

COLETO LAKE RANCH

145 +/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



Absolutely Stunning Ranch on Coletto Lake!

This Recreational Dream Ranch is **145 +/-** gorgeous acres covered with massive oaks and an abundance of wildlife and water frontage.

Located off Weber Road, just 12 miles east of downtown Victoria, Texas, the property consists of **91 +/-** deeded acres with an additional **54 +/-** acre leaseback from GBRA that has a over **6,000 ft.** of water frontage. The 91 acres features heavily wooded terrain with huge oaks/underbrush and partly open pasture areas, while the

54-acre GBRA portion is comprised of sandy soils with massive oaks spread throughout.

The leaseback from GBRA has been in place since 1978, when the Guadalupe-Blanco River Authority began their project of constructing a dam on Coletto Creek.

Build your own boat house and spend weekends fishing and boating on the lake. Loaded with wildlife, great views and endless recreational opportunities, this property would make the ultimate home site or weekend getaway.

Some minerals convey.

The **Coletto Lake Ranch** is conveniently located just 15 minutes from Victoria, approximately 2.5 hours from Houston, 2 hours from San Antonio and 1.5 hours from Corpus Christi.

LIST PRICE \$1,200,000



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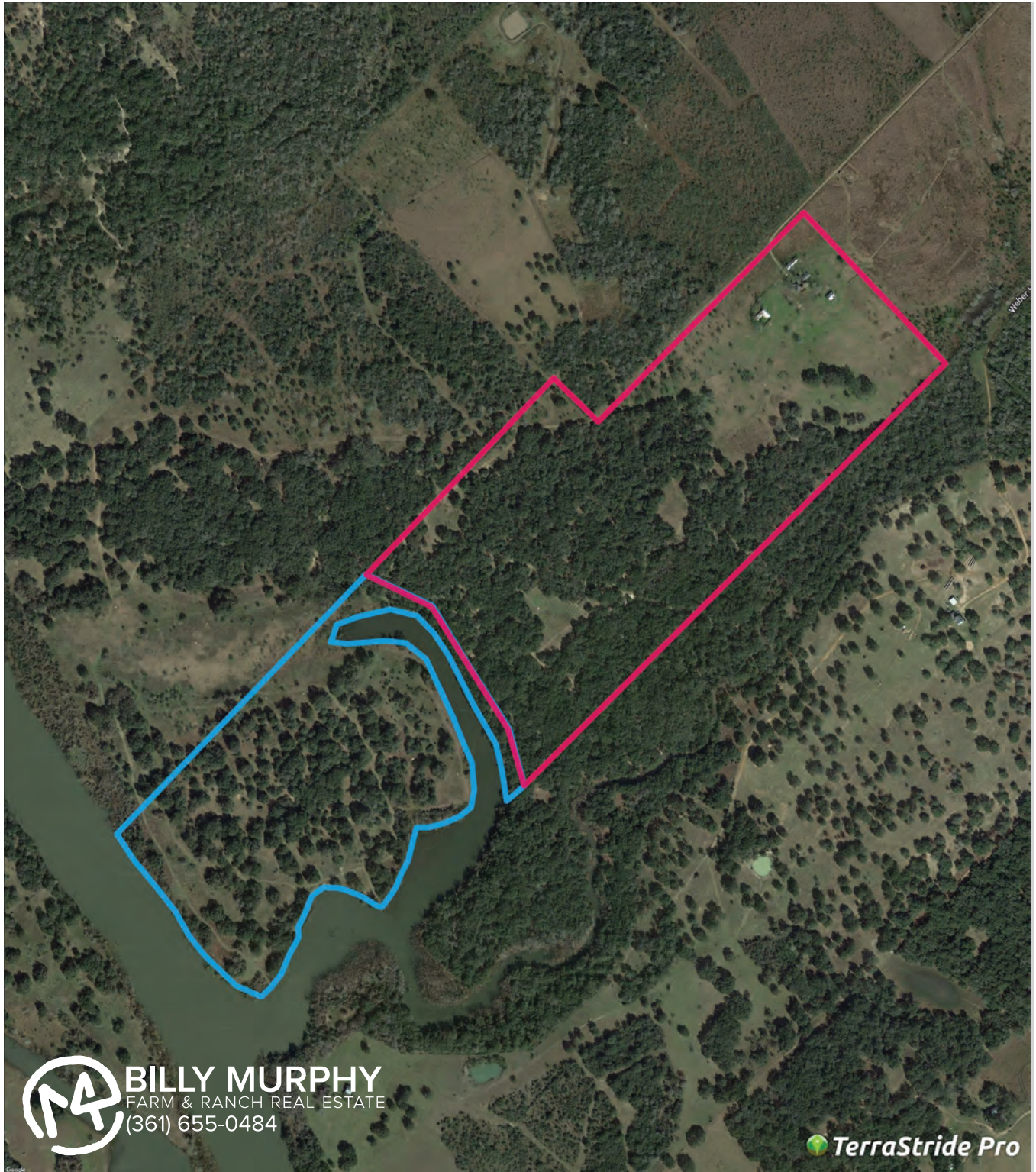
**COLDWELL
BANKER**
THE RON BROWN
COMPANY

