WOODED OAK RANCH

404+/- ACRES

LAVACA/JACKSON COUNTY
PROPERTY DESCRIPTION

READY TO HUNT!!

Covered with Oaks, Numerous Ponds, New Fencing, Loaded with Wildlife

The Wooded Oak Ranch is a scenic 404+/- acres covered with live oaks, post oaks, and a variety of other trees. There are several ponds on the ranch providing water for both livestock and wildlife. The ranch has excellent wildlife habitat with many whitetail deer, turkey, and hogs. There are several open areas set up and ready to hunt with 2-person Atascosa blinds and feeders. Approximately 4 blinds and 4 feeders convey with the sale. The ranch is secluded and accessed from an all-weather gravel easement road. Electricity runs the length of the property and all fencing is new and in good condition. The property is split between Lavaca and Jackson County and is only 30 minutes from Edna and 2 hours from Houston. Partial minerals negotiable! This ranch is ready to hunt!

Property Directions:

From Hwy 59 at Edna, take Hwy 111 north approximately 11 miles to Gandy Bend Road (CR 285). Take a right on Gandy Bend Rd and continue north for approx. 5 miles. Gated access road to ranch will be on the left.

LIST PRICE $1,819,665

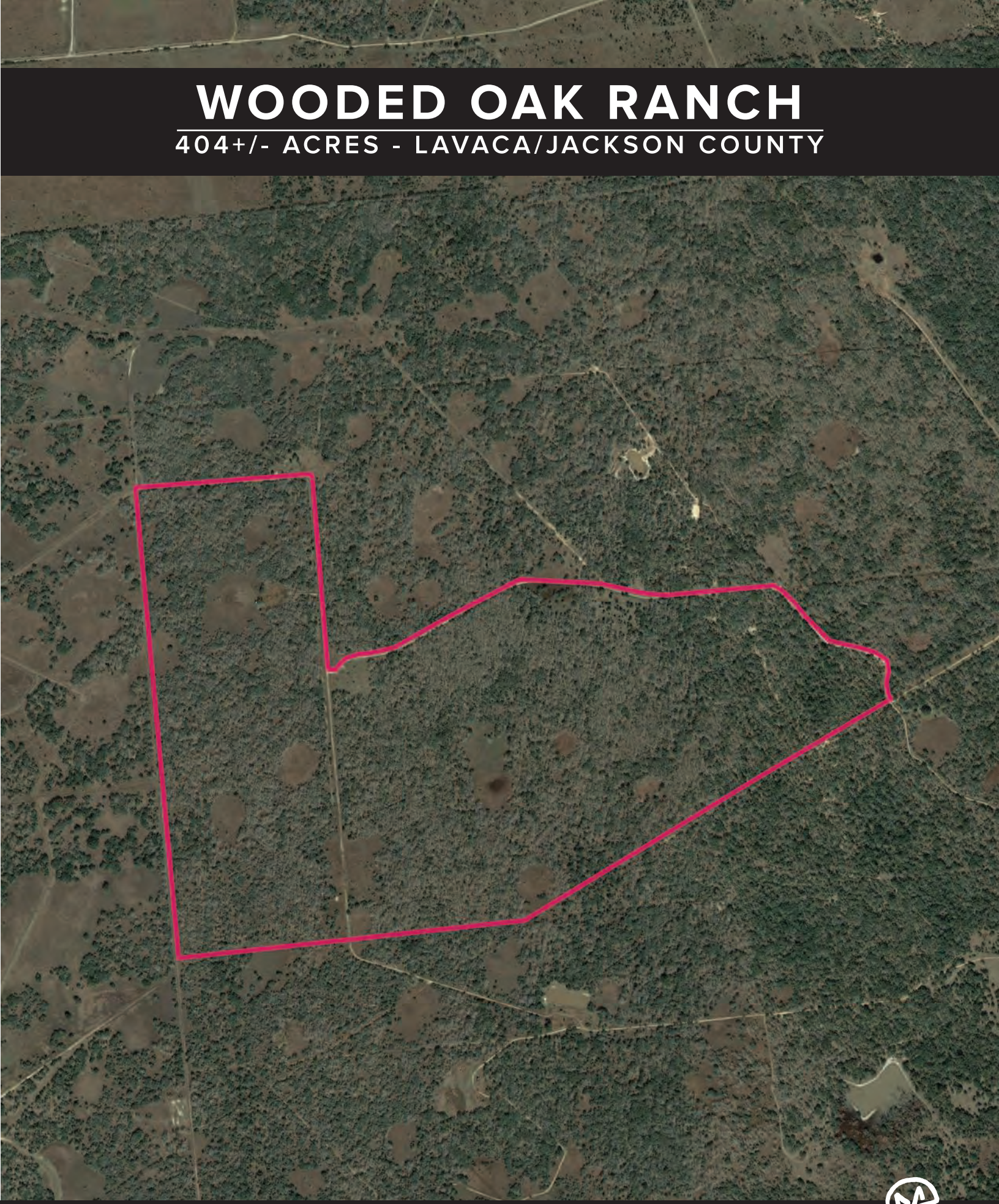
BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

