

# CHISHOLM CREEK RANCH

584.77 +/- ACRES

DEWITT COUNTY  
PROPERTY DESCRIPTION



The Chisholm Creek Ranch is an exceptional recreational property located approximately 5 miles west of Cuero, Texas. This 584 Acre ranch has approximately one mile of Old Yorktown Road frontage and has rolling terrain and large live oaks throughout. Approx. 1 mile of Chisholm Creek (dry) runs through the property, forming a portion of the east property line. Other water features on the ranch include two ponds and a solar fed trough. The ranch is comprised of mostly sandy loam soils. The higher elevations on the ranch offer beautiful vistas of the surrounding countryside. The property has excellent south texas vegetation for deer, turkey and other wildlife. The ranch has numerous senderas cut through the thick brush areas making it ideal for hunting. The ranch is also equipped with a nice set of pipe cattle pens, good perimeter fencing and some open pasture areas for cattle grazing. Chisholm Creek Ranch makes an ideal hunting and recreational property and would make an excellent high fenced ranch. 25% of the minerals convey with an acceptable offer.

Ranch is 2.5 hours from Houston, 2 hours from Austin and approx. 1.5 hours to San Antonio.

Directions - From Cuero, take US Hwy 87 North approx. 3.5 miles to Old Yorktown Rd. Turn left onto Old Yorktown Rd for 1.5 miles and property is on the left.

LIST PRICE \$2,631,465



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

**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

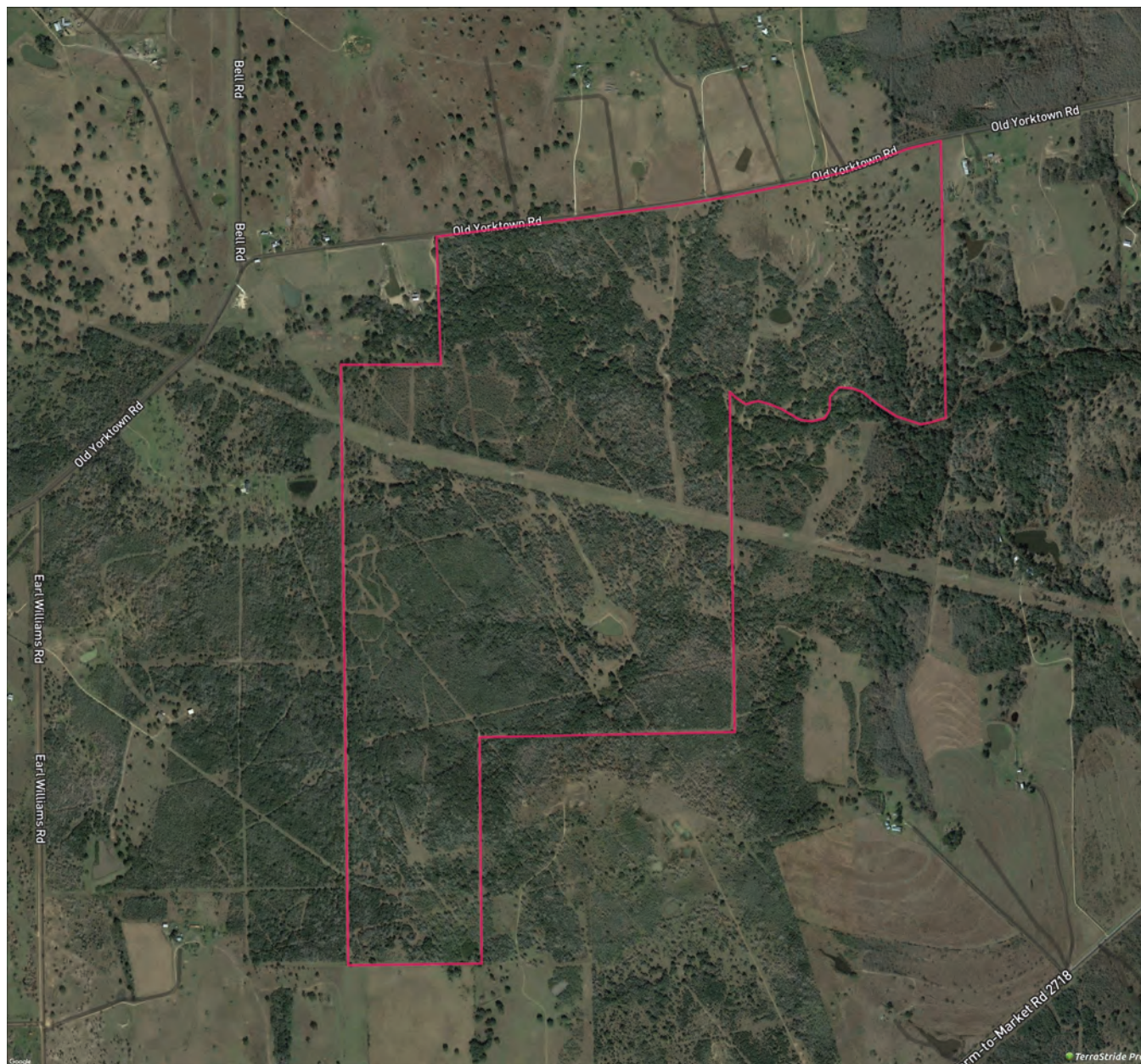
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BILLY.MURPHY@COLDWELLBANKER.COM



