

DANIEL PROPERTY

310.55 +/- ACRES

CALHOUN COUNTY
PROPERTY DESCRIPTION



310.55 +/- acres located on FM 1289 near the future Powderhorn Ranch State Park, the Daniel Property is an exceptional grazing and recreational ranch.

The ranch has 3 ponds that provide good duck hunting, and a GBRA canal that runs through the property supplying water to the ponds and cattle. In times of drought, additional water can be purchased for flood irrigation. The property has excellent fencing, water well, electricity, and a nice set of stout cattle pens. Several all-weather roads allow access to most areas of the ranch.

Historically, the ranch has received yearly rice abatements ranging from \$16,000 - \$22,000 per year (Rice payments, however, may end due to newly proposed farm bill). The ranch is conveniently located just 12 minutes from excellent fishing in Port O' Connor and is only 14 minutes from Port Lavaca and 20 minutes from Seadrift.

The owner has received 2-3 alligator permits in the past and has captured several large alligators. A portion of minerals owned will convey with the sale.

LIST PRICE \$885,067



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BANKER**
THE RON BROWN
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DANIEL PROPERTY

310.55 +/- ACRES

CALHOUN COUNTY
PROPERTY AERIAL



DANIEL PROPERTY

310.55 +/- ACRES

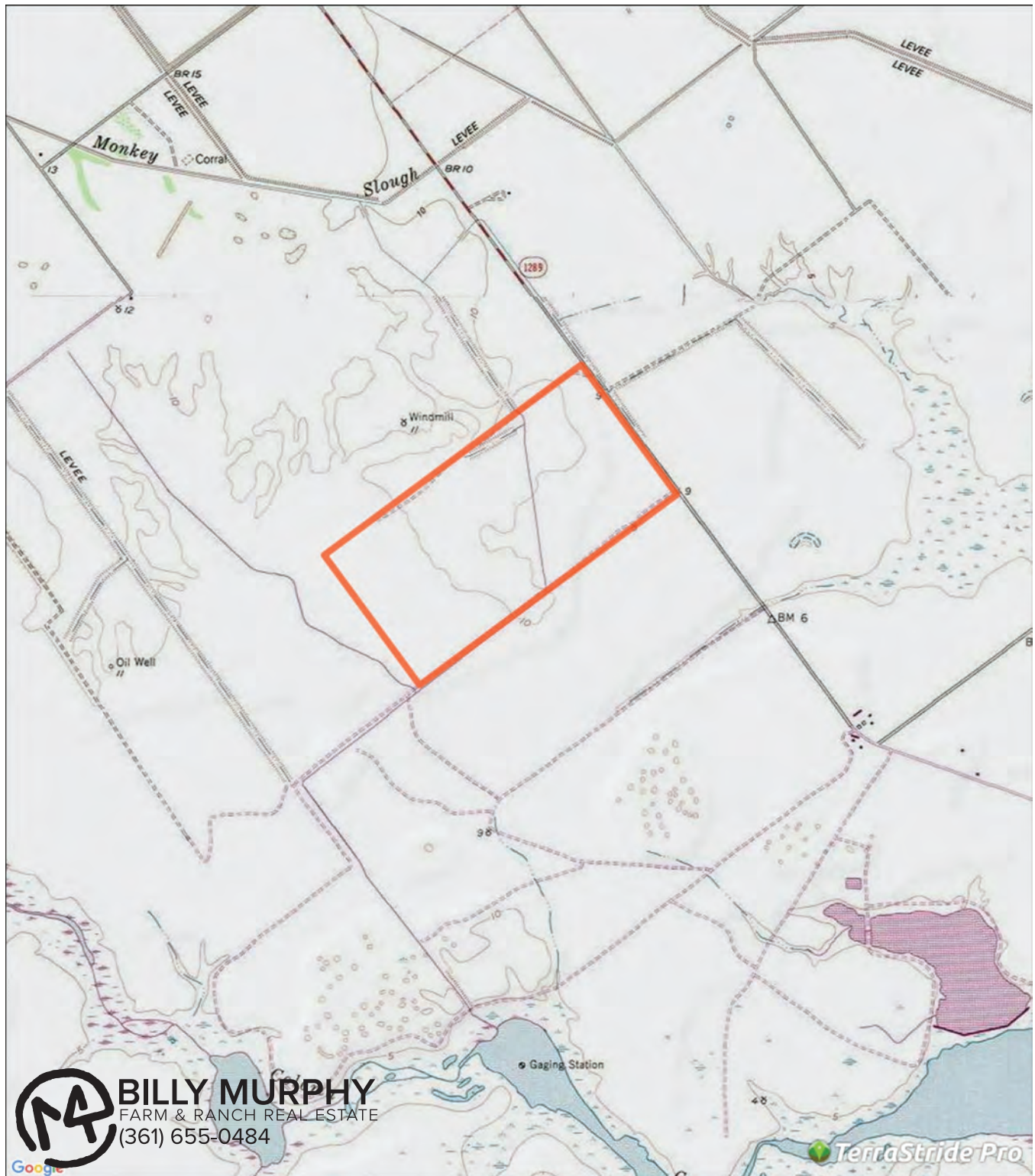
CALHOUN COUNTY
PROPERTY LOCATION



DANIEL PROPERTY

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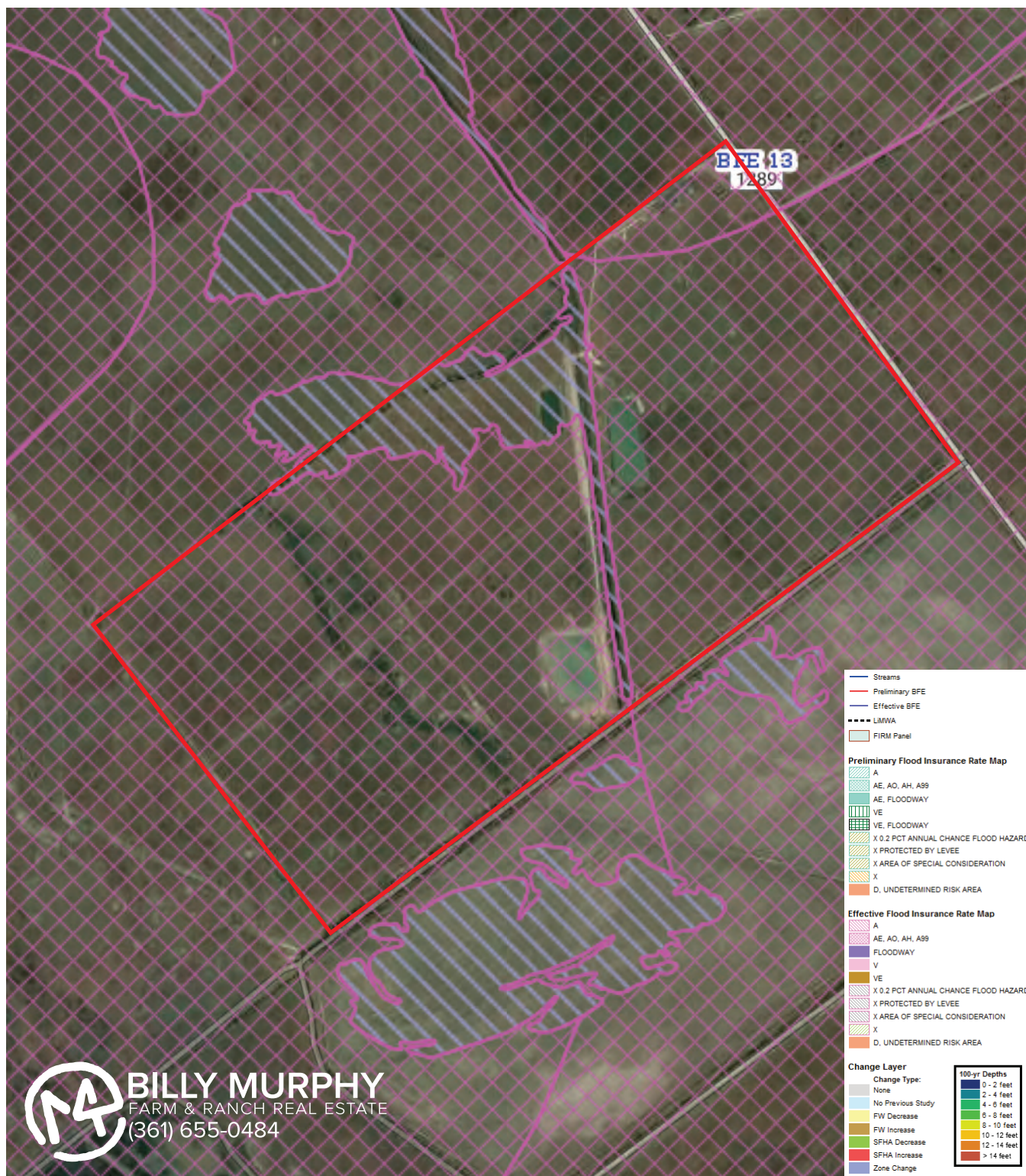
CALHOUN COUNTY
PROPERTY TOPO



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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 **Calhoun County, Texas**

**M4 Ranch Real Estate - Billy
Murphy**



March 14, 2018

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: Calhoun County, Texas

Survey Area Data: Version 14, Nov 7, 2017

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

Date(s) aerial images were photographed: Jun 1, 2011—Jun 29, 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

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| Da | Palacios loam, 0 to 1 percent slopes, rarely flooded | 1.5 | 0.5% |
| Lo | Livia silt loam, 0 to 1 percent slopes, rarely flooded | 238.9 | 75.7% |
| Lv | Livia clay loam, 0 to 1 percent slopes | 64.9 | 20.6% |
| Ma | Matagorda very fine sandy loam, occasionally flooded | 10.4 | 3.3% |
| Totals for Area of Interest | | 315.7 | 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.