

# KOONTZ RANCH

422 +/- ACRES

VICTORIA COUNTY  
PROPERTY DESCRIPTION



The 421.96 Acre Koontz Ranch has been in the same family for over 80 years. Located approximately 30 minutes north of downtown Victoria, the ranch is accessed via a gravel road approximately 1/2 mile off of F.M. 444. The property has many large live oak trees and underbrush with some open areas. A large pond in the center of the property is fed by Arenosa creek and creates the perfect habitat for the plentiful deer, turkey, hogs and other wildlife on the ranch. Only 2 hours from Houston or Austin, this property would be the perfect weekend retreat, home site, or would make an excellent high fenced ranch as well.

LIST PRICE \$1,476,860



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(361) 655-0484

**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

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# KOONTZ RANCH

422 +/- ACRES

VICTORIA COUNTY  
PROPERTY AERIAL



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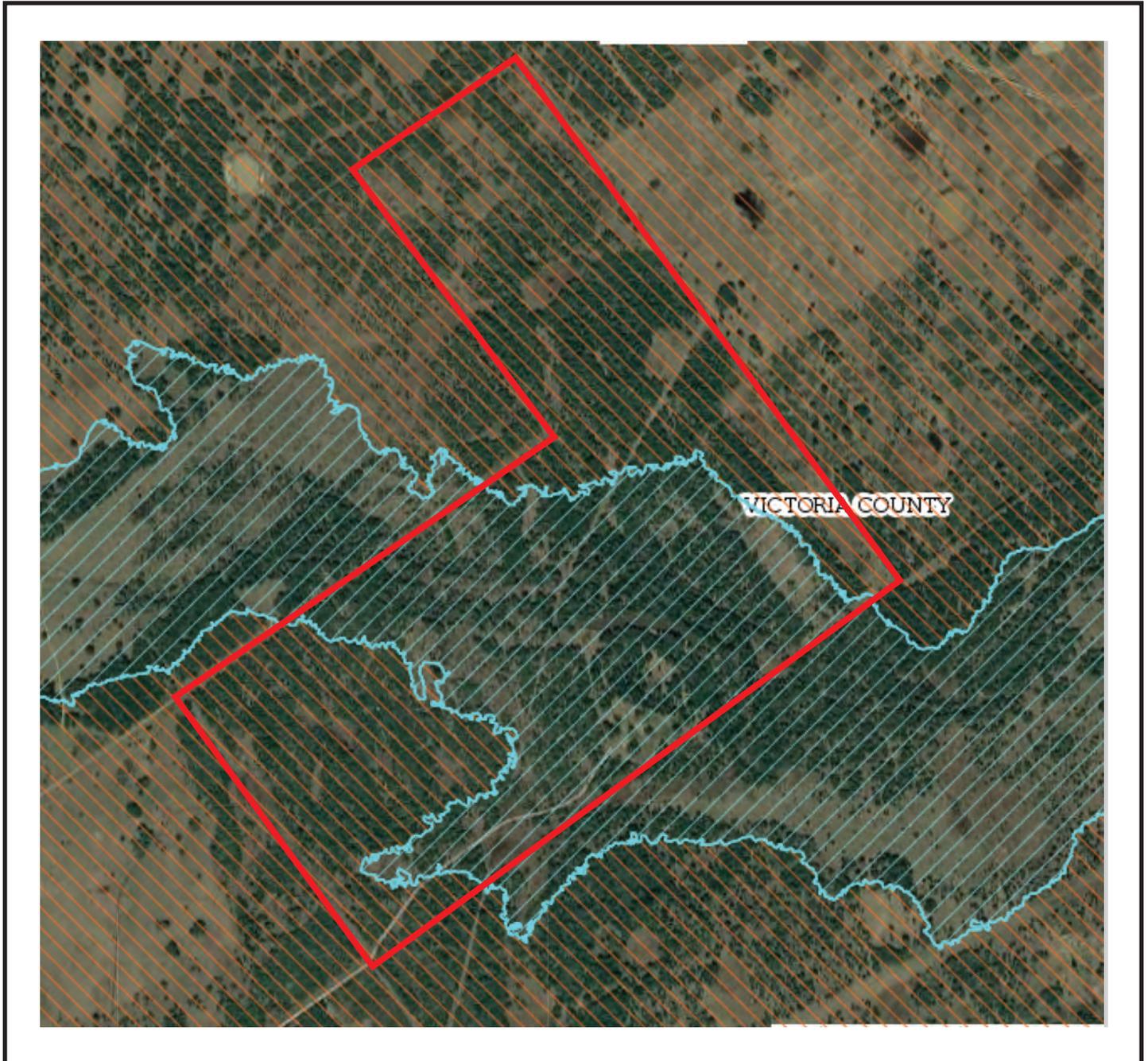


