

MCGUILL ROAD RANCH

100+/- ACRES – REFUGIO/GOLIAD COUNTY

PROPERTY SUMMARY

LIST PRICE ~ \$995,000

SIZE: 100.00+/-

ADDRESS: 166 McGill Road

LOCATION: Refugio/Goliad Counties

WILDLIFE: Deer and turkey

UTILITIES: Solar well, electricity

FEATURES: High-fenced, stock tank



Welcome to McGill Rd. Ranch, a beautifully wooded 100-acre high-fence property featuring a rich mix of post oaks, live oaks, and native South Texas brush.

The ranch's design maximizes its usable space, with cleared fence lines and strategically cut senderos giving it the feel of a much larger property. Heavily wooded throughout, it offers excellent cover for wildlife and natural beauty in every direction.

Roughly one year ago, the ranch was stocked with quality genetics, including a young 170-class breeder buck and three bred does, each sired by different high-end breeder bucks. Today, the property supports a growing herd of approximately 14 deer, ranging from fawns to 3-year-olds—an excellent foundation for a thriving whitetail program.



A newly constructed all-weather road leads to an ideal build site, complete with a scenic pond fed by a solar-powered water well. Electricity runs through the property and can be easily connected to the well, which is outfitted with a dual-power switch, allowing it to operate on either solar or electrical power.

McGuill Rd. Ranch has all the essentials in place to become a premier high-fence hunting property. With the option to add stocker bucks before the upcoming deer season, it's ready for your vision to take shape.

Located approximately 45 minutes from Victoria, 2.5 hours from Houston and 2 hours from San Antonio.

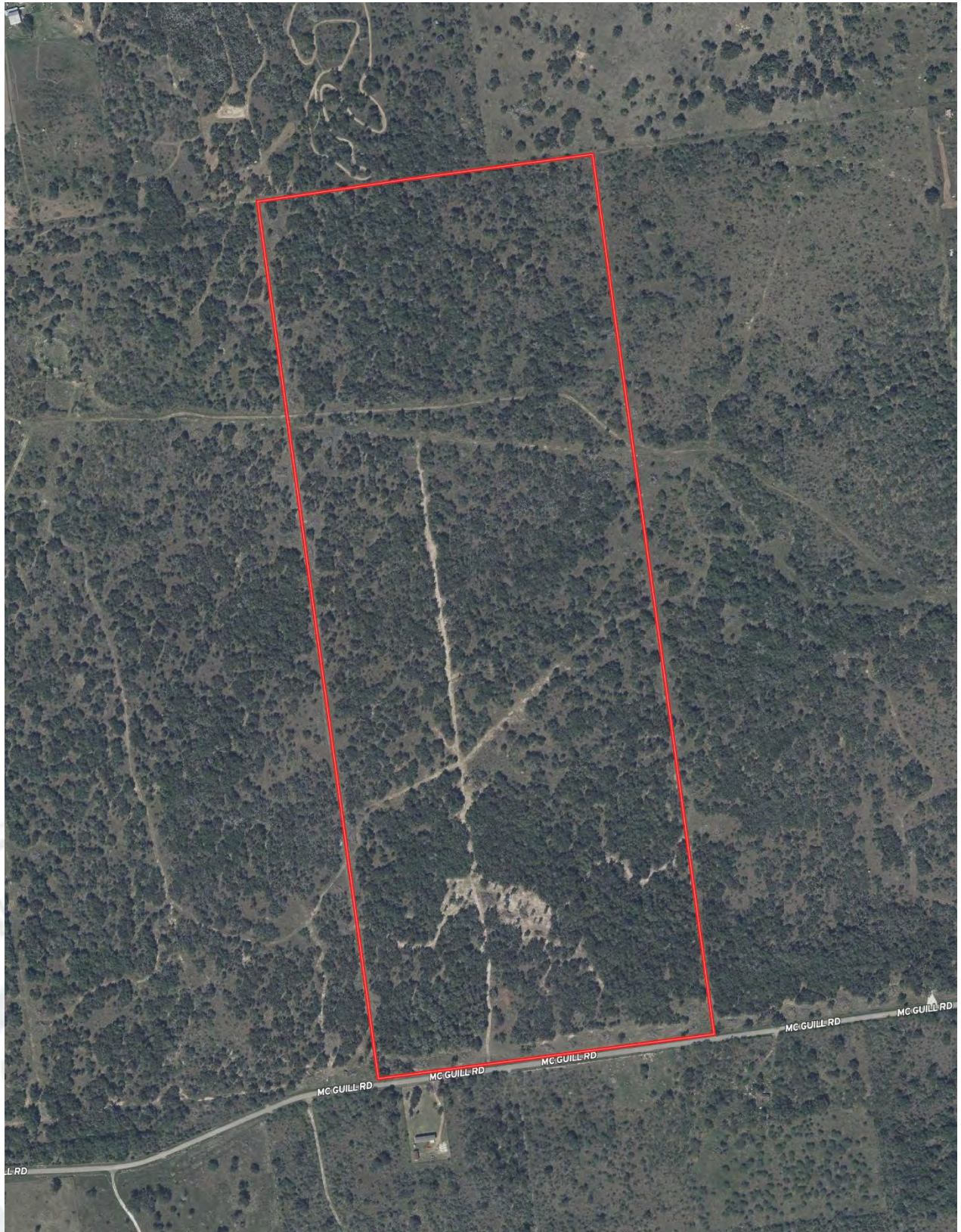
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PROPERTY AERIAL