WOODED OAK RANCH

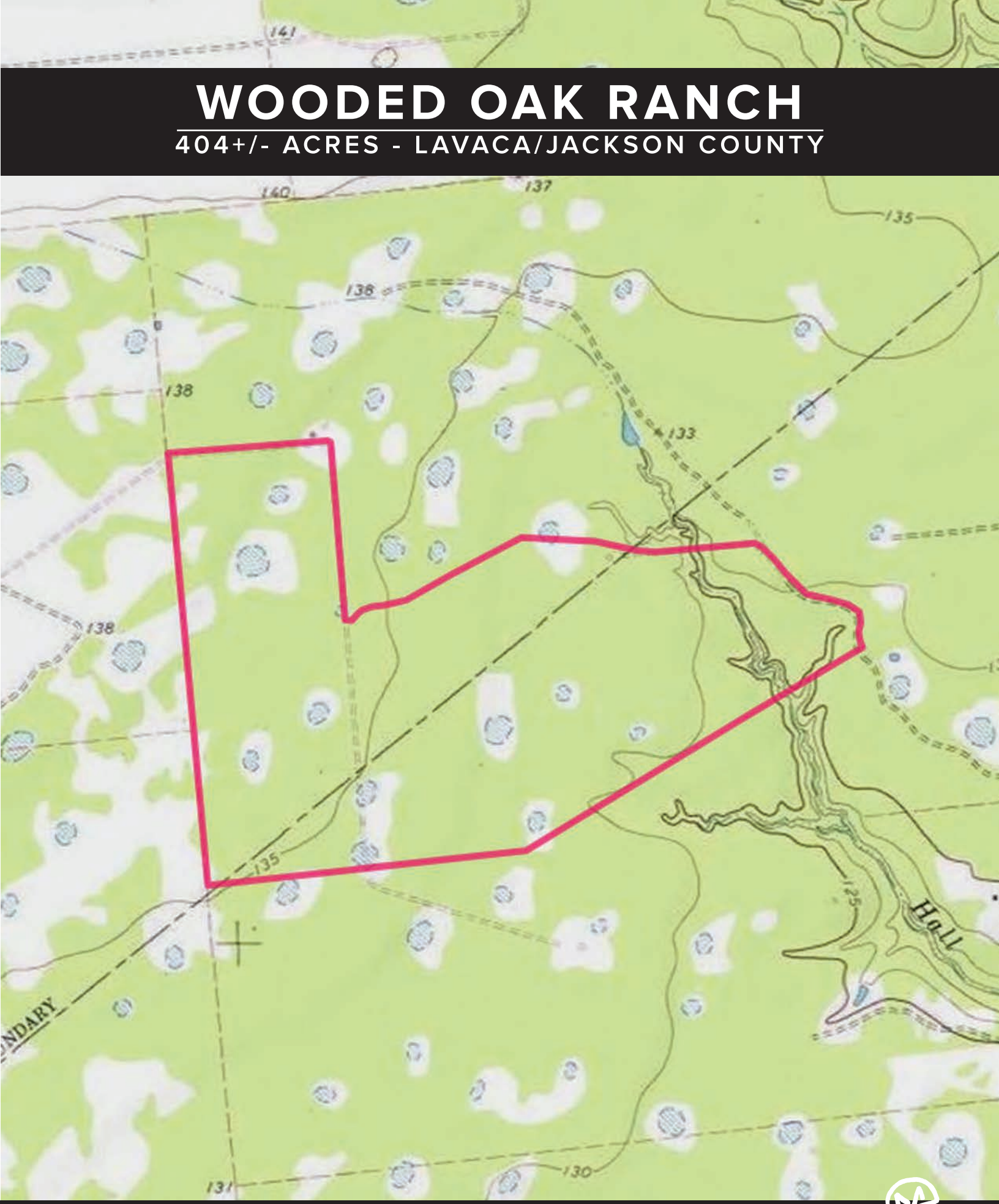
404+/- ACRES - LAVACA/JACKSON COUNTY



PROPERTY AERIAL

WOODED OAK RANCH

