GOLIAD CO. WILDLIFE RANCH

186 +/- ACRES

GOLIAD COUNTY
PROPERTY DESCRIPTION

Goliad County Wildlife Ranch

Located 15 miles north of Goliad in Goliad County, this immaculate turnkey ranch is a perfect mix of manicured pastures studded with large oaks and thick brushy areas providing excellent wildlife habitat.

Featuring a double-gated entry, the ranch has a 2,500+/- sq. ft. fully furnished, open-concept home with picturesque views of the nearby pond and picnic area. A paved drive provides easy access to the home, barn with walk-in cooler/cleaning station and a nearby bunkhouse which sleeps 6. Entirely high fenced, the ranch is home to numerous exotic and native wildlife, including whitetail deer, axis, black bucks, pere david, oryx, rams, red stags, aoudad, wild turkey, buffalo and more. Water features include two ponds stocked with bass, one stock tank and four water wells - two including windmills. The ranch also includes a hunter's cabin, cattle pens, game feeding pens, blinds, and protein feeders.Easily accessible, this ultimate recreational ranch is located only 2 hours from San Antonio and 2.5 hours from the Greater Houston Area

LIST PRICE $1,950,000.00

BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

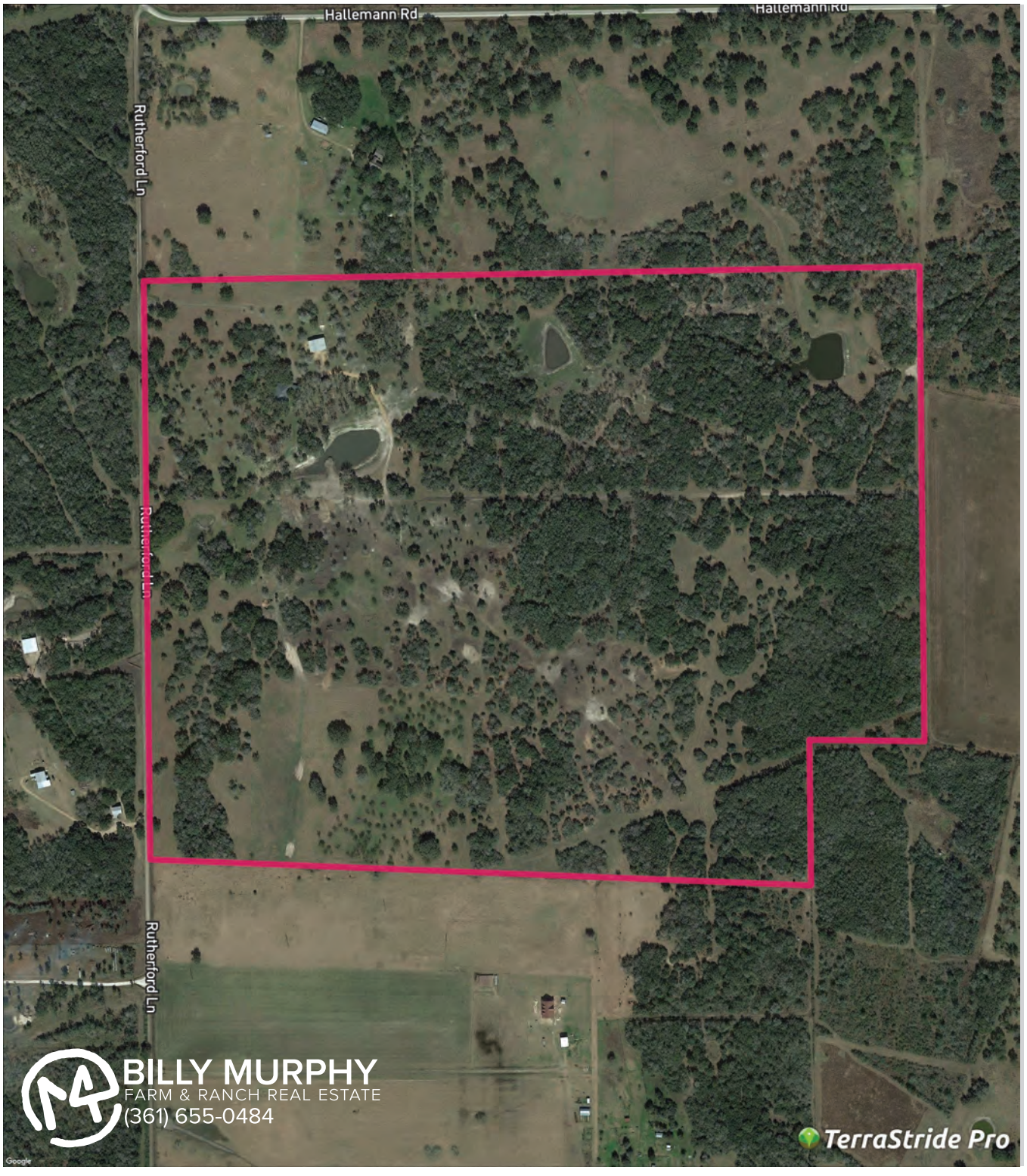
COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

