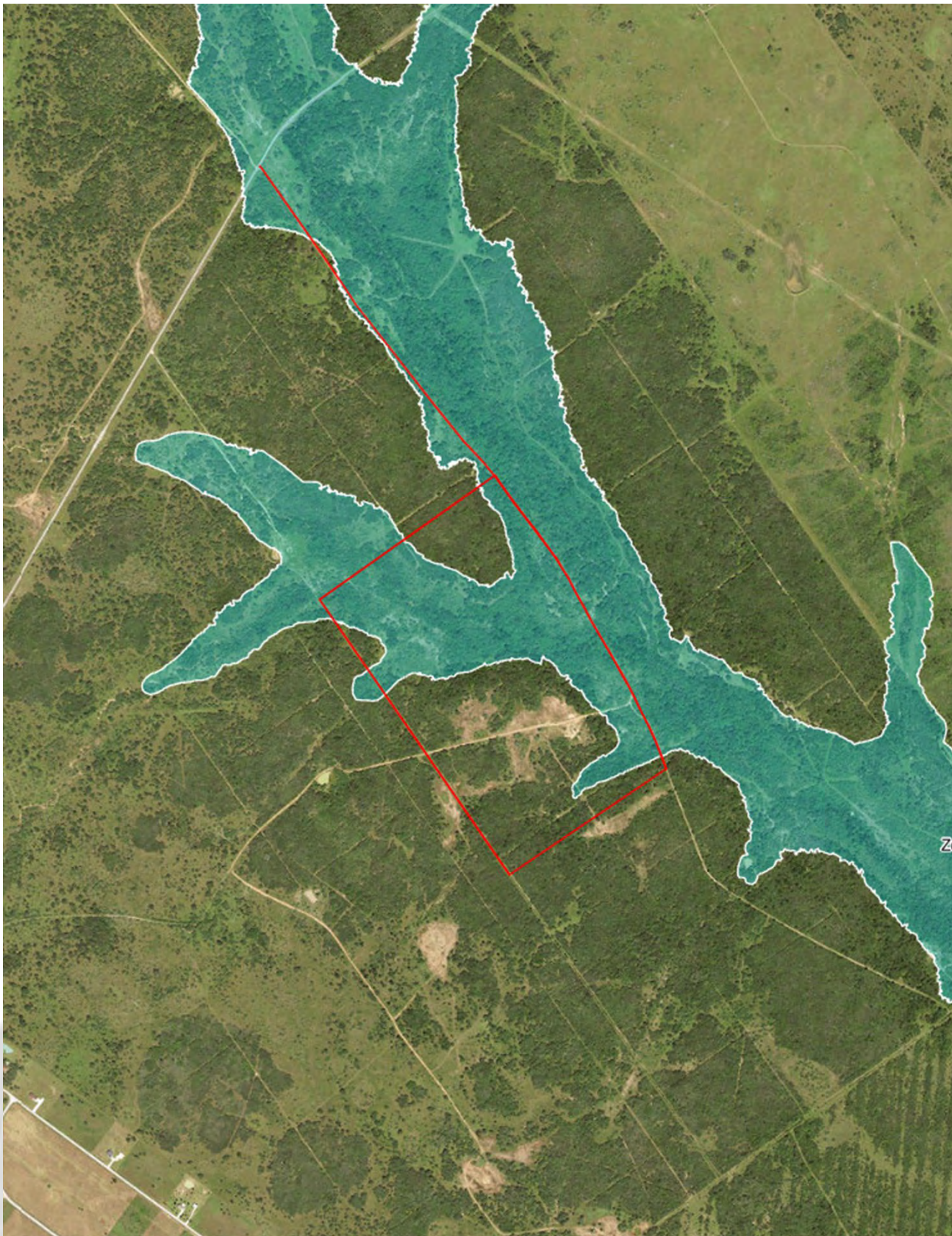
RUSTIC OAKS RANCH

177+/- Acres – Victoria County
SURFACE WATER



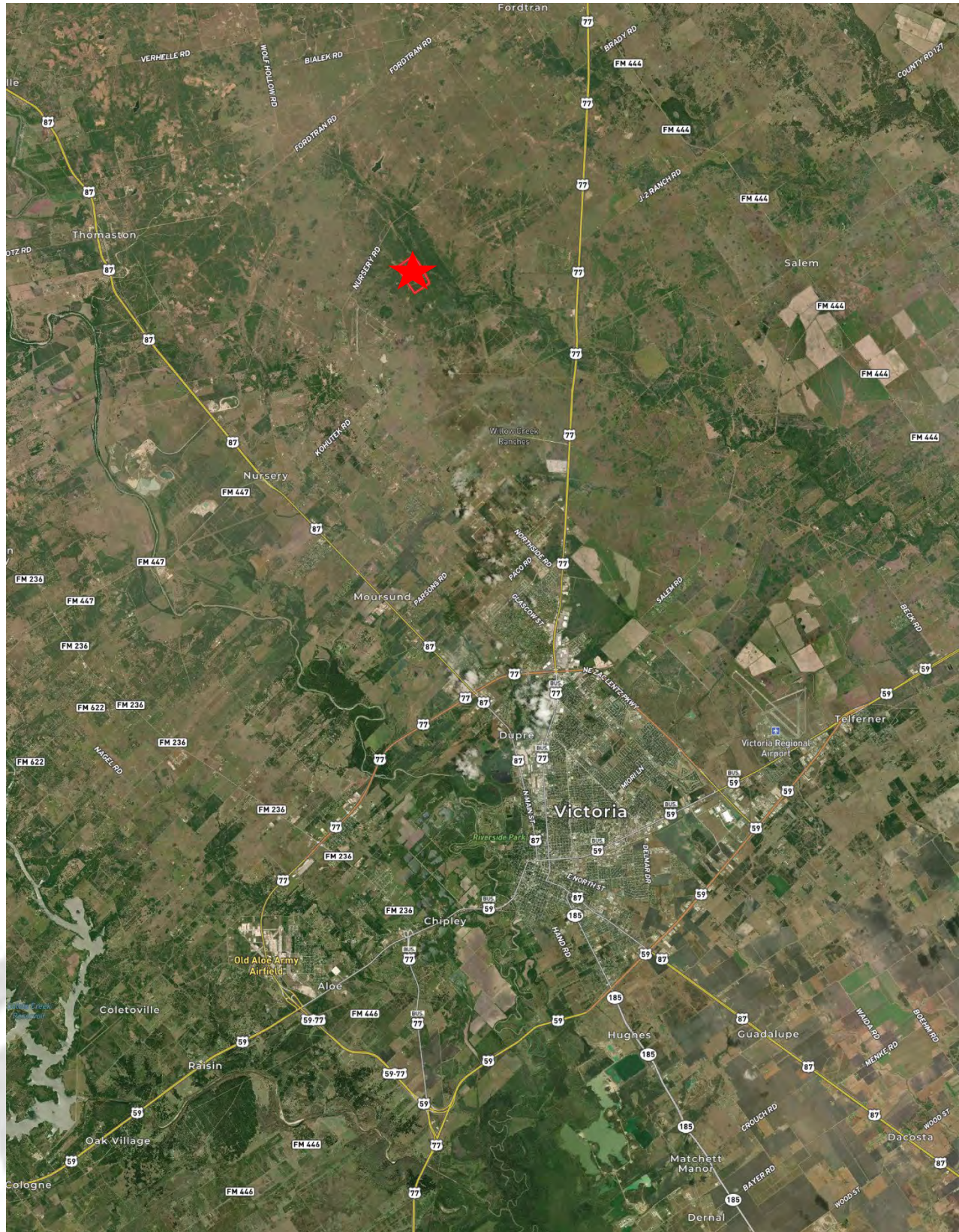
RUSTIC OAKS RANCH

177+/- Acres – Victoria County
PROPERTY FLOOD



RUSTIC OAKS RANCH

177+/- Acres – Victoria County
PROPERTY LOCATION



RUSTIC OAKS RANCH

177+/- Acres – Victoria County
PROPERTY SOILS MAP



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PROPERTY SOILS MAP

|  Boundary 177.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaC	Garcitas gravelly loamy fine sand, 1 to 5 percent slopes	118.98	67.2	0	35	4e
Dw	Degola sandy clay loam, frequently flooded	58.08	32.8	0	47	5w
TOTALS		177.06(*)	100%	-	38.94	4.33

(*) 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