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DEWITT COUNTY  
PROPERTY AERIAL



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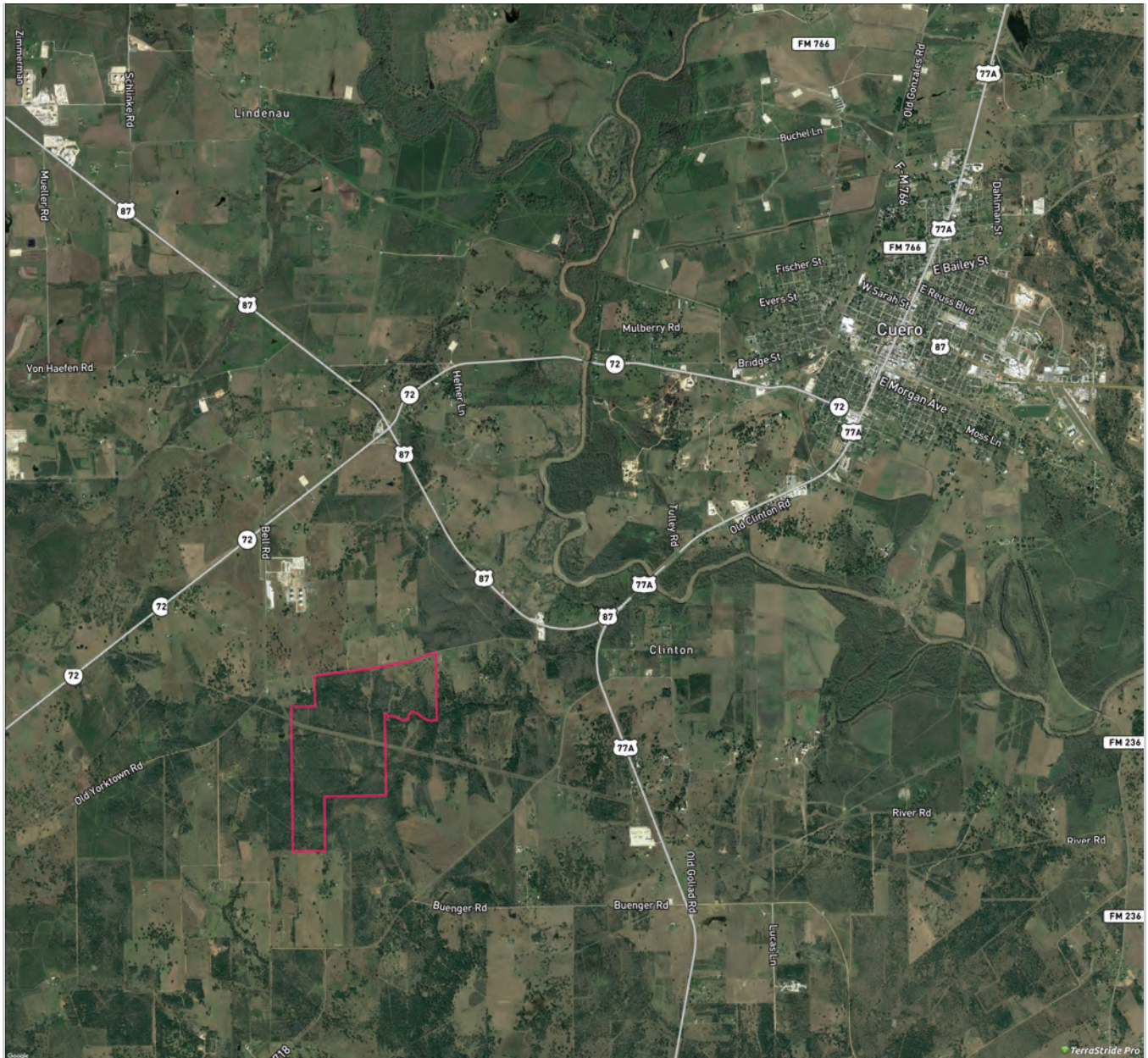
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BILLY.MURPHY@COLDWELLBANKER.COM