404+/- ACRES - LAVACA/JACKSON COUNTY



PROPERTY TOPO

WOODED OAK RANCH

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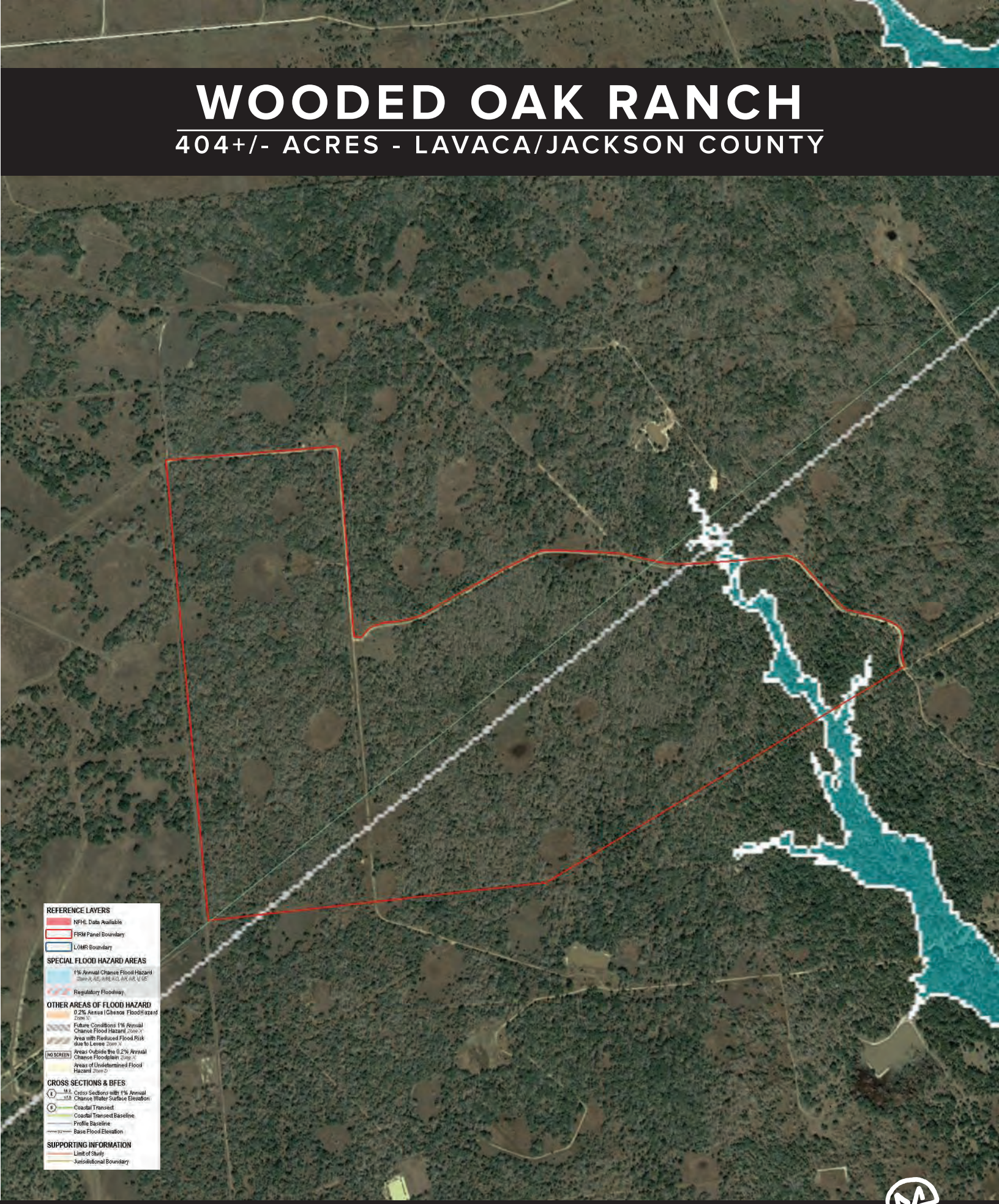


