

CHICOLETE CREEK RANCH

234.2 ACRES

LAVACA COUNTY



Scenic Seclusion!

Accessed off a private, all-weather gravel road, the Chicolete Creek Ranch is a gorgeous property loaded with huge oak and pecan trees. If you are seeking a scenic, secluded ranch, off-the-beaten-path and full of deer and turkey, then this is the place for you! The ranch has electricity, three water wells, a 3-sided equipment storage barn and a small hunting camp. The hunting camp consists of an air-conditioned Morgan building with 3 beds, TV, refrigerator and bathroom, and trailer with a tankless water heater and shower.

The seasonal Chicolete Creek runs through the property is lined with huge oaks and a sandy creek bed. Several sandy roads and trails allow easy access to most of the ranch by vehicle. The ranch is surrounded by barbed wire fencing which is in generally good condition and has two ponds that occasionally have ducks.

Sellers will convey 25% of the mineral interest, including current production.

LIST PRICE \$899,000



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FARM & RANCH REAL ESTATE
(361) 655-0484

**COLDWELL
BANKER**

THE RON BROWN
COMPANY

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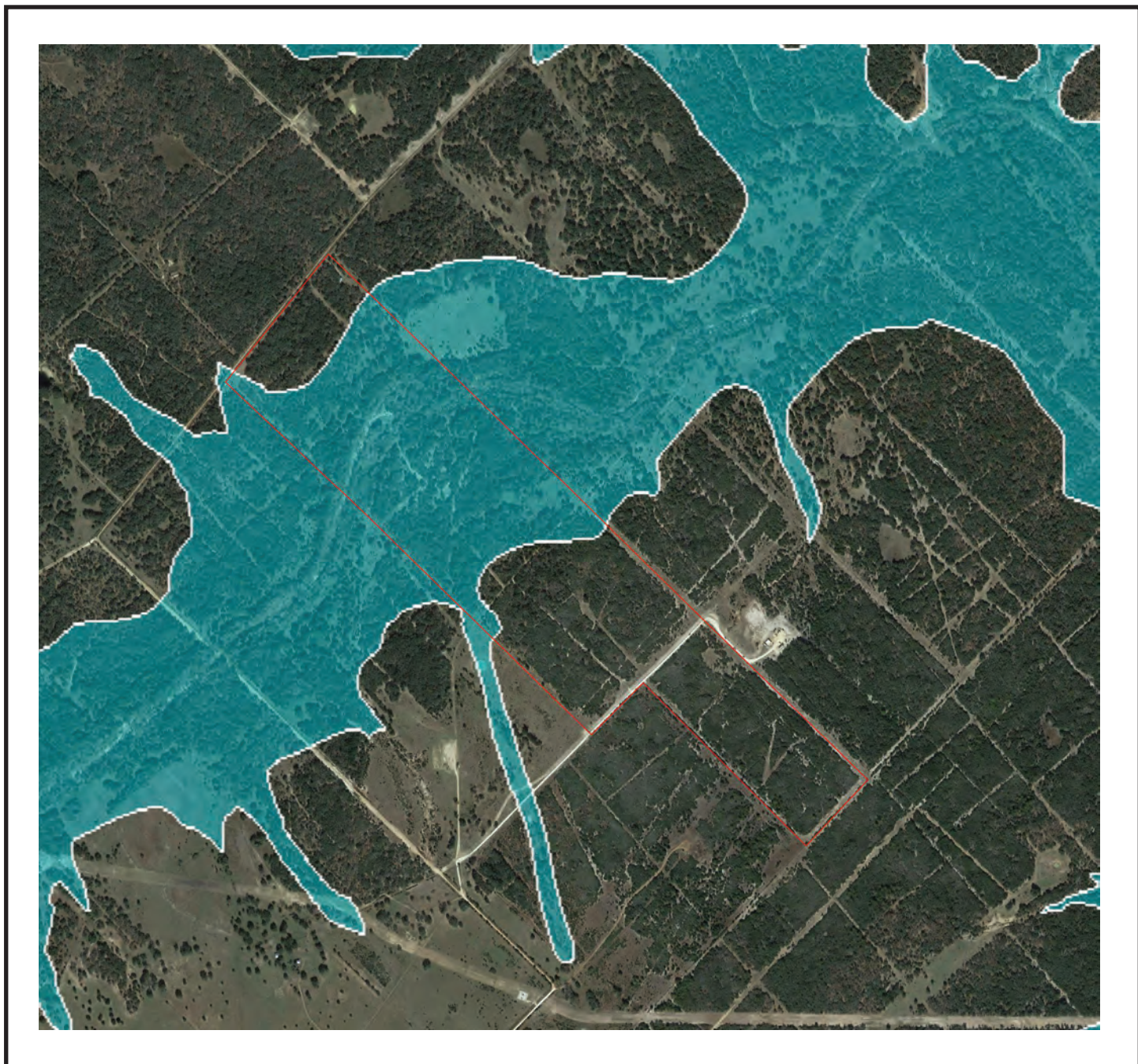
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FLOOD MAP