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DEWITT COUNTY  
PROPERTY LOCATION



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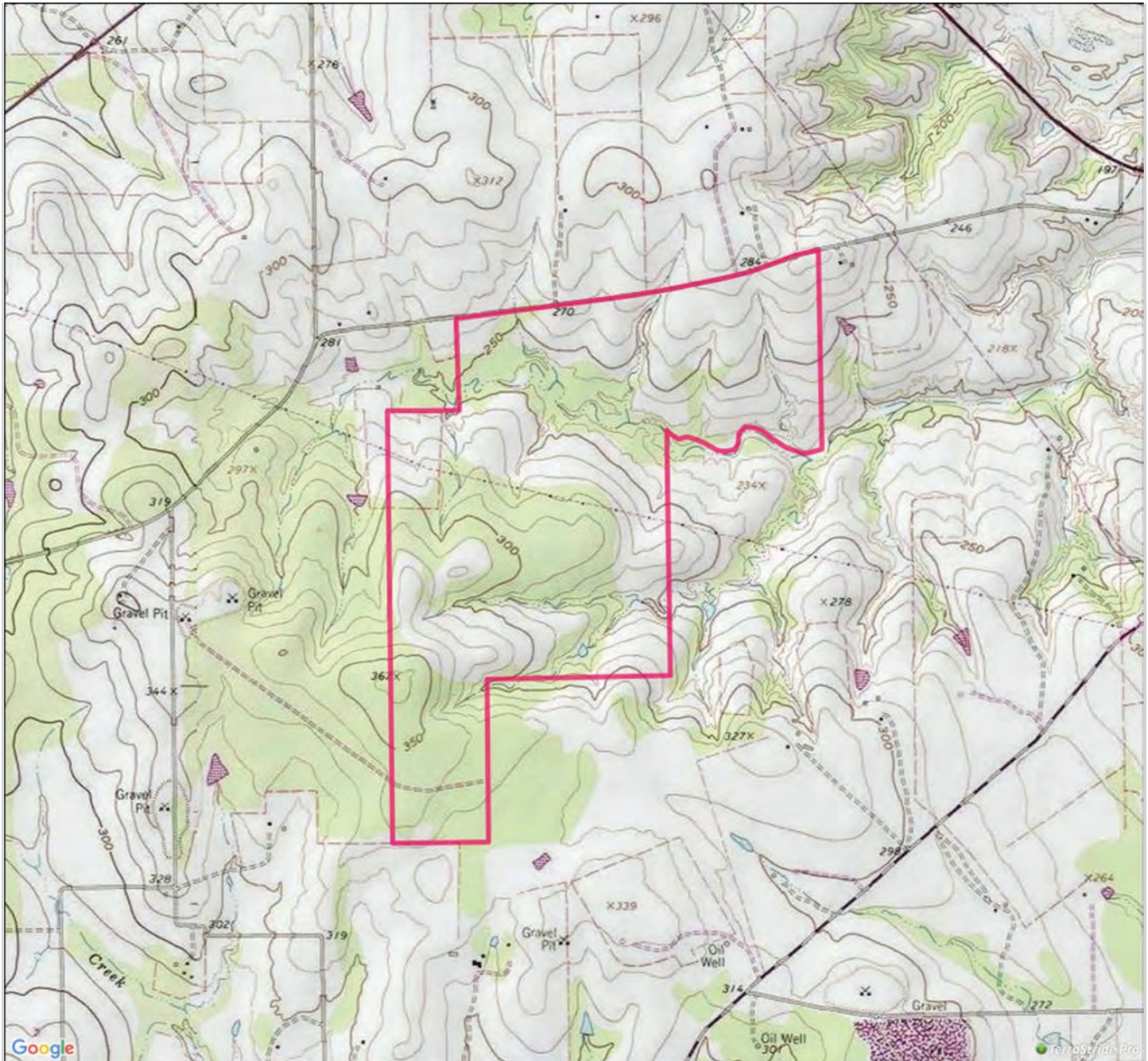
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PROPERTY TOPO



