SAN ANTONIO RIVER RANCH

466.44+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION

Excellent Hunting/Cattle Ranch Close to Town

The San Antonio River Ranch is located in southern Victoria County along the Victoria/Goliad County line and has been in the same family for four generations. The ranch terrain is primarily comprised of beautiful wooded river bottom and has over 2,800 ft of San Antonio River frontage. The river bottom is easily accessed by several wide, open senderos and clean fence lines. The remaining portion of the ranch is open pastureland and is out of the floodplain. This scenic stretch of land would make an ideal building spot.

The dense river bottom areas are loaded with wild game and ready to be explored. Ranch wildlife includes turkey, deer and hogs. This area of the county is known for producing quality native whitetail bucks. The ranch was under the MLD program from 2009-2018 season.

Enjoy catching the many catfish and large gar that inhabit in this area of the San Antonio River. The San Antonio River Ranch has several great access points to the river, which provide the perfect setting for camping and fishing.

Improvements on the property include a water well, a set of cattle pens and a newly constructed metal storage barn with rock floor and electricity. The ranch includes two portable buildings that were converted into hunting cabins. Both cabins are equipped with a bathroom/shower and both have nice porches to relax on and enjoy the scenery.

The San Antonio River Ranch truly has everything for the outdoorsman who enjoys fishing, hunting and exploring. The ranch is conveniently located just 30 minutes South of Victoria and approximately 2.5 hours from Houston and Austin, and

2 hours from San Antonio. Sellers will consider conveying some minerals with an acceptable offer!!

LIST PRICE $2,192,268

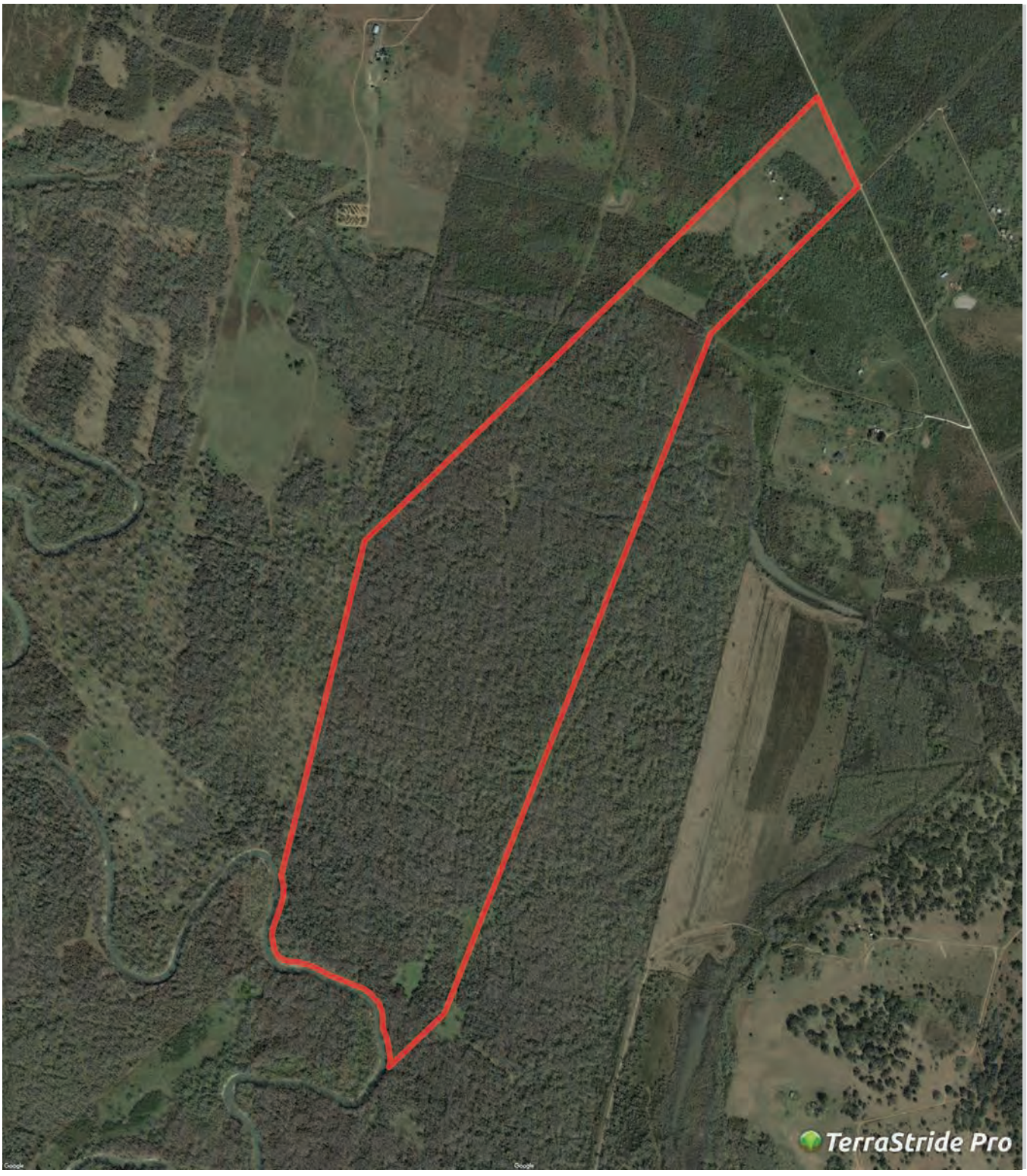
BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