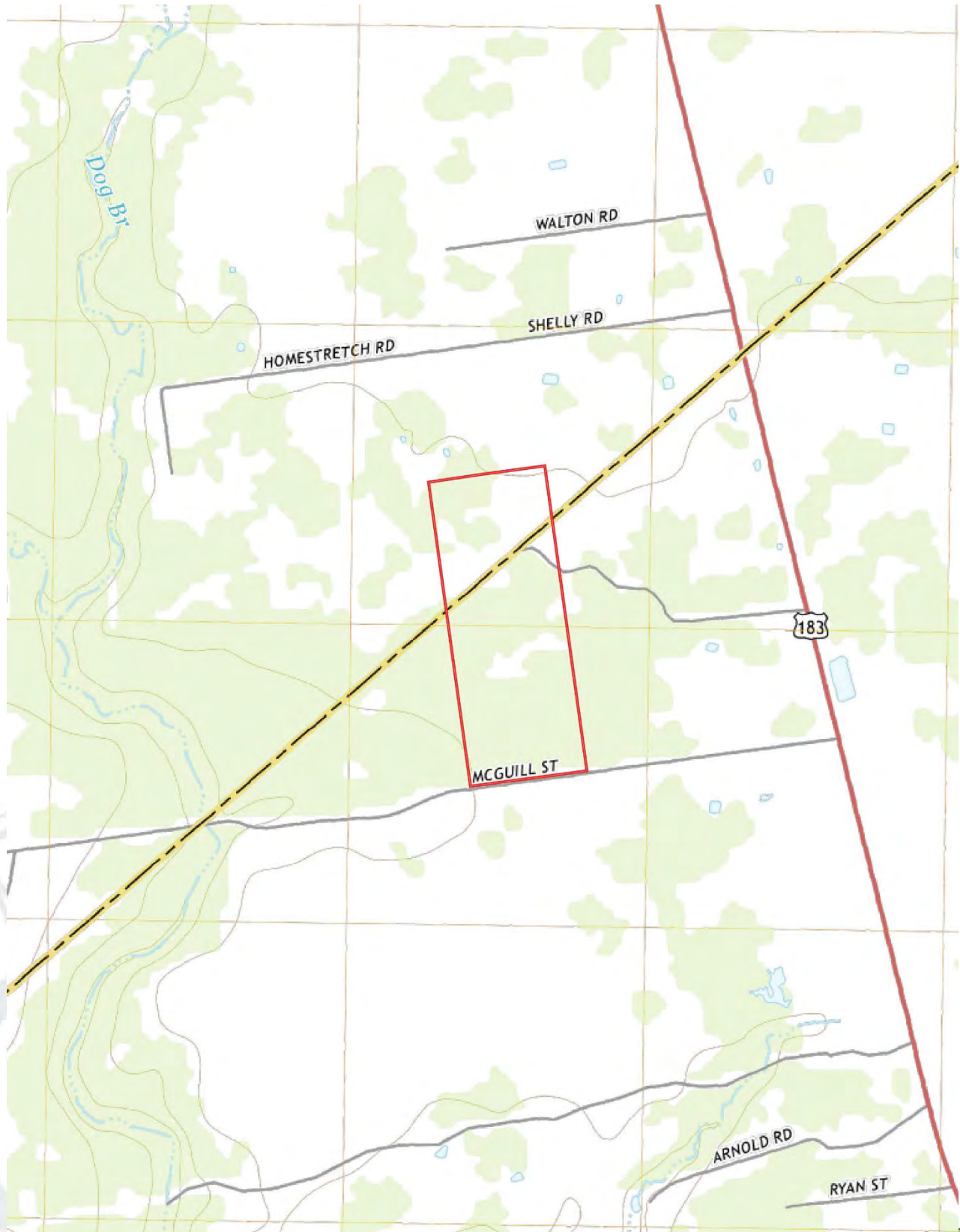
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PROPERTY TOPO



