

MISSION VALLEY RANCH

86.54+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



PRIME LOCATION IN MISSION VALLEY - DEVELOPMENT POTENTIAL!

The Mission Valley Ranch is located off FM 236 in Mission Valley - directly across the road from the Mission Valley Elementary School and Zion Lutheran Church .

The property has over 2,600+/- ft of frontage along FM 236 (Upper Mission Valley Road), electricity along FM 236 and electricity that runs across the back half of the tract. The property is accessed by a good all-weather gravel road that runs along the southern boundary of the property.

The Mission Valley Ranch has a nice rolling terrain with large oak trees scattered throughout.

Soils on the ranch are a sandy clay loam. The property is not located within a flood hazard area and is currently under an ag exemption.

Only 20 minutes from Victoria and Cuero, this ranch would make an excellent homesite or weekend retreat.

The eventual widening of FM 236 makes this property an ideal investment with development potential.

Some minerals convey with acceptable offer.

Property Directions:

From Downtown Victoria, take US 59 to Upper Mission Valley Road (FM 236). Take a right on FM 236, after approx. 12 miles, the property is on the left in Mission Valley.

LIST PRICE \$735,590



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



**COLDWELL
BANKER**
THE RON BROWN
COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

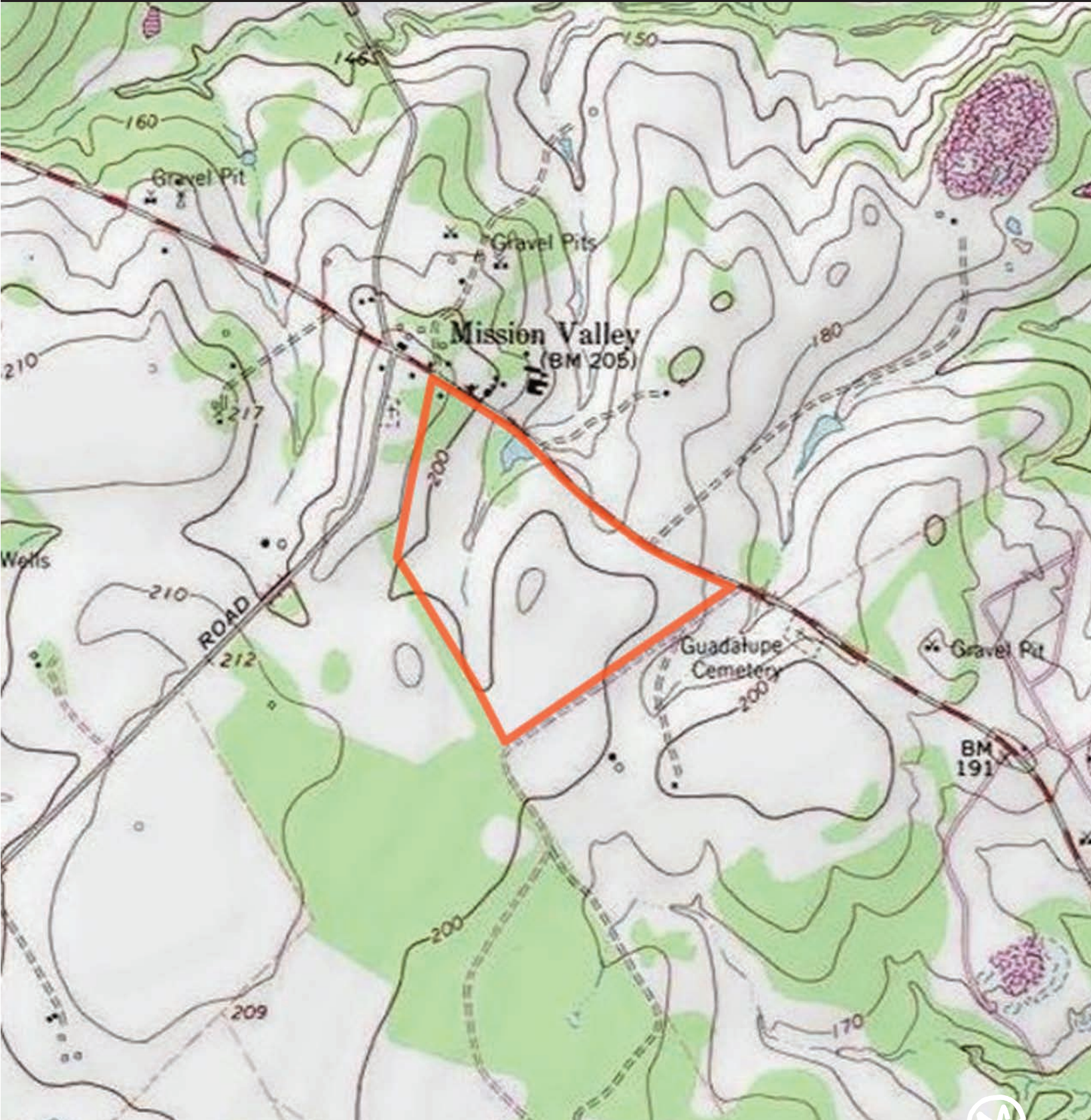
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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