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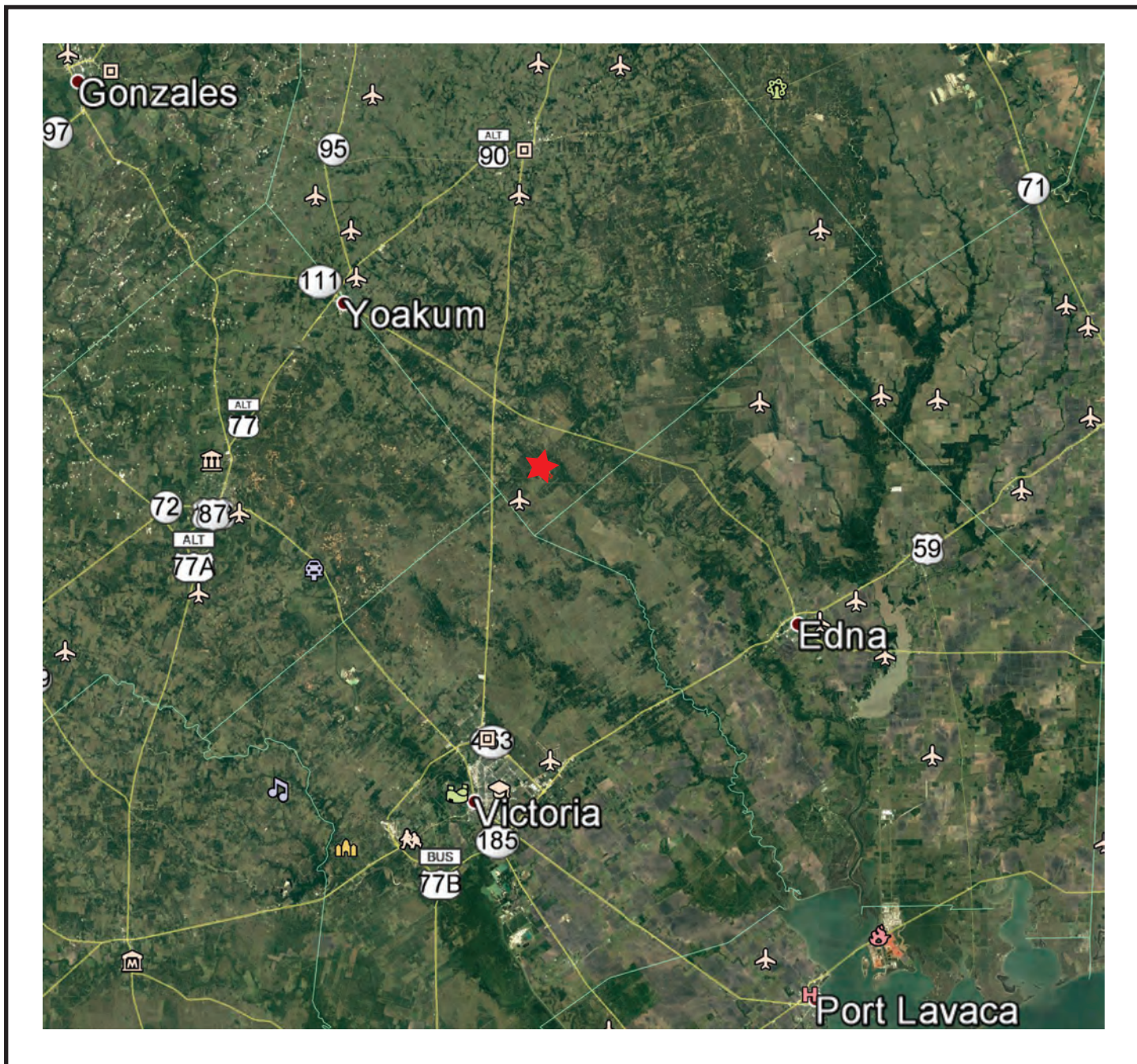
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LOCATION AERIAL