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COLETO LAKE RANCH

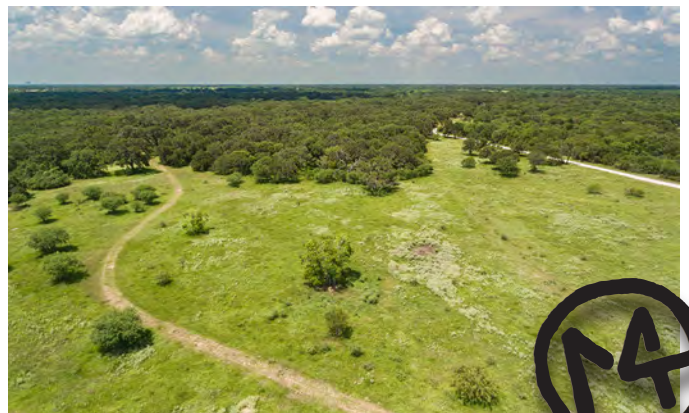
145 +/- ACRES

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PROPERTY AERIAL



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 TerraStride Pro



COLETO LAKE RANCH

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145 +/- ACRES

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PROPERTY TOPO



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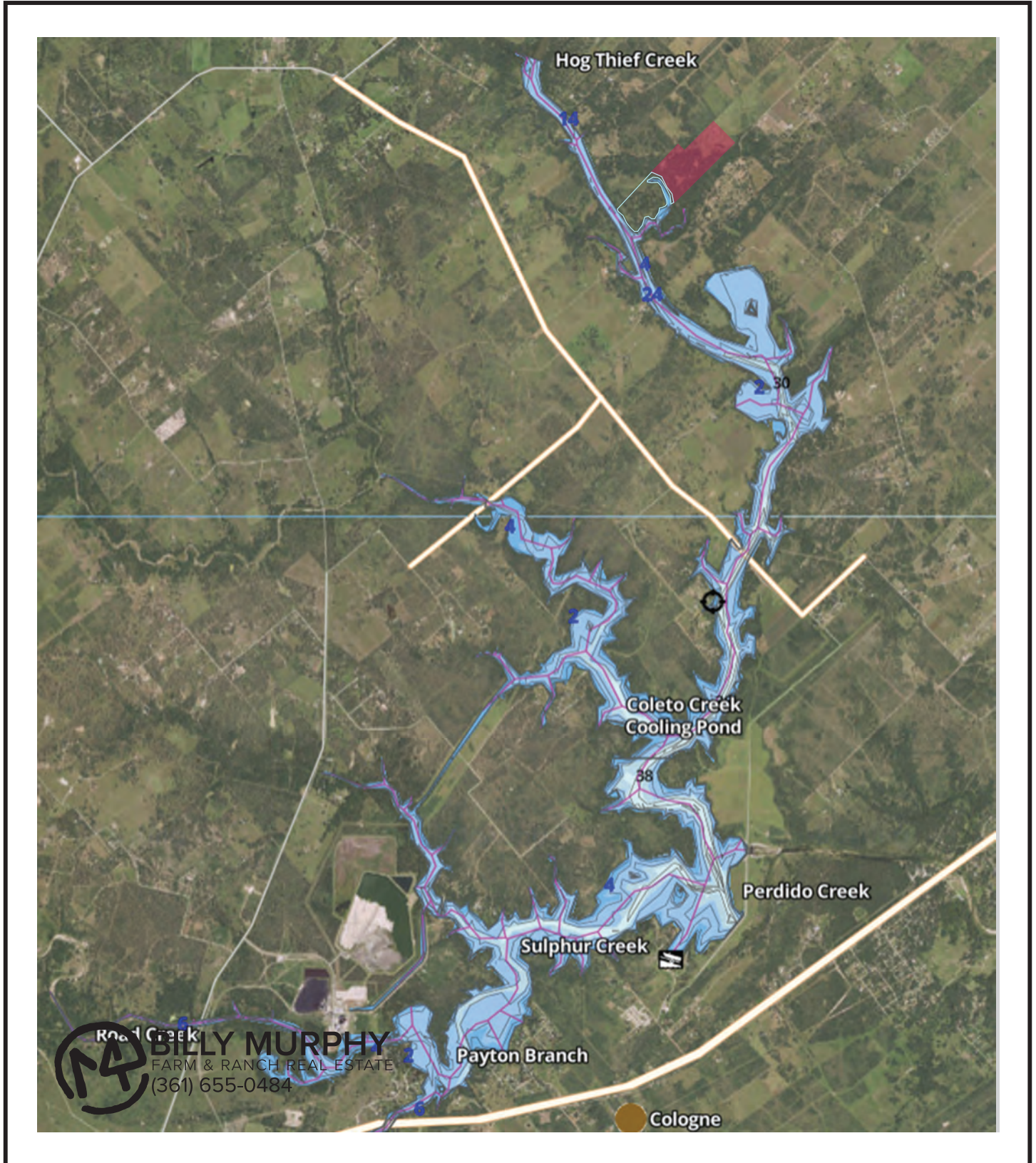


