DAWDY PROPERTY

474+/- ACRES

MATAGORDA COUNTY
PROPERTY DESCRIPTION

Great Property in Matagorda County!

The Dawdy Ranch consists of 474.95 acres of fertile pastureland. The ranch is located in Matagorda County, just 9 miles west of Bay City and only two 2.5 miles off HWY 35. The property has approximately 3,500 ft. of paved road frontage along FM 1468. Property terrain is open and mostly level with a drainage ditch bisecting the land in a north-south direction. Other water features include a windmill-fed tank providing water to the southern portion of the ranch. There is one additional windmill and a water well with submersible pump providing water on the north end of the property. The perimeter fencing is in good condition. Property soils primarily consist of Dacosta sandy clay loam and Laewest clay, with some Bacliff clay and Tidehaven fine sandy loam also present. All soil types are considered prime farmland.

Property Directions:

From Bay City take Hwy 35 west for approximately 6.3 miles, then left on FM 1468 for 2.5 miles. Property entrance will be on the right.

LIST PRICE $1,852,305

BILLY MURPHY
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(361) 655-0484

COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
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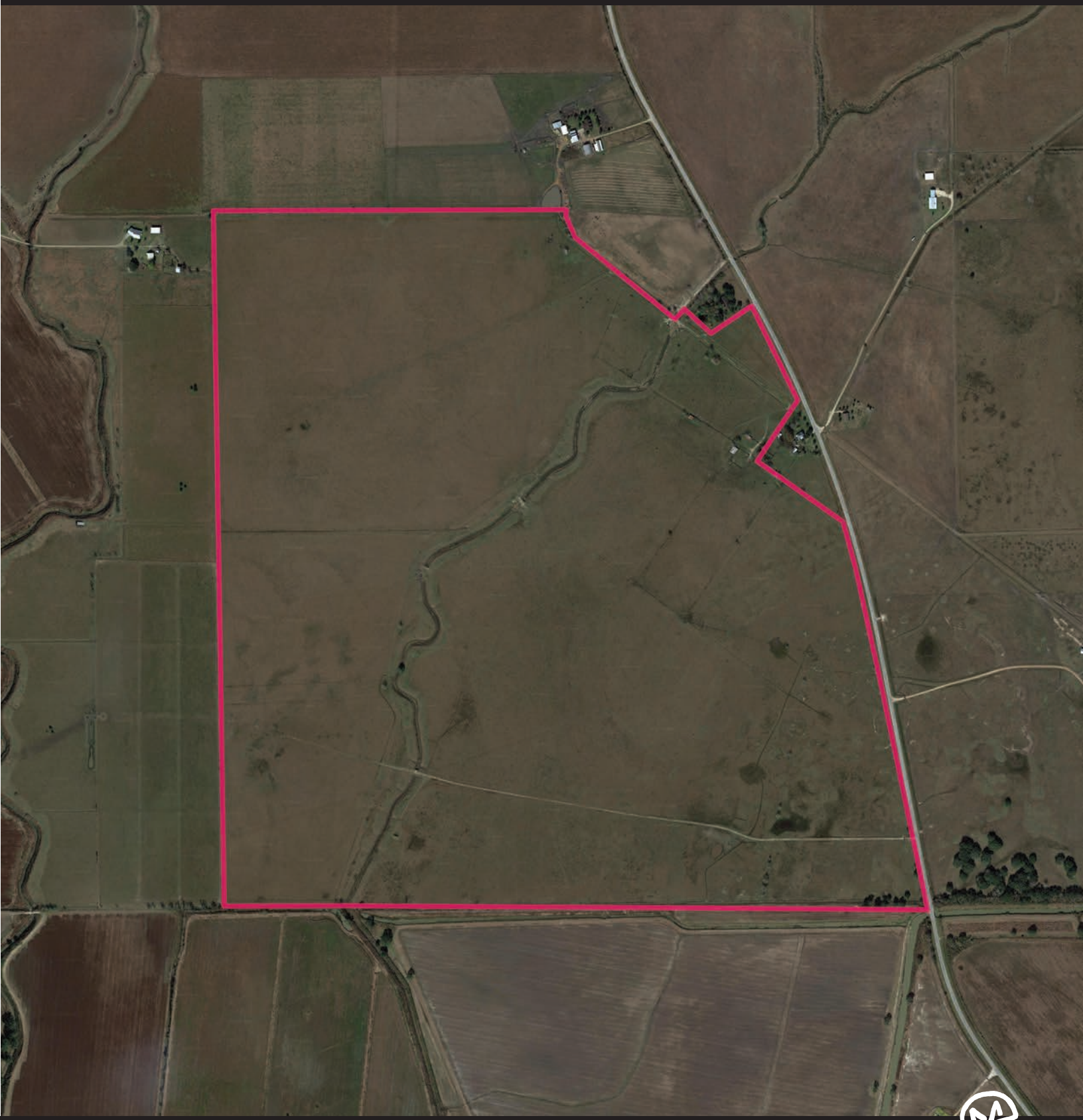
DAWDY PROPERTY

