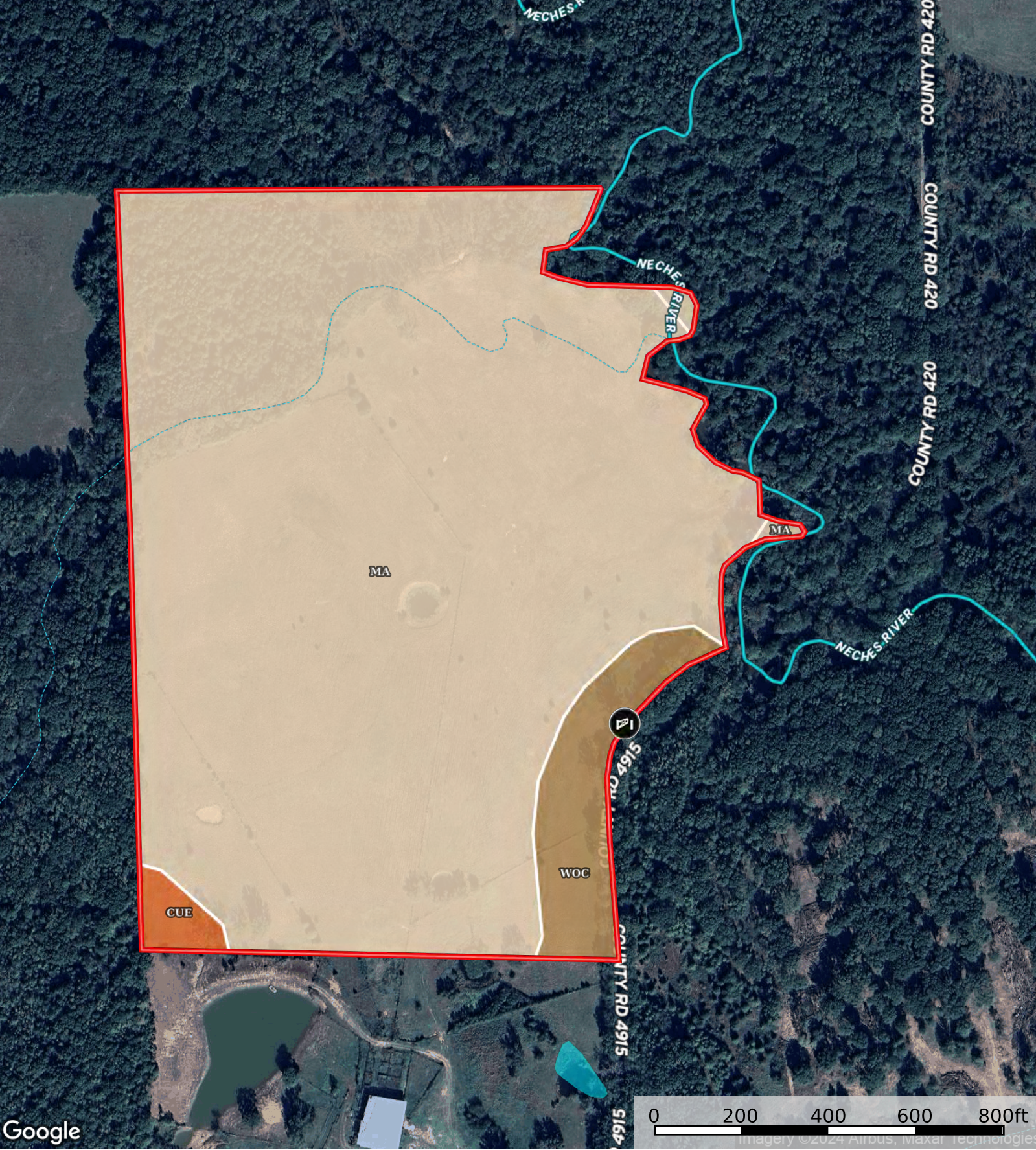


Neches Riverfront Land for Sale near Ben Wheeler TX  
Van Zandt County, Texas, 49.285 AC +/-



Gate

Boundary

Stream, Intermittent

River/Creek

Water Body



|  Boundary 49.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mattex loam, 0 to 1 percent slopes, frequently flooded	45.69	92.75	0	66	5w
WoC	Wolfpen loamy fine sand, 1 to 5 percent slopes	2.96	6.01	0	55	3e
CuE	Cuthbert fine sandy loam, 8 to 20 percent slopes	0.62	1.26	0	59	6e
TOTALS		49.27(*)	100%	-	65.26	4.89









(\*) 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