TerraStride Pro

COLETO LAKE RANCH

145 +/- ACRES

VICTORIA COUNTY
COLETO LAKE MAP





United States
Department of
Agriculture

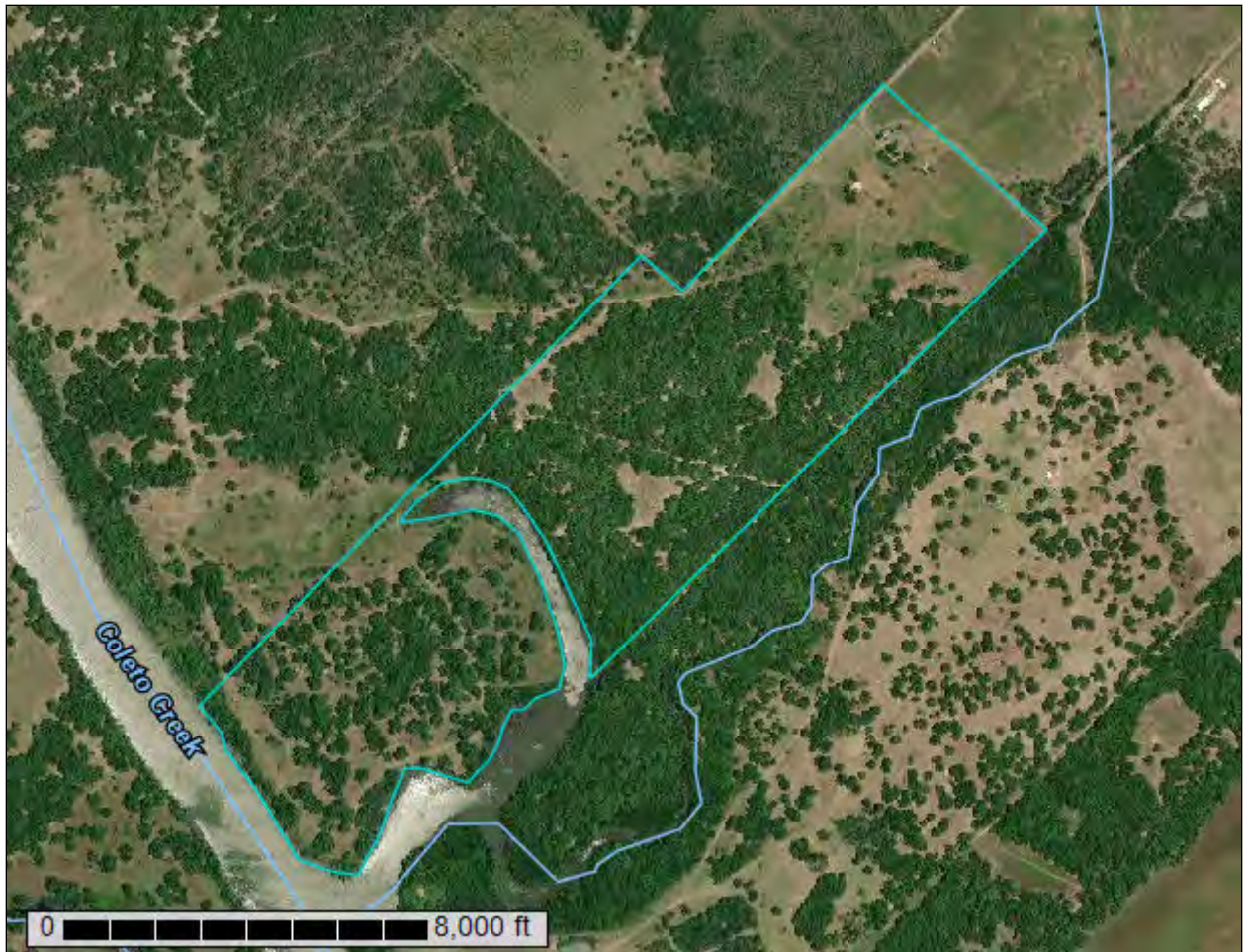