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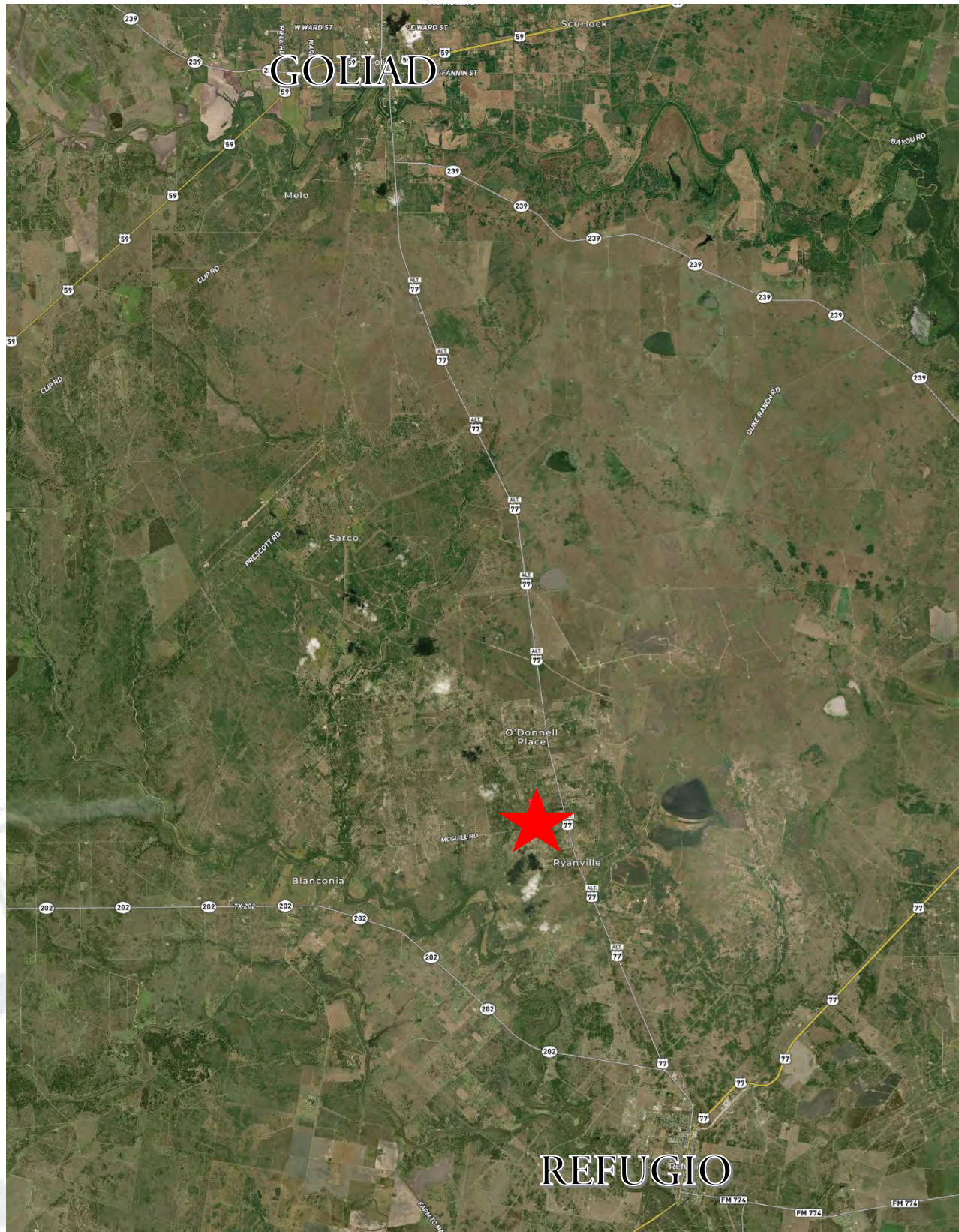
PROPERTY FLOOD MAP