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COMPANY

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# CHISHOLM CREEK RANCH

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DEWITT COUNTY  
PROPERTY FLOOD MAP  
LOW TO MODERATE FLOOD RISK



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**COLDWELL BANKER**  
THE RON BROWN  
COMPANY

M4RANCHREALESTATE.COM  
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United States  
Department of  
Agriculture

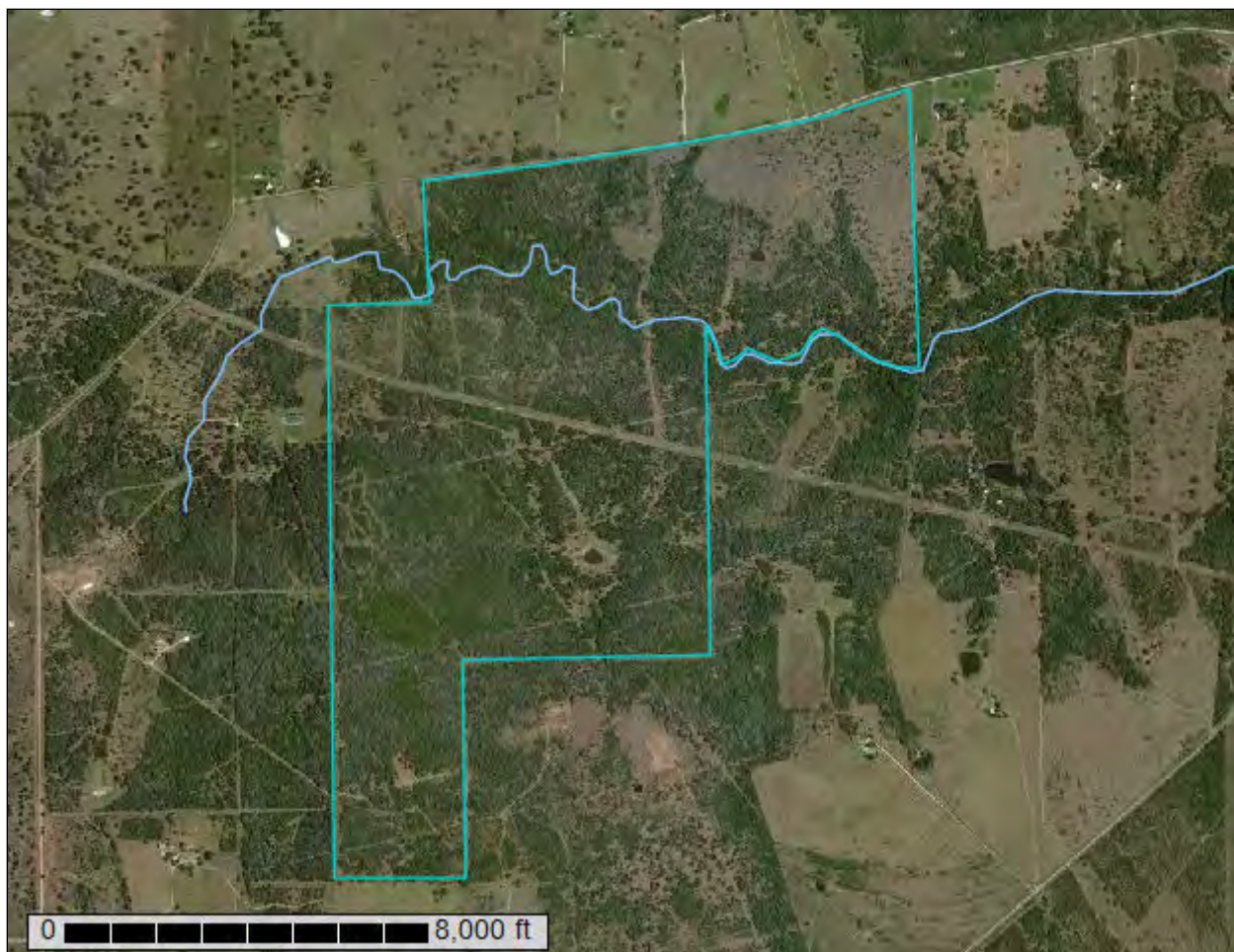
**NRCS**

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 **DeWitt County, Texas**

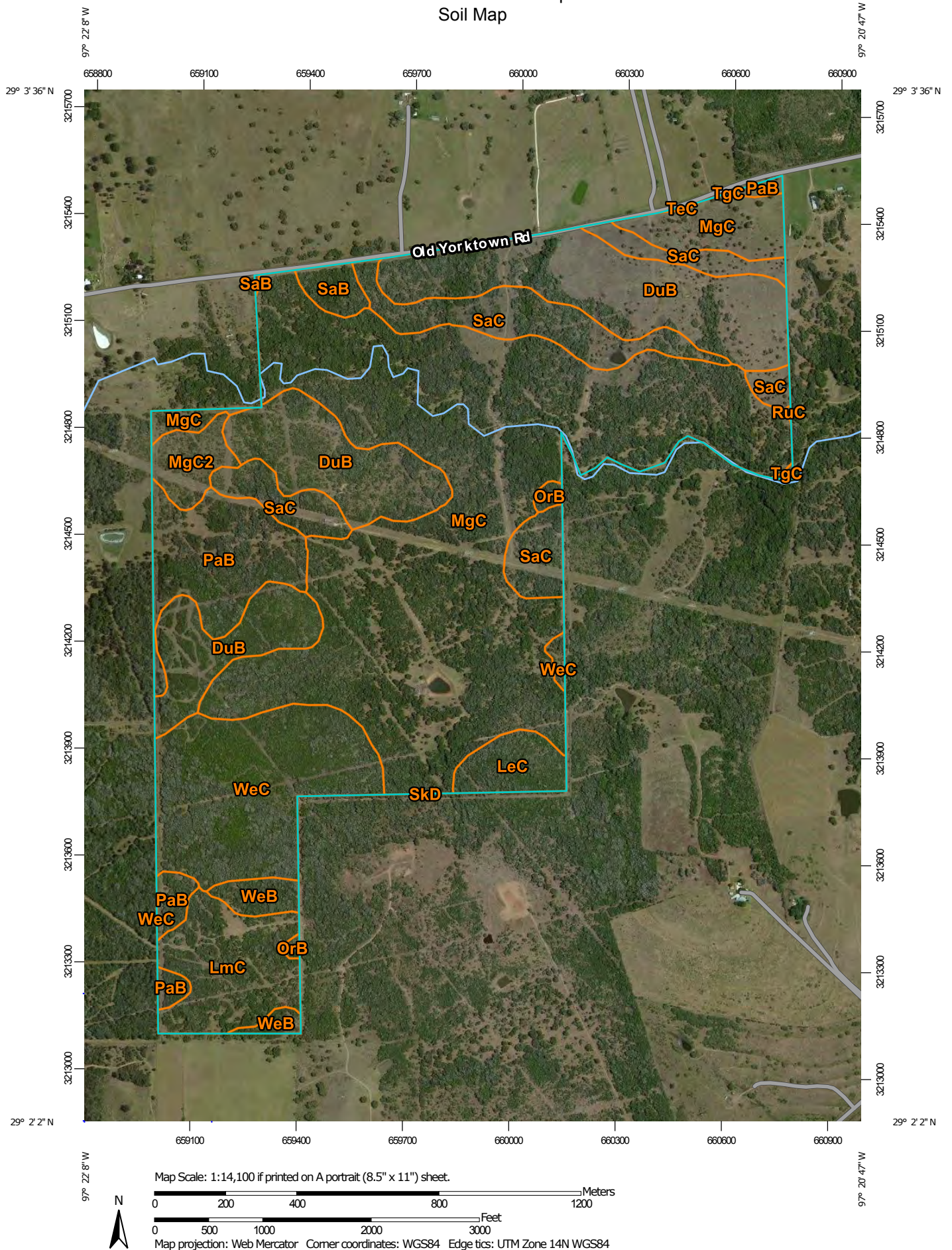
**M4 Ranch Real Estate**



September 7, 2017