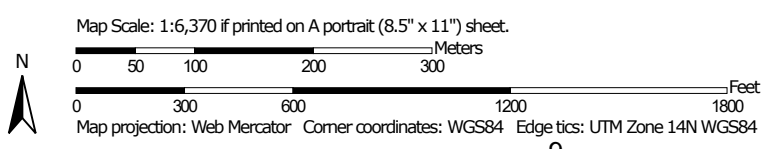
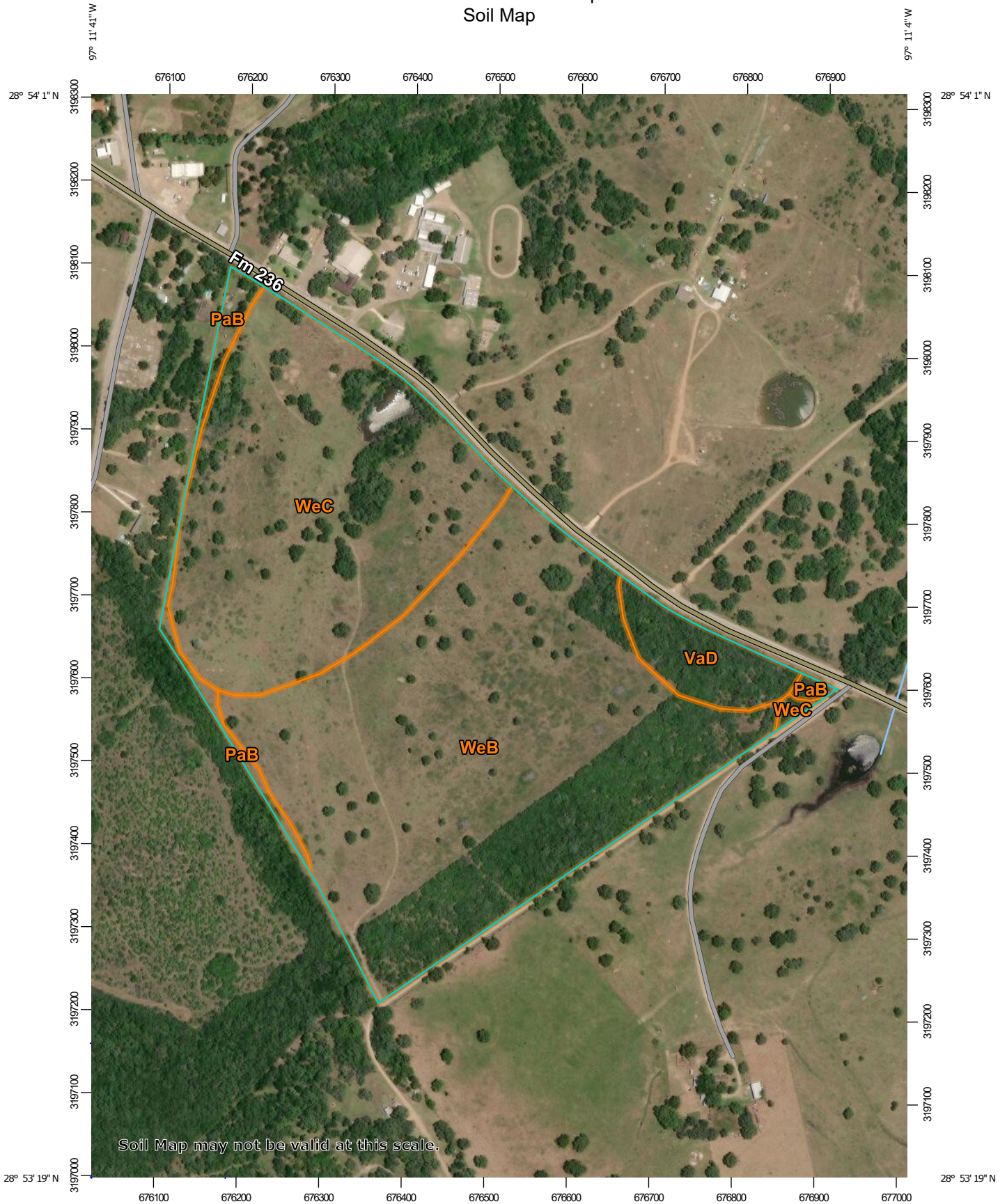
A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Victoria County, Texas**

M4 Ranch Real Estate




Custom Soil Resource Report Soil Map



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 18, Jun 11, 2020

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 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
PaB	Papalote fine sandy loam, 1 to 3 percent slopes	2.3	2.7%
VaD	Valco clay loam, 2 to 8 percent slopes	4.0	4.7%
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	47.6	55.8%
WeC	Weesatche sandy clay loam, 3 to 5 percent slopes	31.3	36.8%
Totals for Area of Interest		85.2	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.