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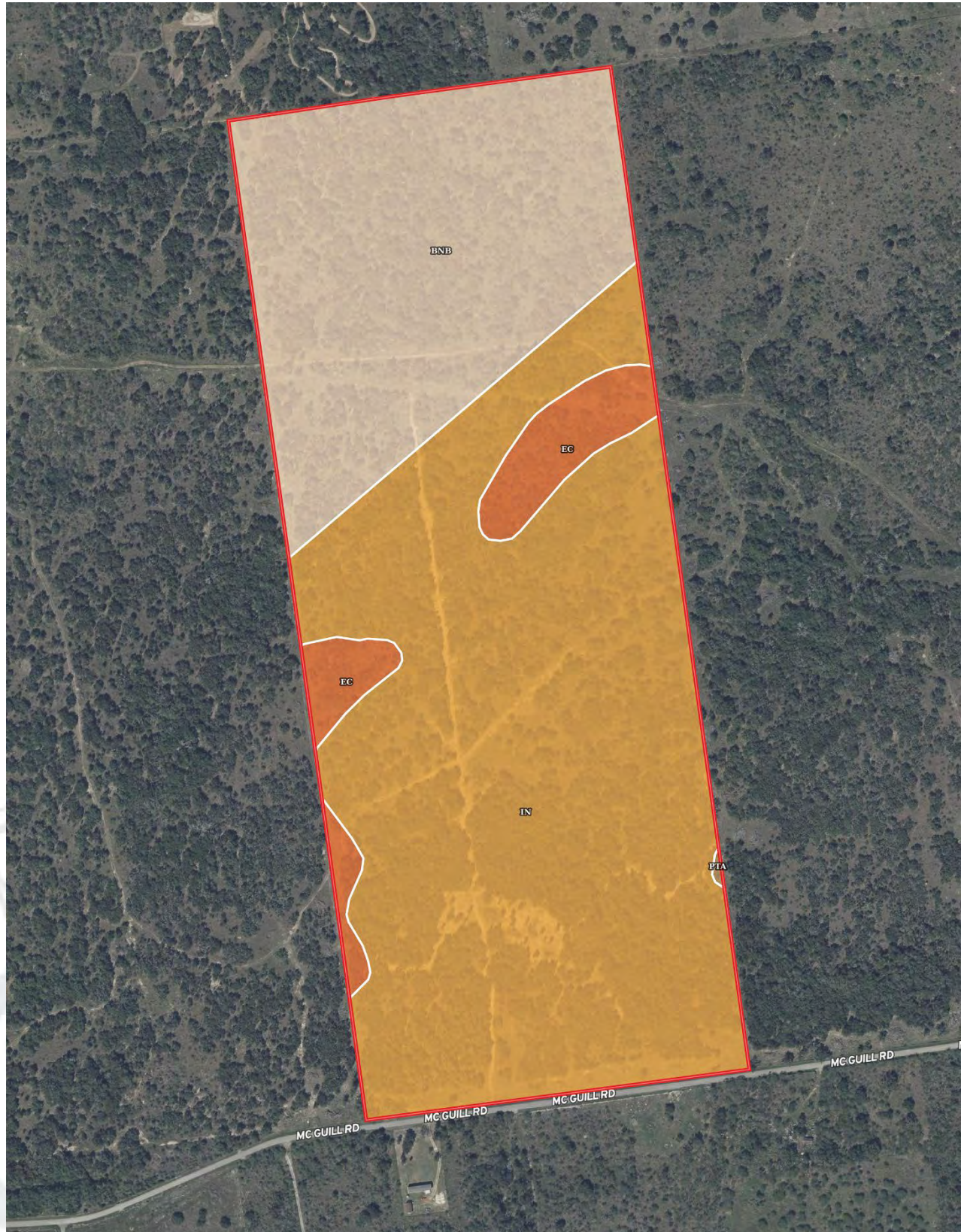
PROPERTY LOCATION



MCGUILL ROAD RANCH

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PROPERTY SOILS MAP



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PROPERTY SOILS MAP

 Boundary 99.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
In	Blanconia loamy fine sand, 0 to 2 percent slopes	62.27	62.29	0	37	3e
BnB	Blanconia loamy fine sand, 0 to 2 percent slopes	31.57	31.58	0	37	3e
Ec	Banquete clay, 0 to 1 percent slopes	6.06	6.06	0	40	2w
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	0.07	0.07	0	45	3e
TOTALS		99.97(*)	100%	-	37.19	2.94

(*) 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