PROPERTY FLOOD

WOODED OAK RANCH

404+/- ACRES - LAVACA/JACKSON COUNTY

PROPERTY LOCATION

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

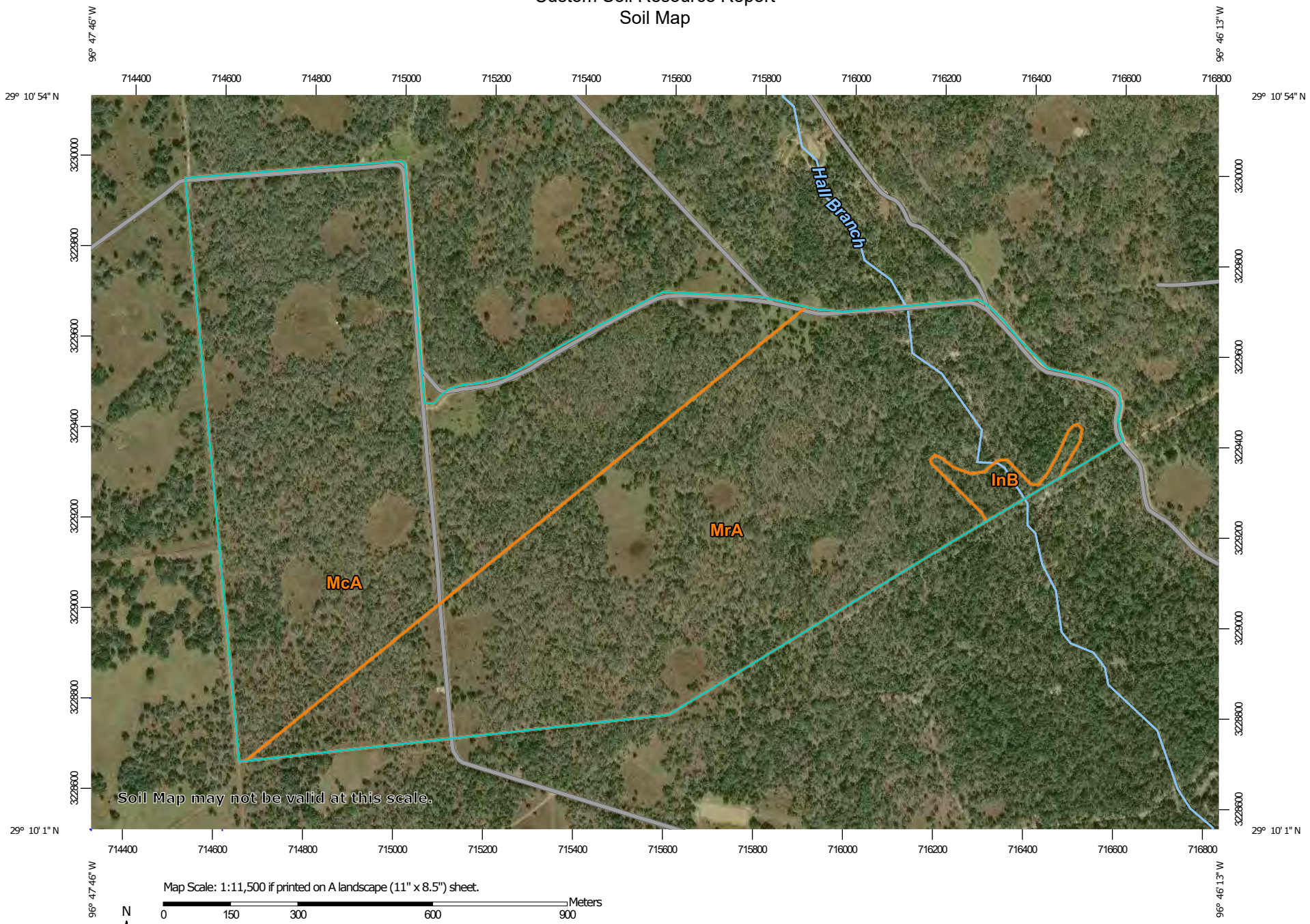
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Jackson County, Texas, and Lavaca County, Texas

M4 Ranch Real Estate

August 24, 2020

Custom Soil Resource Report
Soil Map



Map Scale: 1:11,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 150 300 600 900

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.

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: Jackson County, Texas
Survey Area Data: Version 17, Jun 11, 2020

Soil Survey Area: Lavaca County, Texas
Survey Area Data: Version 18, Jun 11, 2020

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.

MAP LEGEND

MAP INFORMATION

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

Date(s) aerial images were photographed: Oct 8, 2016—Sep 9, 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
InB	Inez fine sandy loam, 0 to 2 percent slopes	4.9	1.2%
MrA	Morales-Cieno frequently ponded complex, 0 to 1 percent slopes	202.9	50.4%
Subtotals for Soil Survey Area		**207.8**	**51.6%**
Totals for Area of Interest		**402.9**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McA	Morales-Cieno frequently ponded complex, 0 to 1 percent slopes	195.1	48.4%
Subtotals for Soil Survey Area		**195.1**	**48.4%**
Totals for Area of Interest		**402.9**	**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