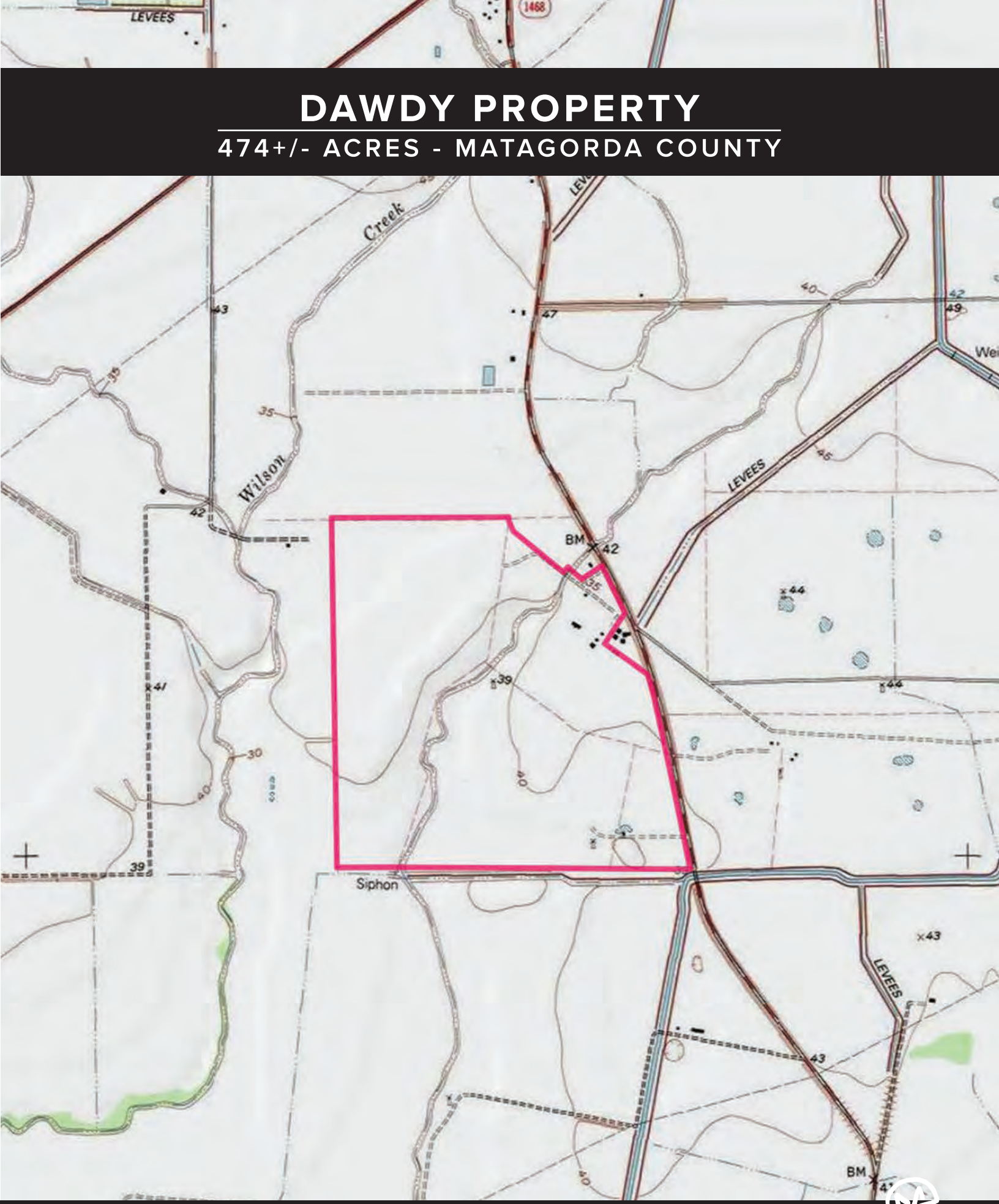
474+/- ACRES - MATAGORDA COUNTY



PROPERTY AERIAL

DAWDY PROPERTY

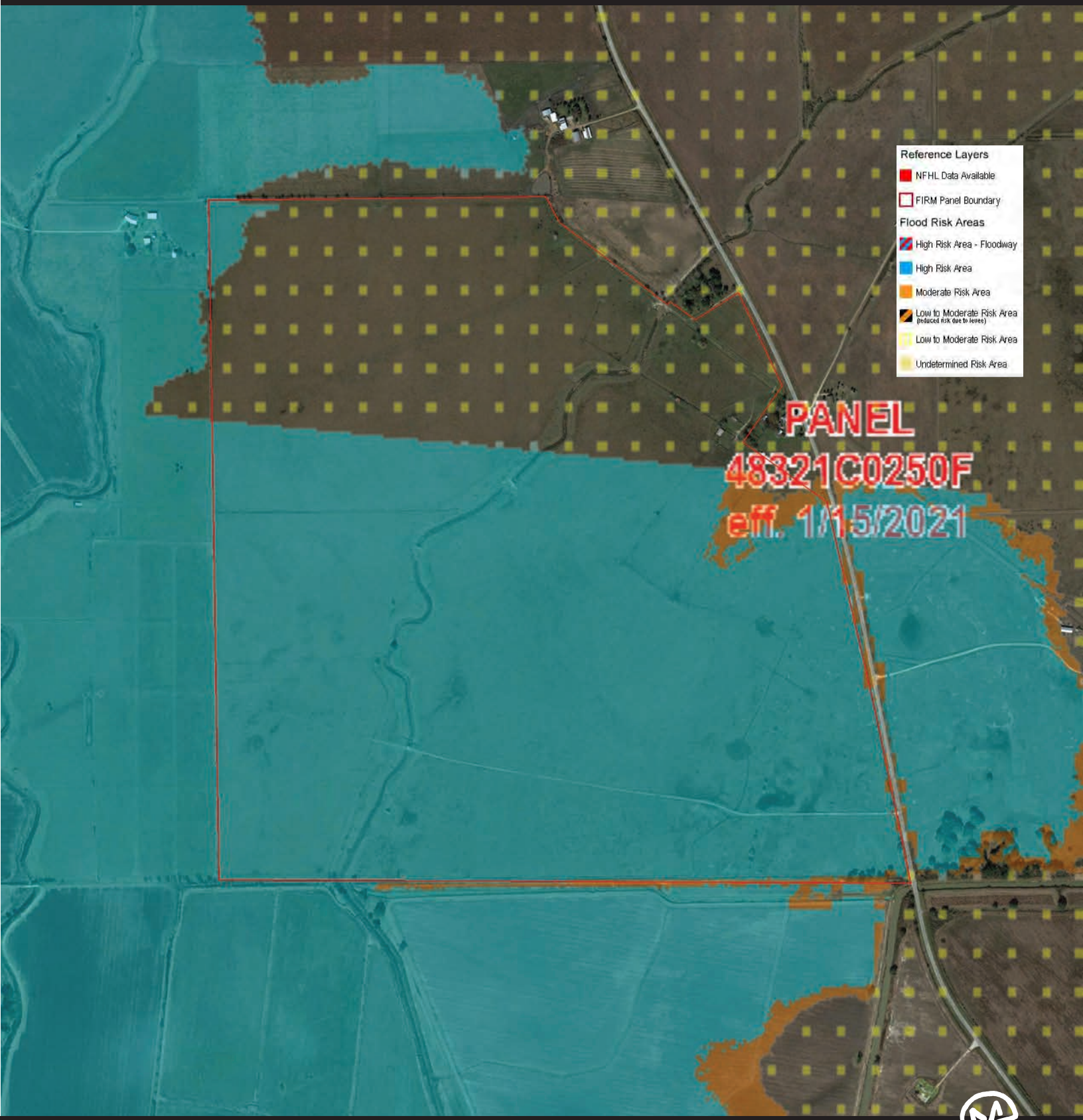