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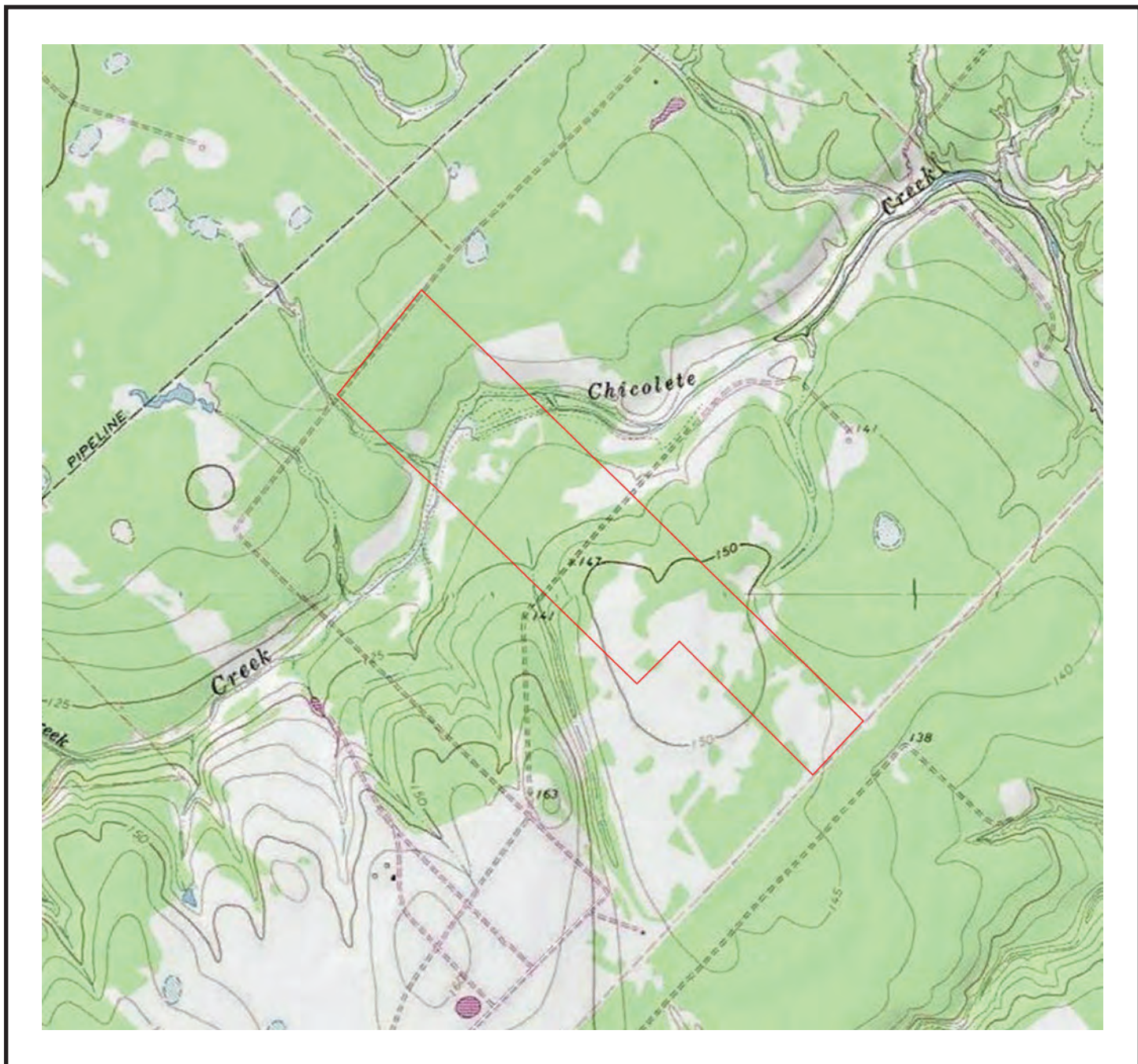
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CHICOLETE CREEK RANCH

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TOPO MAP



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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