# Custom Soil Resource Report Soil Map



## Custom Soil Resource Report

### 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 1:20,000.

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: DeWitt County, Texas

Survey Area Data: Version 11, Sep 21, 2016

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

Date(s) aerial images were photographed: Feb 6, 2011—May 26, 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

DeWitt County, Texas (TX123)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DuB	Denhawken-Elmendorf complex, 0 to 3 percent slopes	108.7	18.6%
LeC	Leemont clay, 3 to 5 percent slopes	10.9	1.9%
LmC	Leming loamy fine sand, 0 to 5 percent slopes	29.4	5.0%
MgC	Miguel fine sandy loam, 3 to 5 percent slopes	259.3	44.5%
MgC2	Miguel fine sandy loam, 2 to 5 percent slopes, eroded	9.6	1.6%
OrB	Orelia fine sandy loam, 0 to 2 percent slopes	1.8	0.3%
PaB	Papalote fine sandy loam, 1 to 3 percent slopes	38.3	6.6%
RuC	Runge fine sandy loam, 2 to 5 percent slopes	0.1	0.0%
SaB	Sarnosa fine sandy loam, 1 to 3 percent slopes	5.4	0.9%
SaC	Sarnosa fine sandy loam, 2 to 5 percent slopes	52.3	9.0%
SkD	Silvern-Ellen complex, 1 to 8 percent slopes	0.0	0.0%
TeC	Tremona loamy fine sand, 1 to 5 percent slopes	0.1	0.0%
TgC	Tremona gravelly loamy sand, 1 to 5 percent slopes	0.3	0.1%
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	7.5	1.3%
WeC	Weesatche sandy clay loam, 3 to 5 percent slopes	59.5	10.2%
<b>Totals for Area of Interest</b>		<b>583.2</b>	<b>100.0%</b>

## 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