GOLIAD CO. WILDLIFE RANCH

186 +/- ACRES

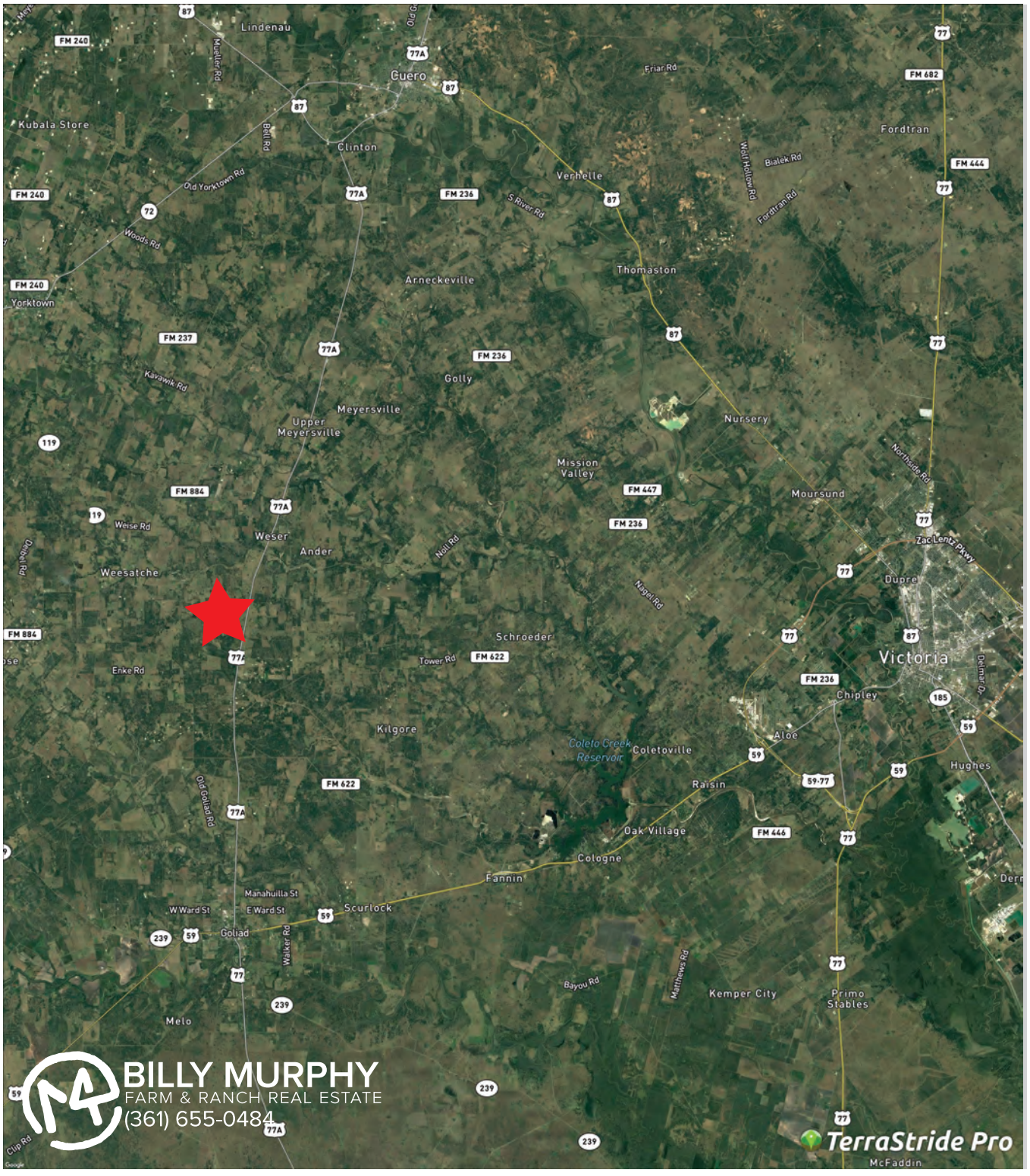
GOLIAD COUNTY
PROPERTY AERIAL



GOLIAD CO. WILDLIFE RANCH

186 +/- ACRES

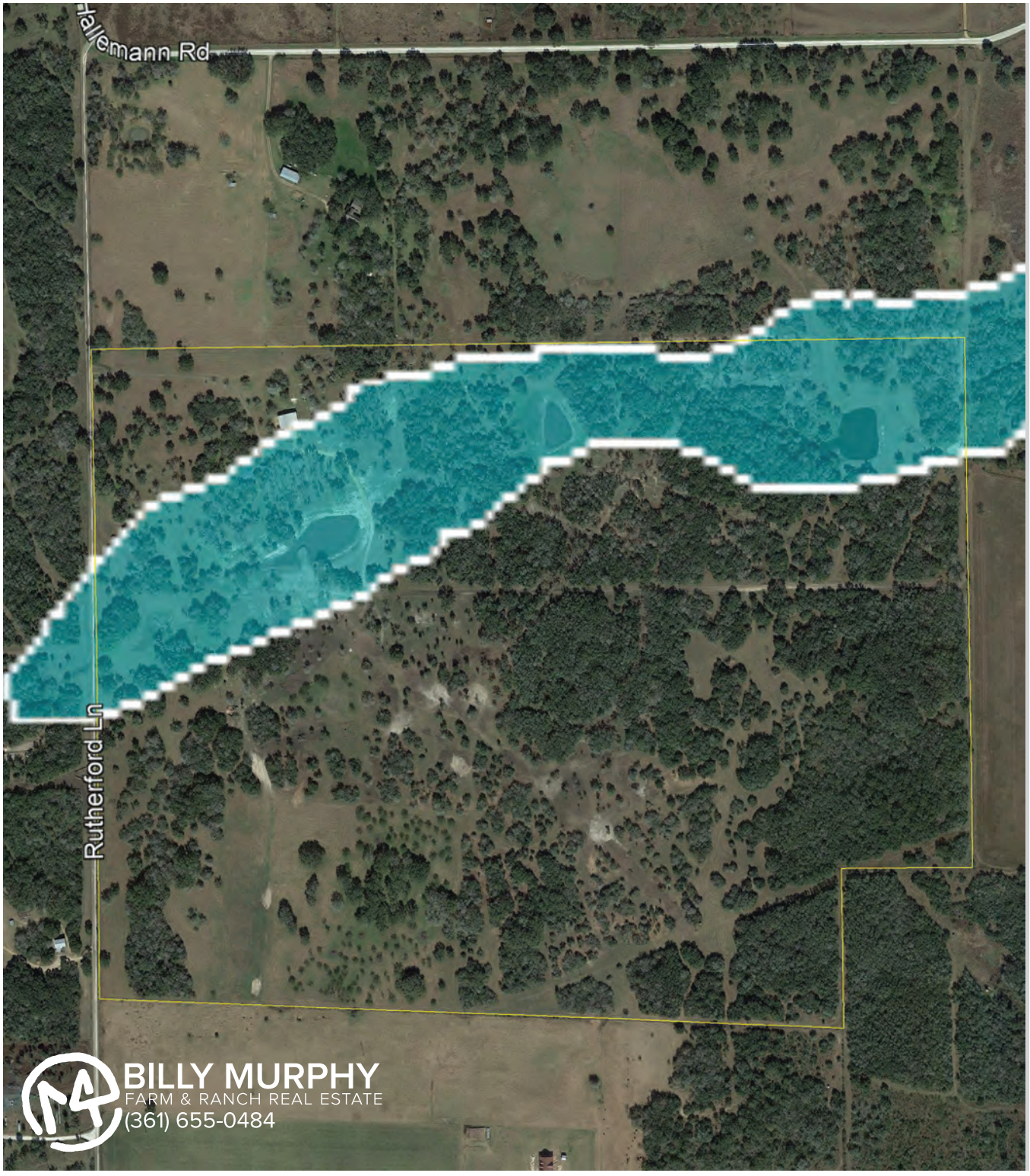
GOLIAD COUNTY LOCATION MAP



GOLIAD CO. WILDLIFE RANCH

186 +/- ACRES

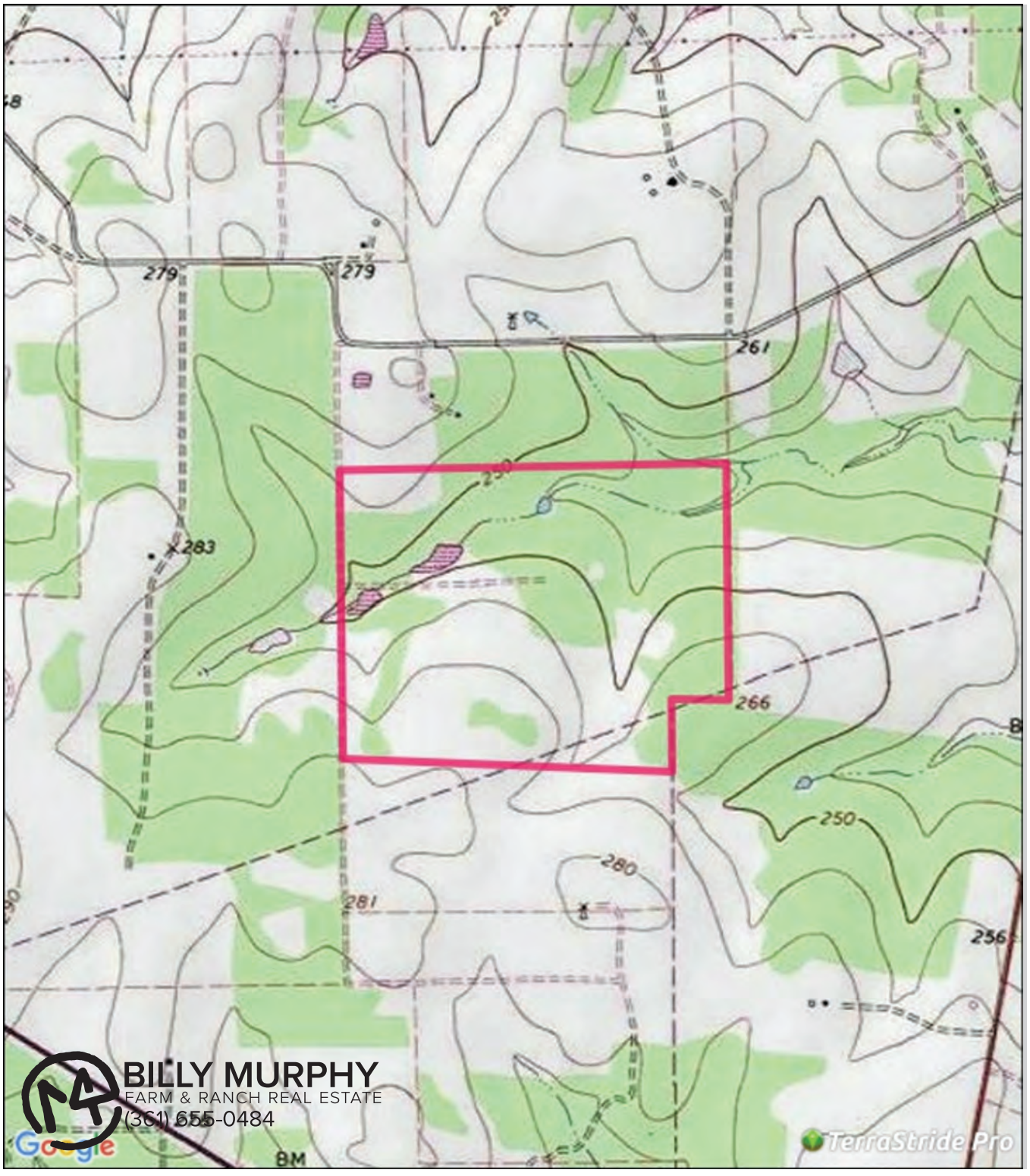
GOLIAD COUNTY
PROPERTY FLOOD



GOLIAD CO. WILDLIFE RANCH

186 +/- ACRES

GOLIAD COUNTY
PROPERTY TOPO