NRCS

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

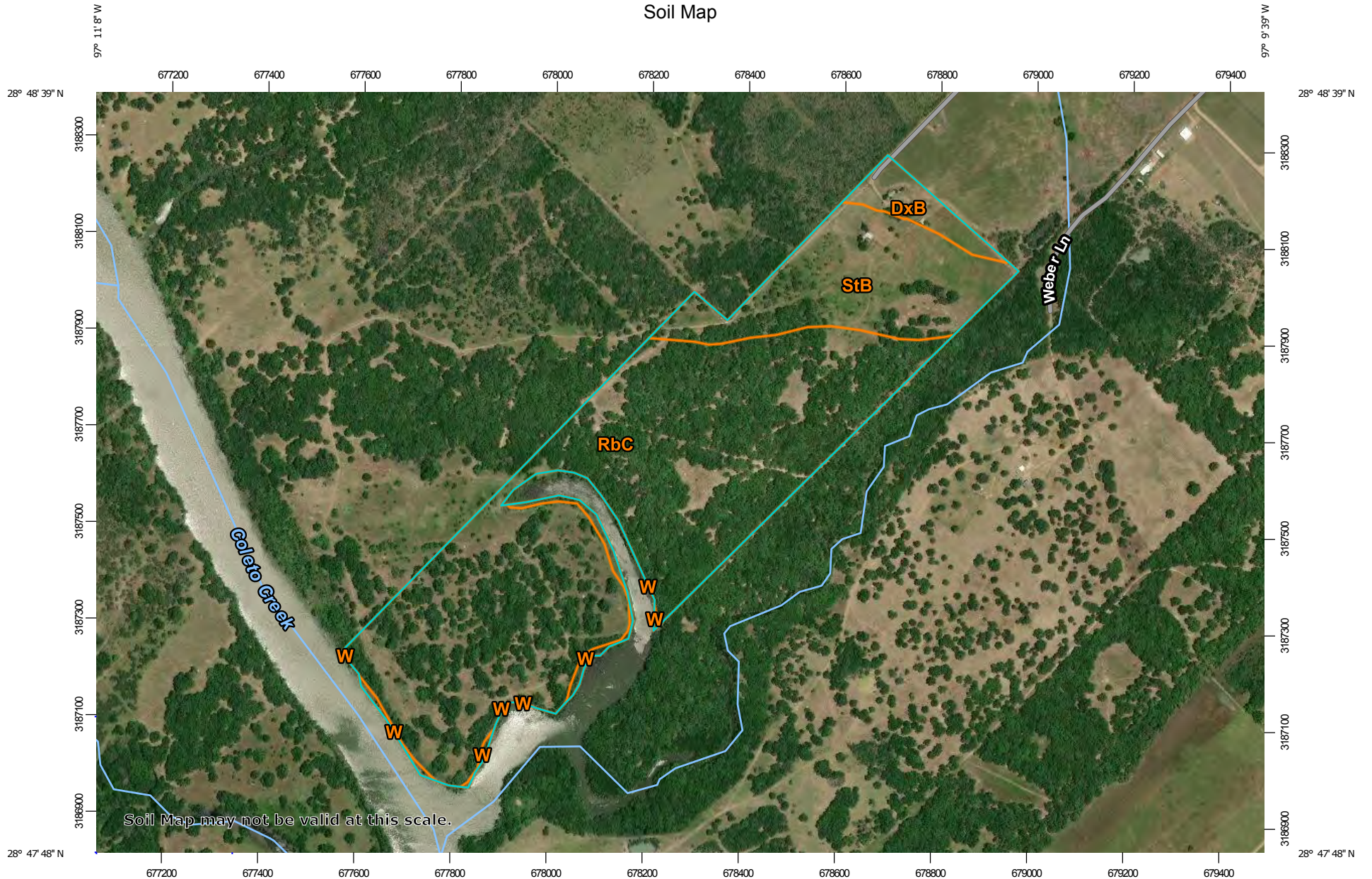
Custom Soil Resource Report for **Victoria County, Texas**