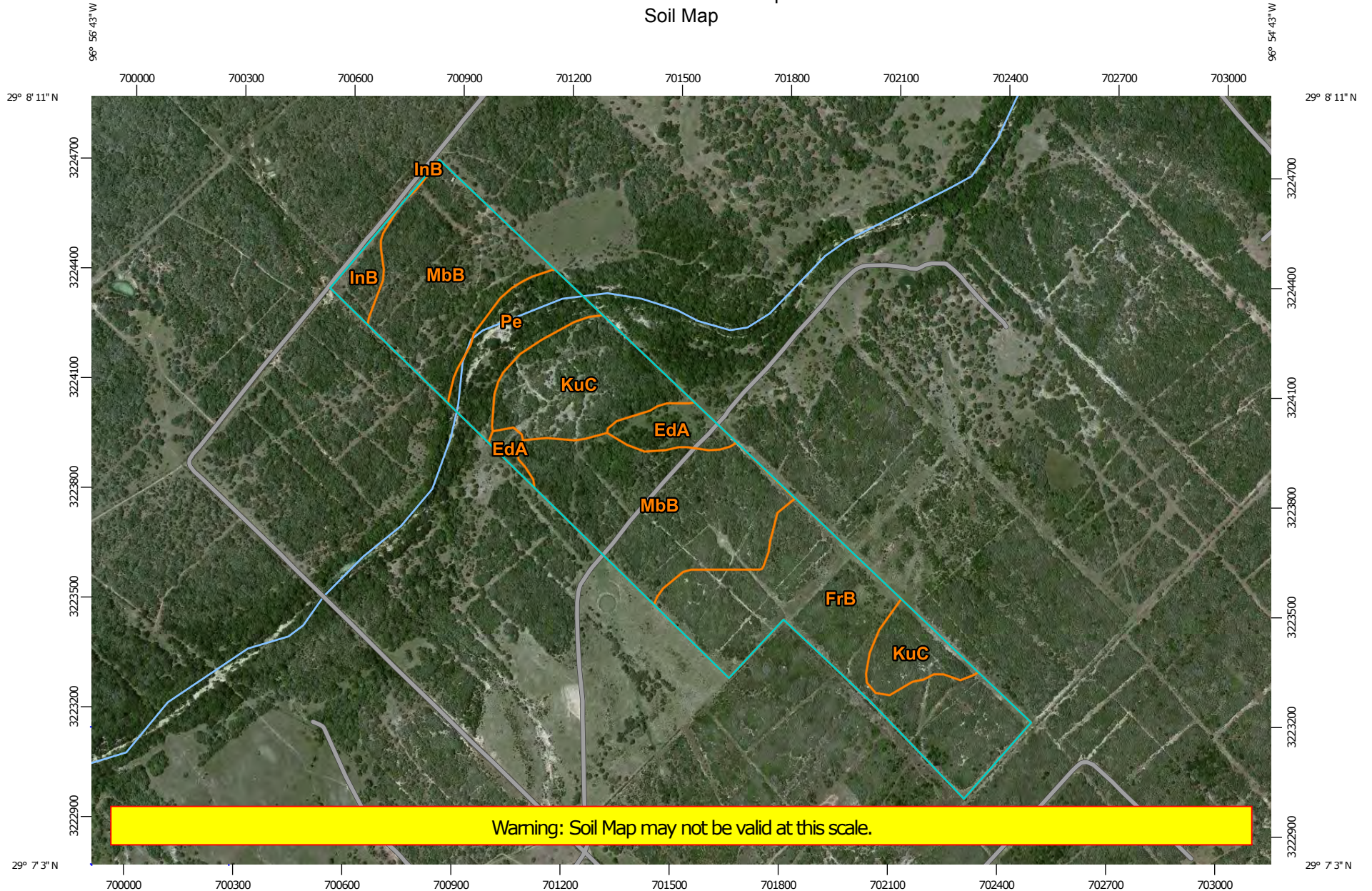
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Lavaca County, Texas**

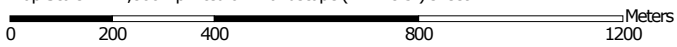
Vaughn Ranch



Custom Soil Resource Report Soil Map



Map Scale: 1:14,800 if printed on A landscape (11" x 8.5") 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: <http://websoilsurvey.nrcs.usda.gov>
 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: Lavaca County, Texas
 Survey Area Data: Version 12, Sep 22, 2015

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

Lavaca County, Texas (TX285)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdA	Edna loam, 0 to 1 percent slopes	9.7	4.3%
FrB	Fordtran loamy fine sand, 0 to 5 percent slopes	62.0	27.4%
InB	Inez loamy fine sand, 0 to 2 percent slopes	4.9	2.2%
KuC	Kuy sand, 0 to 5 percent slopes	39.1	17.3%
MbB	Milby sand, 0 to 2 percent slopes	92.7	41.0%
Pe	Pulexas fine sandy loam, frequently flooded	17.5	7.7%
Totals for Area of Interest		226.0	100.0%

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 components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.