COLDWELL BANKER
THE RON BROWN COMPANY
M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

SAN ANTONIO RIVER RANCH

466.44 +/- ACRES

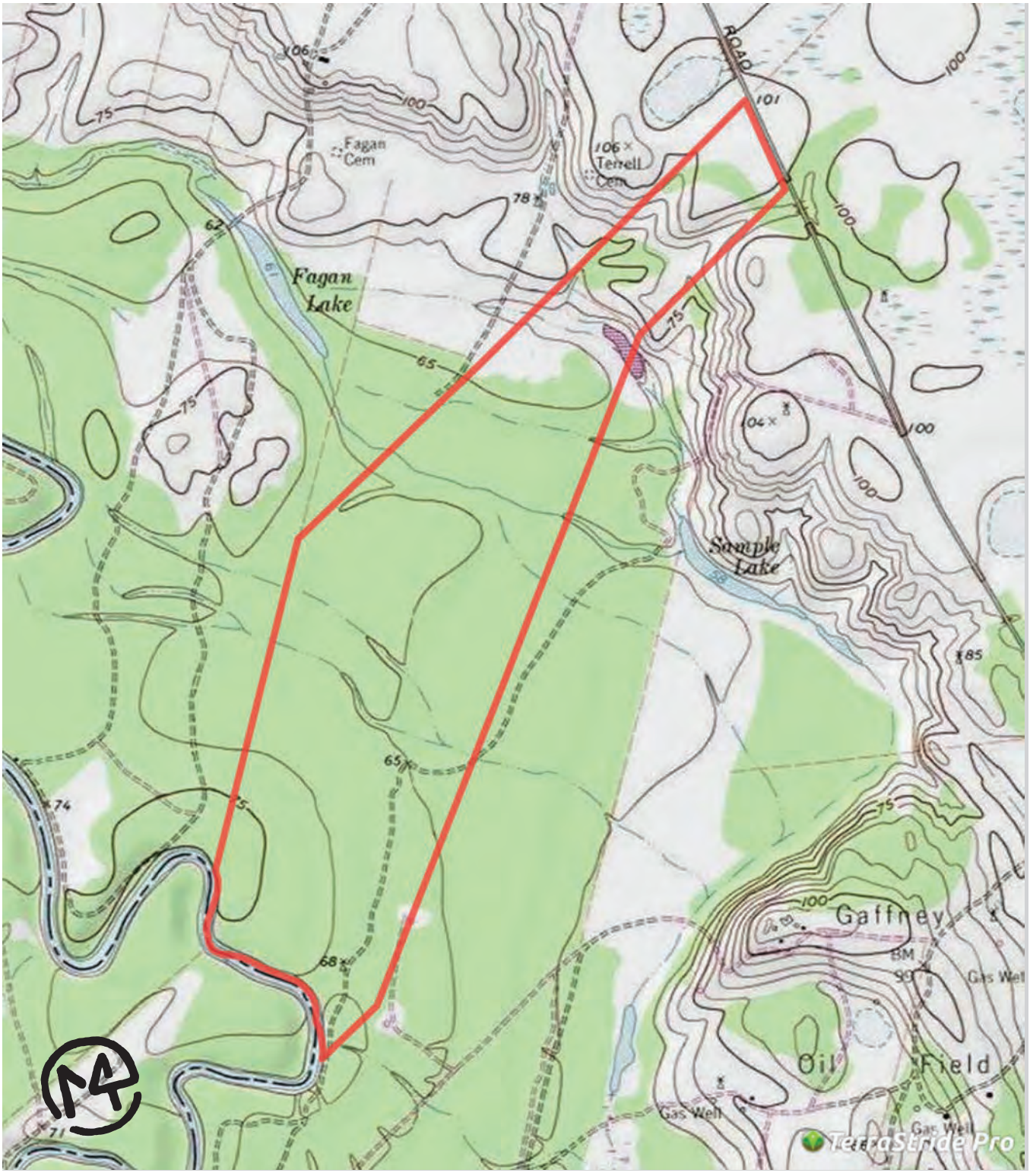
VICTORIA COUNTY
PROPERTY AERIAL



SAN ANTONIO RIVER RANCH

466.44 +/- ACRES

VICTORIA COUNTY
PROPERTY TOPO



United States Department of Agriculture

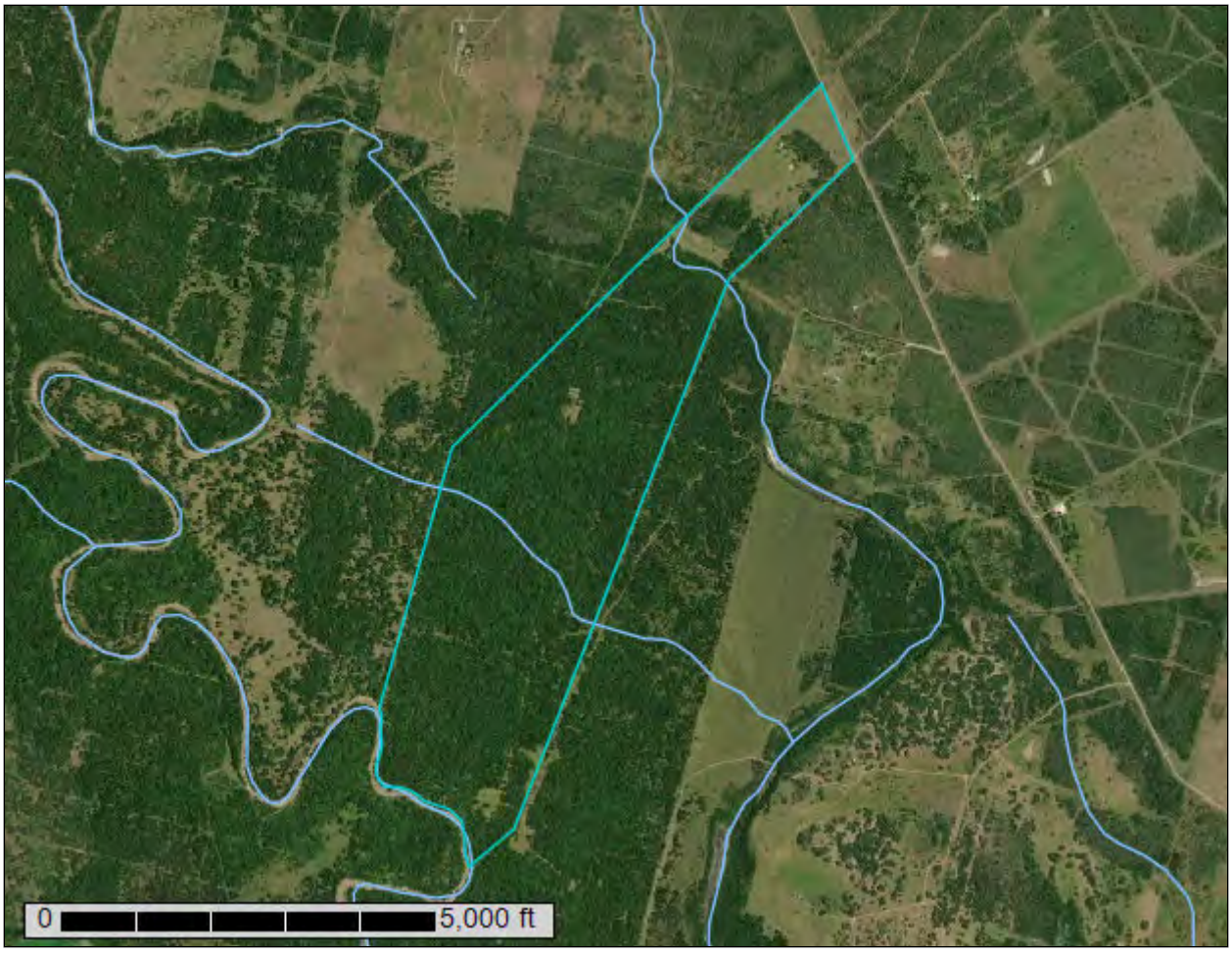
NRCS

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

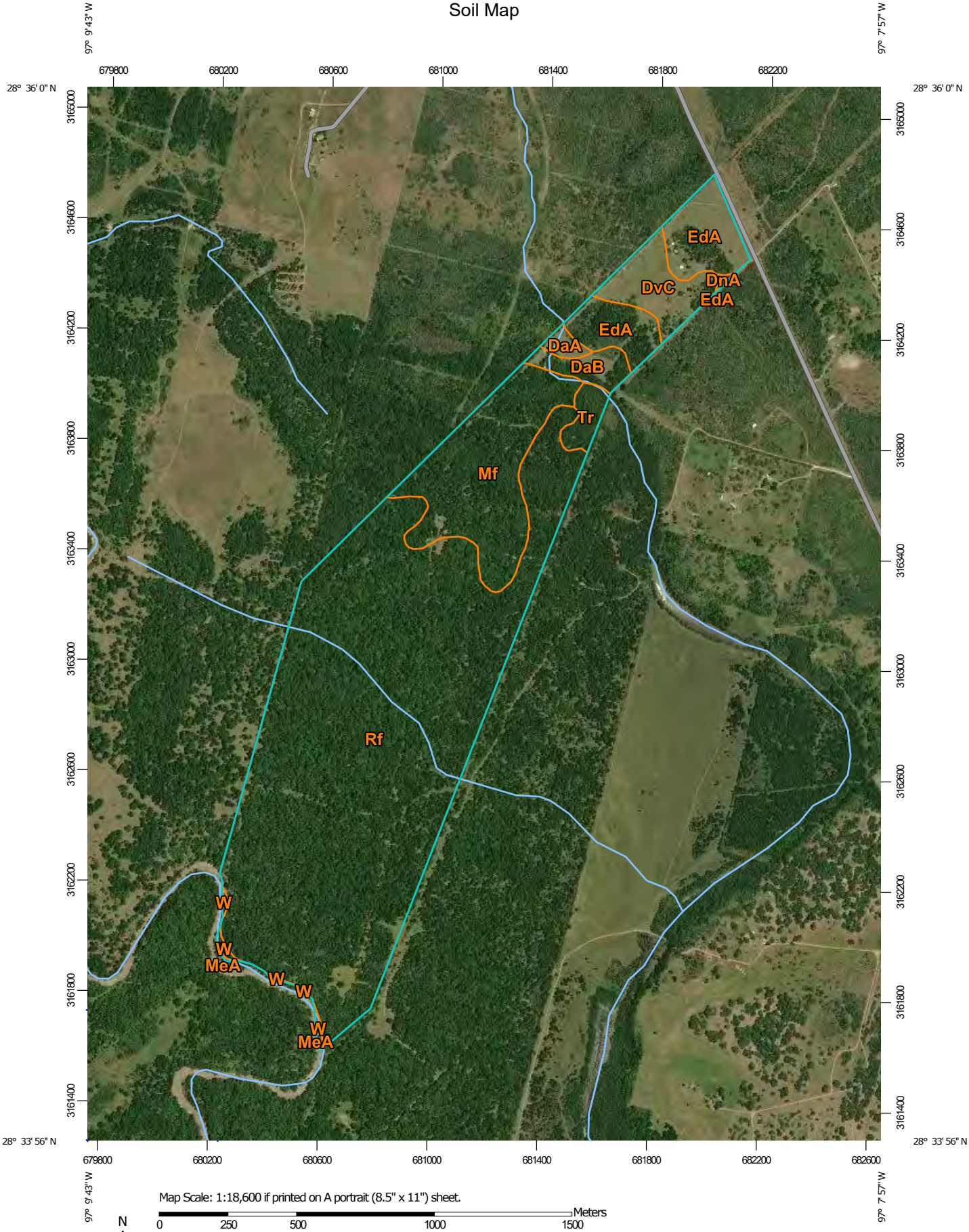
Custom Soil Resource Report for Goliad County, Texas, and Victoria County, Texas

M4 Ranch Real Estate



January 22, 2020

Custom Soil Resource Report
Soil Map



Map Scale: 1:18,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 250 500 1000 1500

Feet: 0 500 1000 2000 3000

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.

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 26, Sep 12, 2019

Soil Survey Area: Victoria County, Texas
Survey Area Data: Version 17, Sep 12, 2019

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

MAP LEGEND

MAP INFORMATION

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
MeA	Meguin silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.1	0.0%
Subtotals for Soil Survey Area		**0.1**	**0.0%**
Totals for Area of Interest		**460.1**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	2.9	0.6%
DaB	Dacosta sandy clay loam, 1 to 3 percent slopes	8.5	1.8%
DnA	Dacosta-Contee complex , 0 to 1 percent slopes	0.5	0.1%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	18.9	4.1%
EdA	Edna loam, 0 to 1 percent slopes	32.4	7.1%
Mf	Meguin silty clay, frequently flooded	60.6	13.2%
Rf	Rydolph silty clay, 0 to 1 percent slopes, frequently flooded	328.0	71.3%
Tr	Trinity clay, frequently flooded	6.3	1.4%
W	Water	1.9	0.4%
Subtotals for Soil Survey Area		**460.0**	**100.0%**
Totals for Area of Interest		**460.1**	**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