M4 Ranch Real Estate

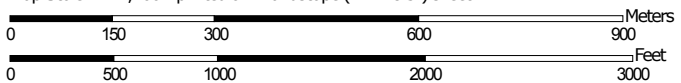


July 30, 2018

Custom Soil Resource Report Soil Map



Map Scale: 1:11,100 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:
 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 15, Nov 8, 2017

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

Date(s) aerial images were photographed: May 28, 2010—Oct 17, 2017

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

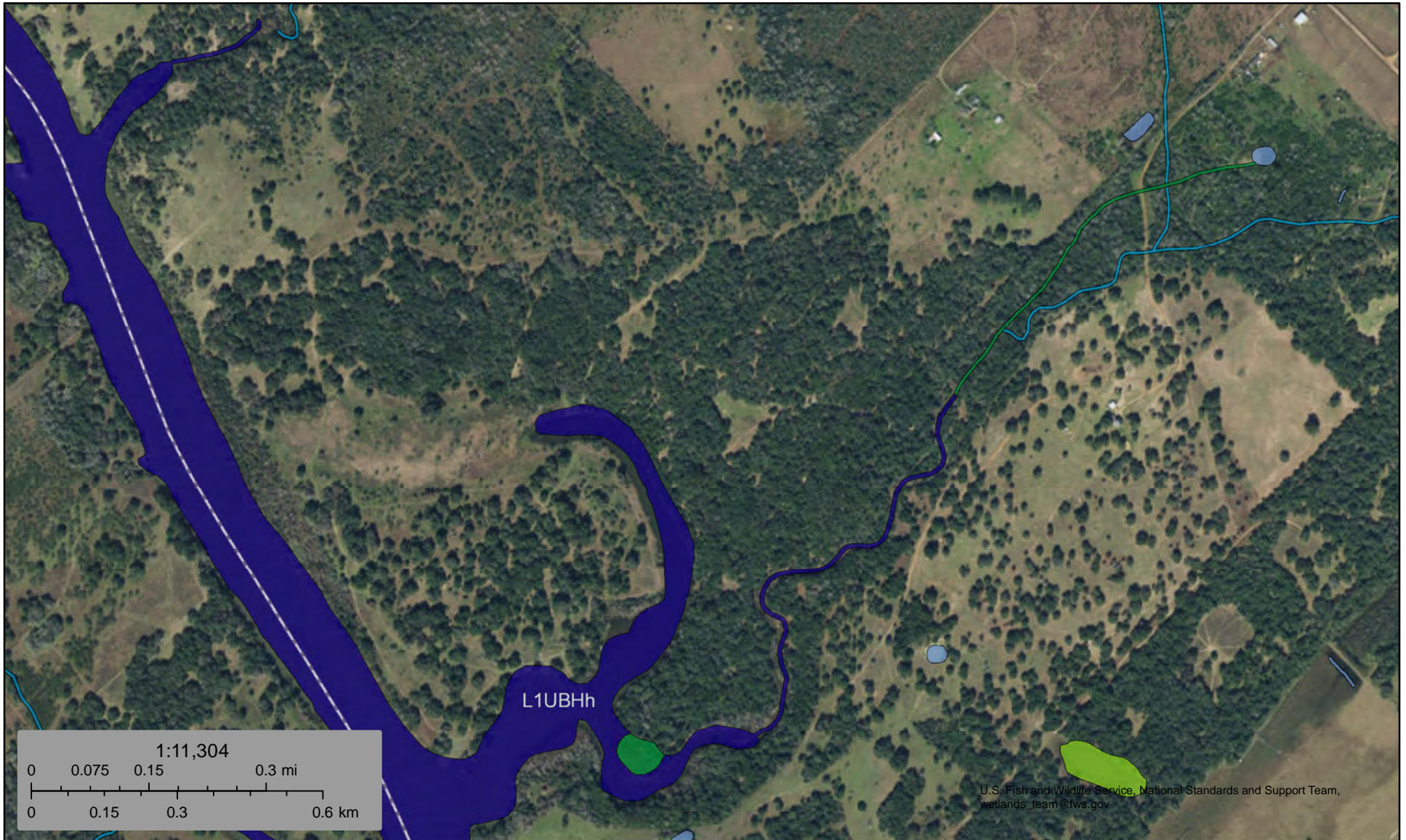
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DxB	Denhawken-Elmendorf complex, 0 to 2 percent slopes	5.3	3.6%
RbC	Rupley fine sand, 1 to 5 percent slopes	112.0	75.5%
StB	Straber loamy fine sand, 0 to 2 percent slopes	28.5	19.2%
W	Water	2.4	1.6%
Totals for Area of Interest		148.2	100.0%

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.



July 30, 2018

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.