422 ACRE KOONTZ RANCH

# KOONTZ RANCH

422 +/- ACRES

VICTORIA COUNTY  
FLOOD MAP



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# KOONTZ RANCH

422 +/- ACRES

VICTORIA COUNTY  
TOPO MAP



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United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

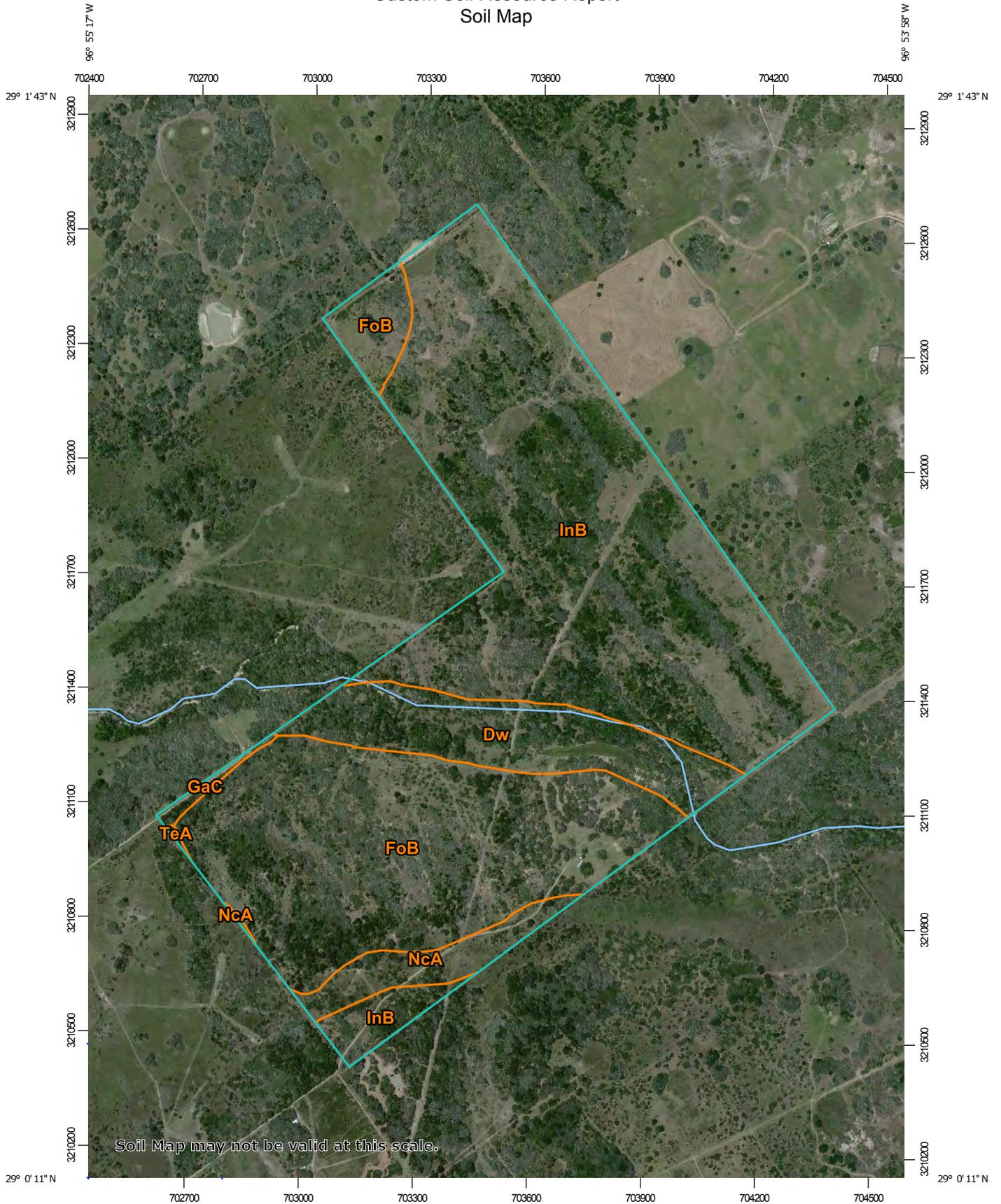
A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Victoria County, Texas**

**For M4 Ranch Real Estate**



# Custom Soil Resource Report Soil Map



Map Scale: 1:13,800 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Victoria County, Texas  
 Survey Area Data: Version 13, Sep 19, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2011—May 14, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Victoria County, Texas (TX469)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Dw	Degola sandy clay loam, frequently flooded	45.1	10.6%
FoB	Fordtran loamy fine sand, 0 to 5 percent slopes	143.0	33.6%
GaC	Garcitas gravelly loamy fine sand, 1 to 5 percent slopes	2.3	0.5%
InB	Inez fine sandy loam, 0 to 2 percent slopes	218.3	51.4%
NcA	Nada-Cieno complex, 0 to 1 percent slopes, frequently ponded	16.0	3.8%
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	0.3	0.1%
<b>Totals for Area of Interest</b>		<b>424.9</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor