

# INEZ RANCH

303.53 +/- ACRES

VICTORIA COUNTY  
PROPERTY DESCRIPTION



## Exceptional Ranch in Inez, Texas

303.53 +/- acre property located in Inez, Texas.

The property has a paved entrance off Hwy 59 and 5,000+/- ft. frontage on Old Highway Rd. The terrain has a nice mix of open pastureland with huge live oaks covering most of the ranch and providing excellent cover for deer and other wildlife.

Improvements include a 2,300+/- sq. ft. 4B/2.5BA brick home with paved drive, a good set of cattle pens, a water well and stock tank.

The entire ranch is located within the renowned Industrial Independent School District, making it an excellent homesite with fantastic development potential.

**LIST PRICE \$1,650,000**



**BILLY MURPHY**  
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**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

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# INEZ RANCH

303.53 +/- ACRES

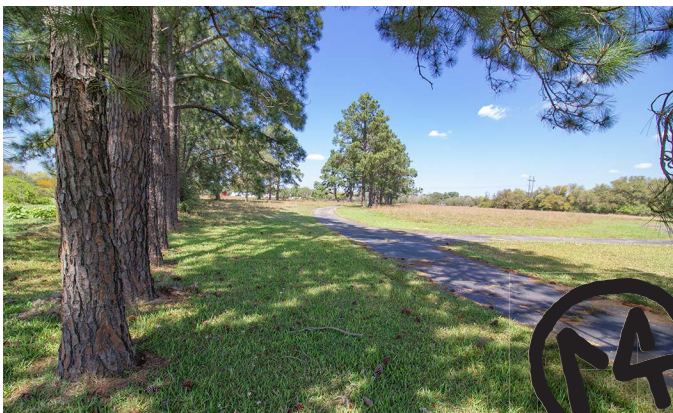
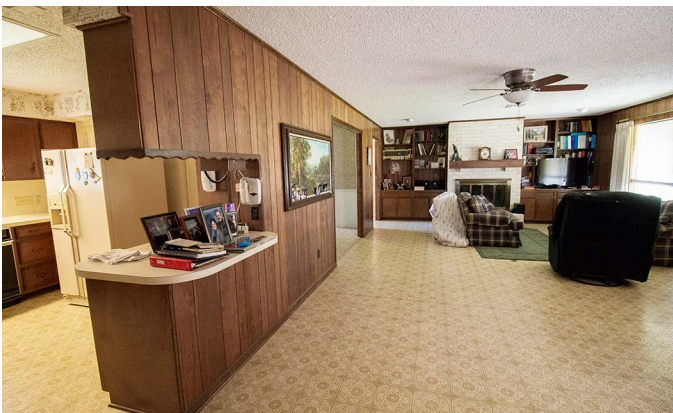
VICTORIA COUNTY  
PROPERTY AERIAL



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 TerraStride Pro





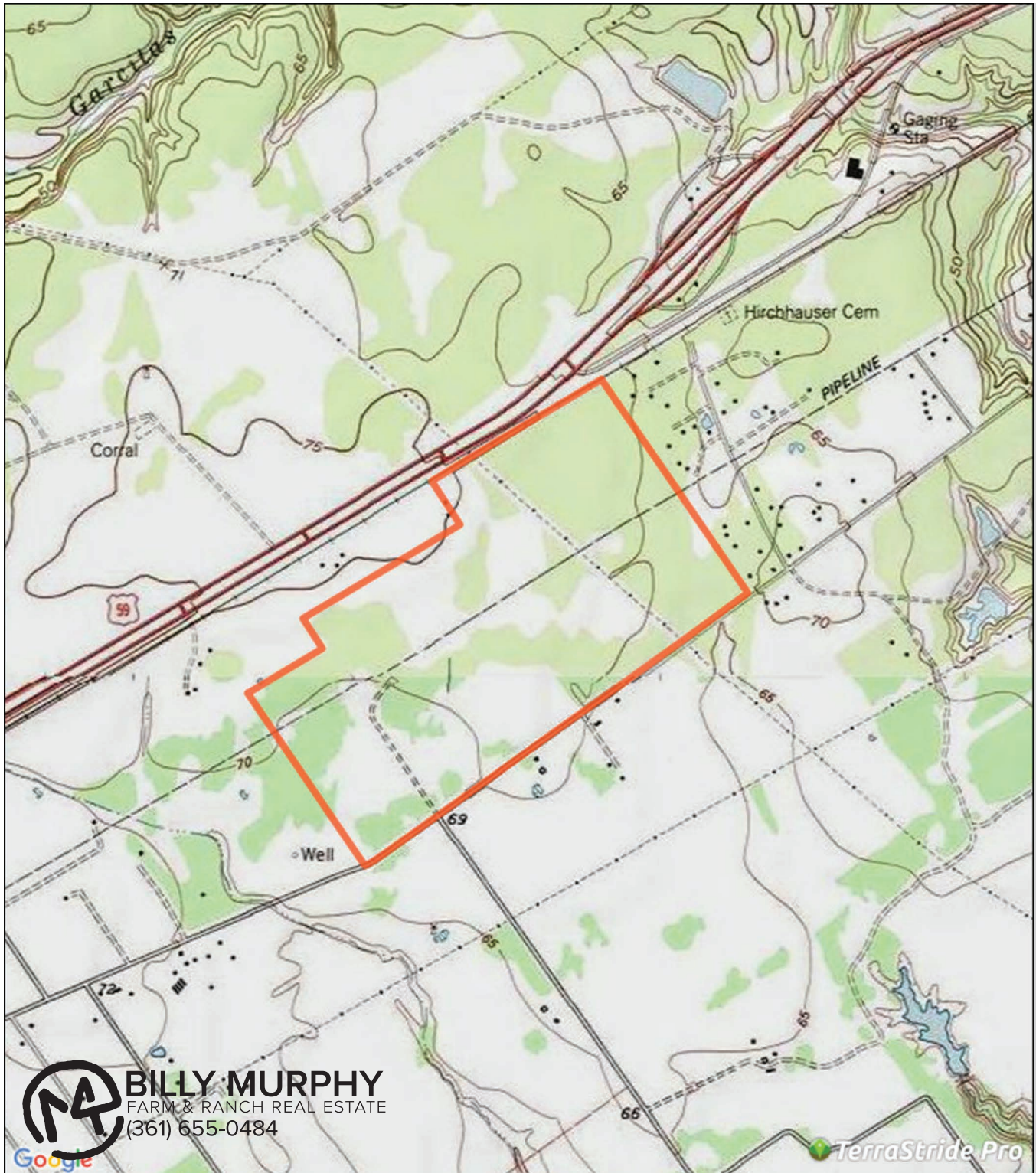
INEZ RANCH



# INEZ RANCH

303.53 +/- ACRES

VICTORIA COUNTY  
PROPERTY TOPO





# 303.53 +/- ACRES

## VICTORIA COUNTY



This is a map of the boundary line. Contact the Jacobs and ask which:



United States  
Department of  
Agriculture

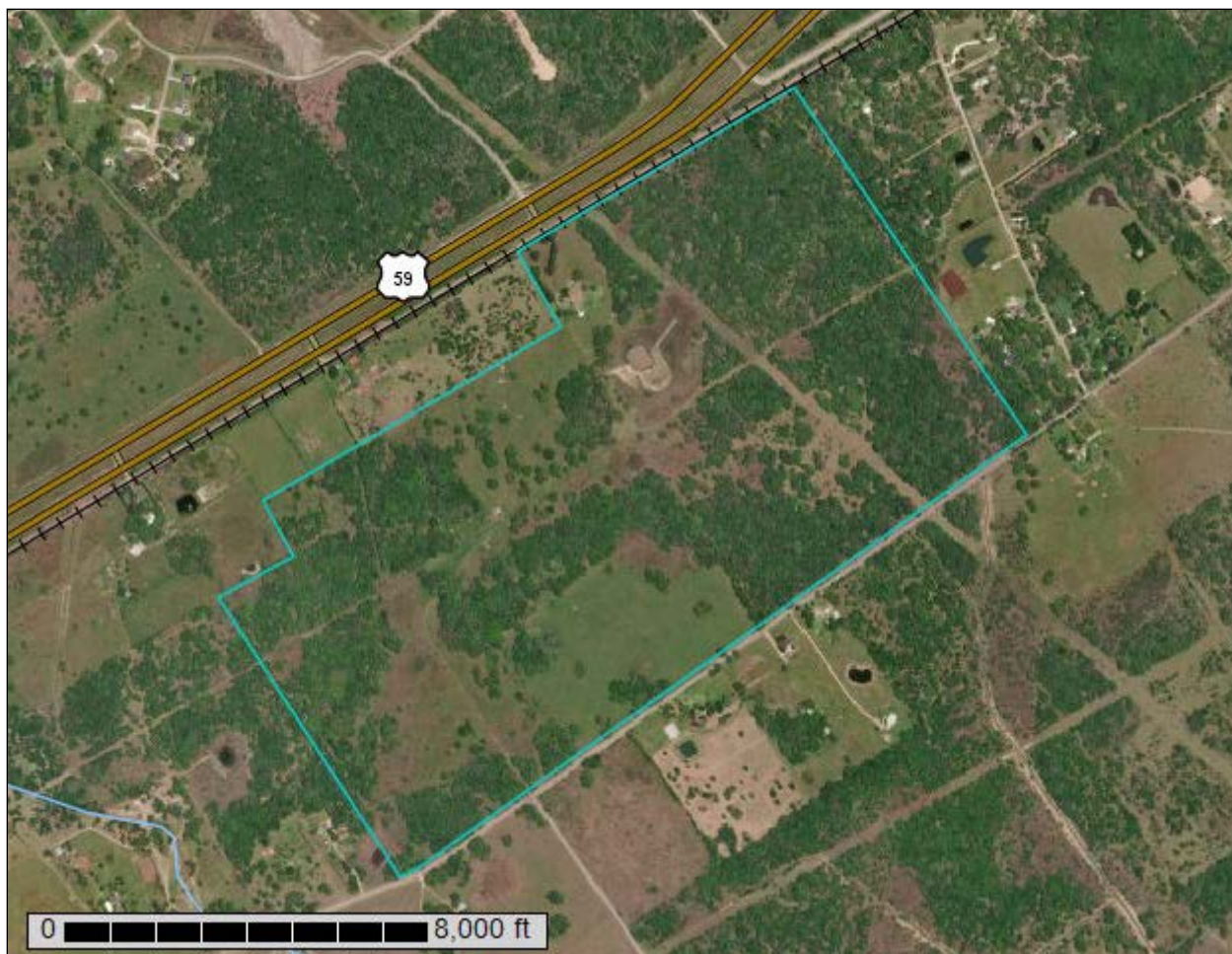
NRCS

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**

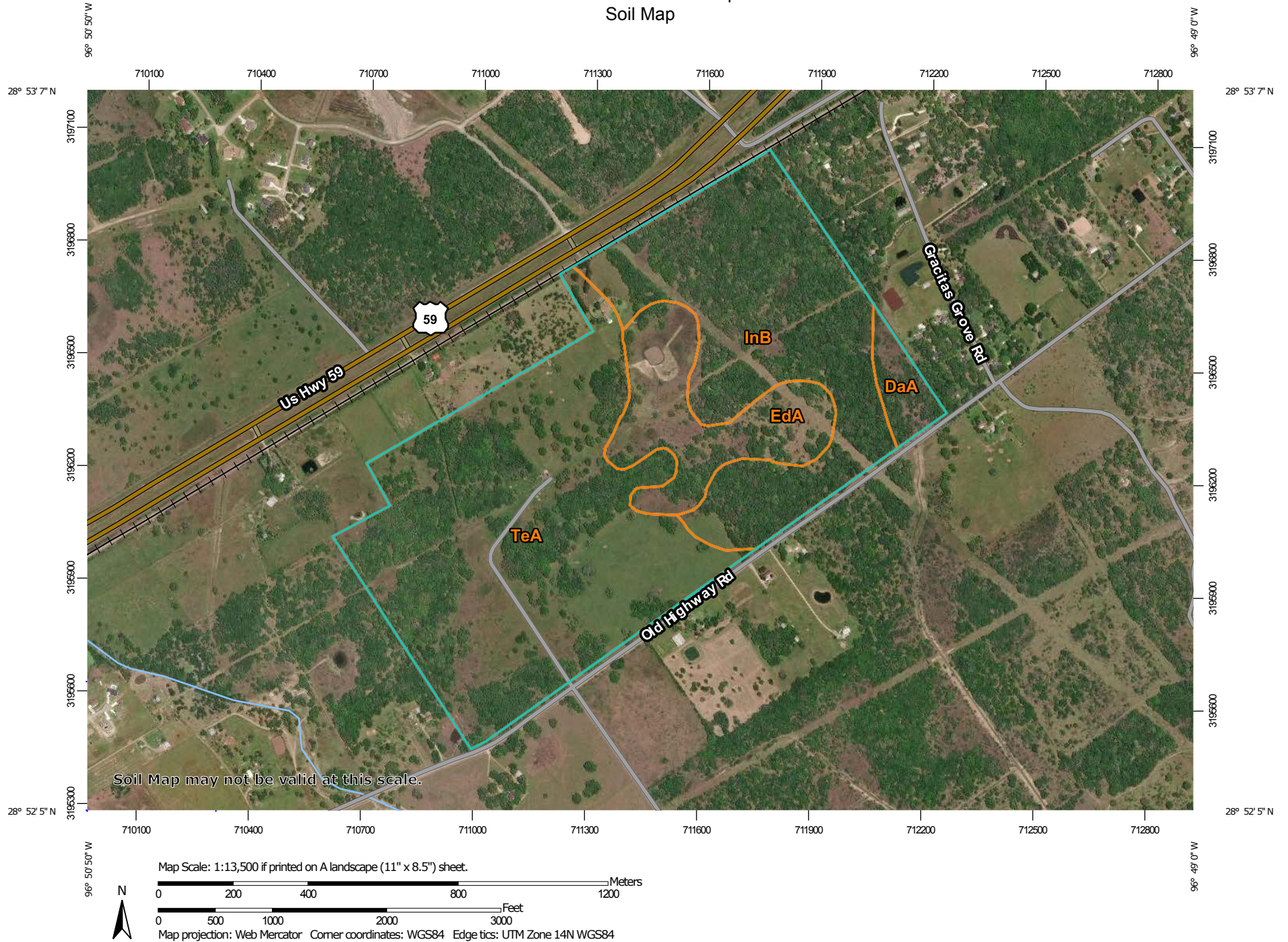
**M4 Ranch Real Estate**



March 24, 2019



# 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 1:24,000.

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 16, Sep 15, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—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
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	8.6	2.8%
EdA	Edna loam, 0 to 1 percent slopes	39.1	12.8%
InB	Inez fine sandy loam, 0 to 2 percent slopes	102.0	33.3%
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	156.5	51.1%
<b>Totals for Area of Interest</b>		<b>306.2</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 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.