United States Department of Agriculture

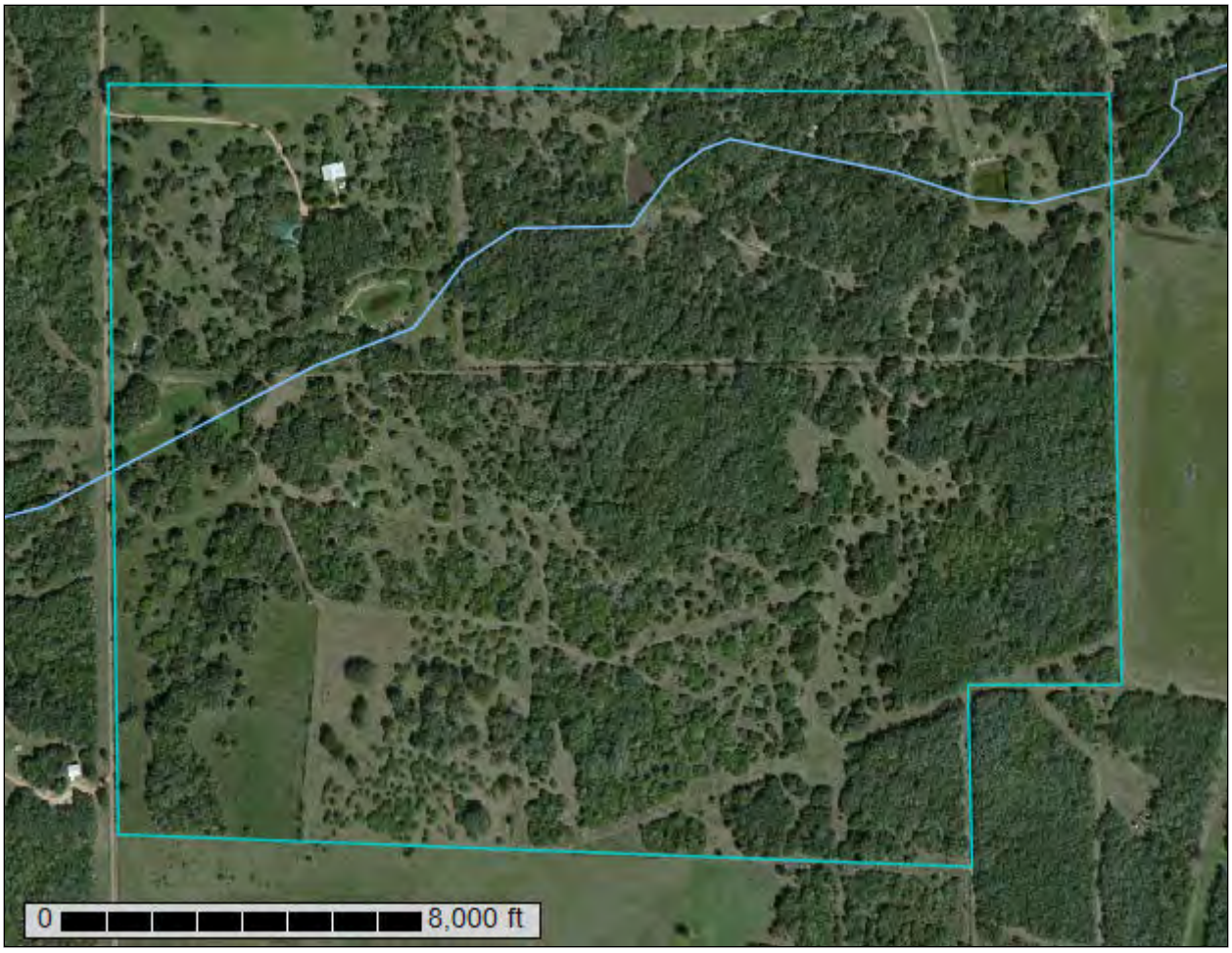
NRCS

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 Goliad County, Texas

Hajdik Property



March 6, 2018

Custom Soil Resource Report
Soil Map

Map Scale: 1:6,620 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

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: Goliad County, Texas
Survey Area Data: Version 24, Nov 7, 2017

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

Date(s) aerial images were photographed: May 26, 2011—Oct 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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnB	Ander fine sandy loam, 1 to 3 percent slopes	12.7	6.9%
CrA	Clareville sandy clay loam, 0 to 1 percent slopes, rarely flooded	10.5	5.8%
CrB	Clareville sandy clay loam, 1 to 3 percent slopes, rarely flooded	5.4	3.0%
CsC	Colibro sandy clay loam, 3 to 5 percent slopes	25.2	13.8%
GdB	Goliad fine sandy loam, 1 to 3 percent slopes	26.4	14.4%
RaB	Raisin loamy fine sand, 0 to 3 percent slopes	1.5	0.8%
WcC	Weesatche fine sandy loam, 2 to 5 percent slopes	2.0	1.1%
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	99.0	54.2%
Totals for Area of Interest		**182.6**	**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