474+/- ACRES - MATAGORDA COUNTY



PROPERTY TOPO

DAWDY PROPERTY

474+/- ACRES - MATAGORDA COUNTY



United States Department of Agriculture

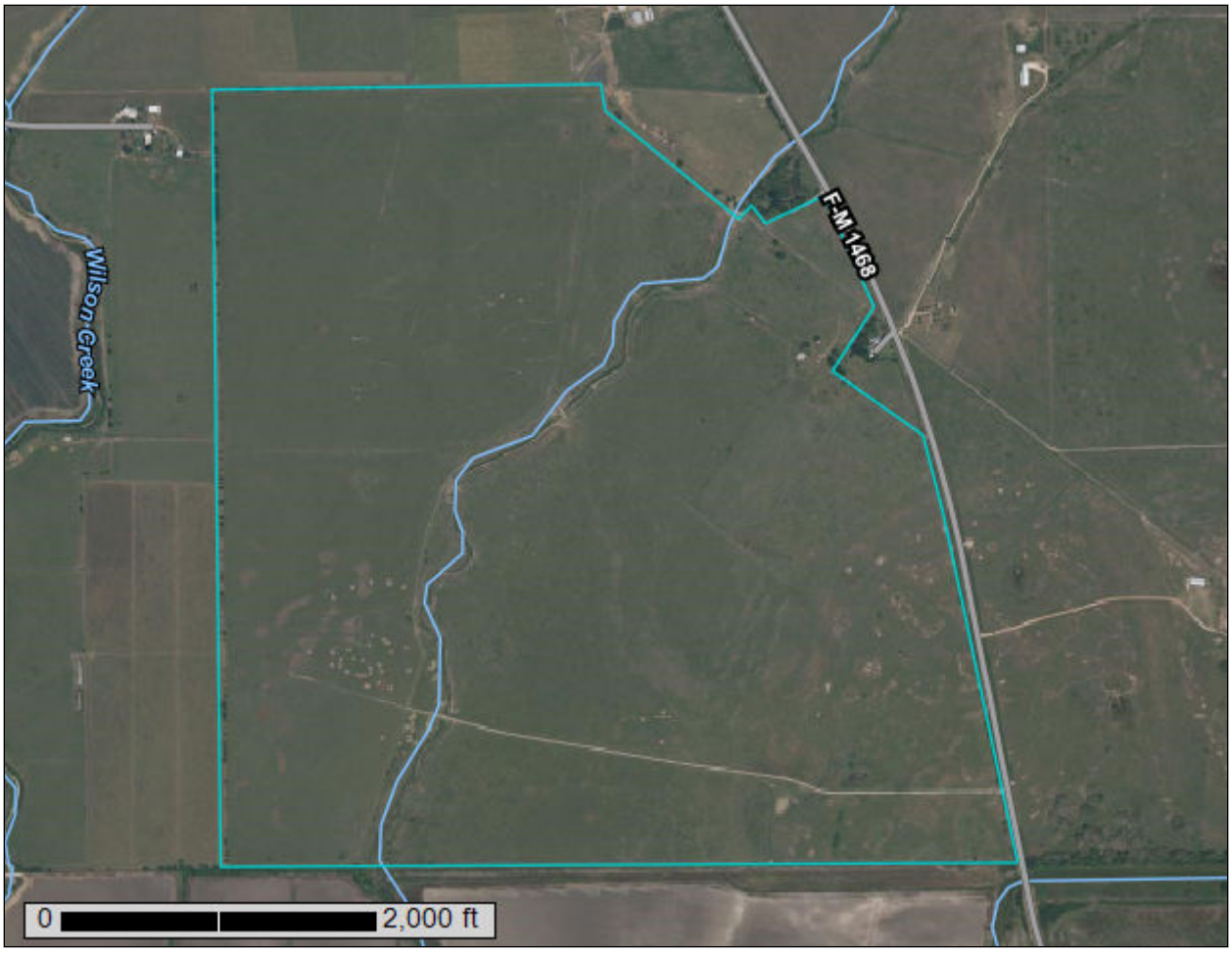
NRCS

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

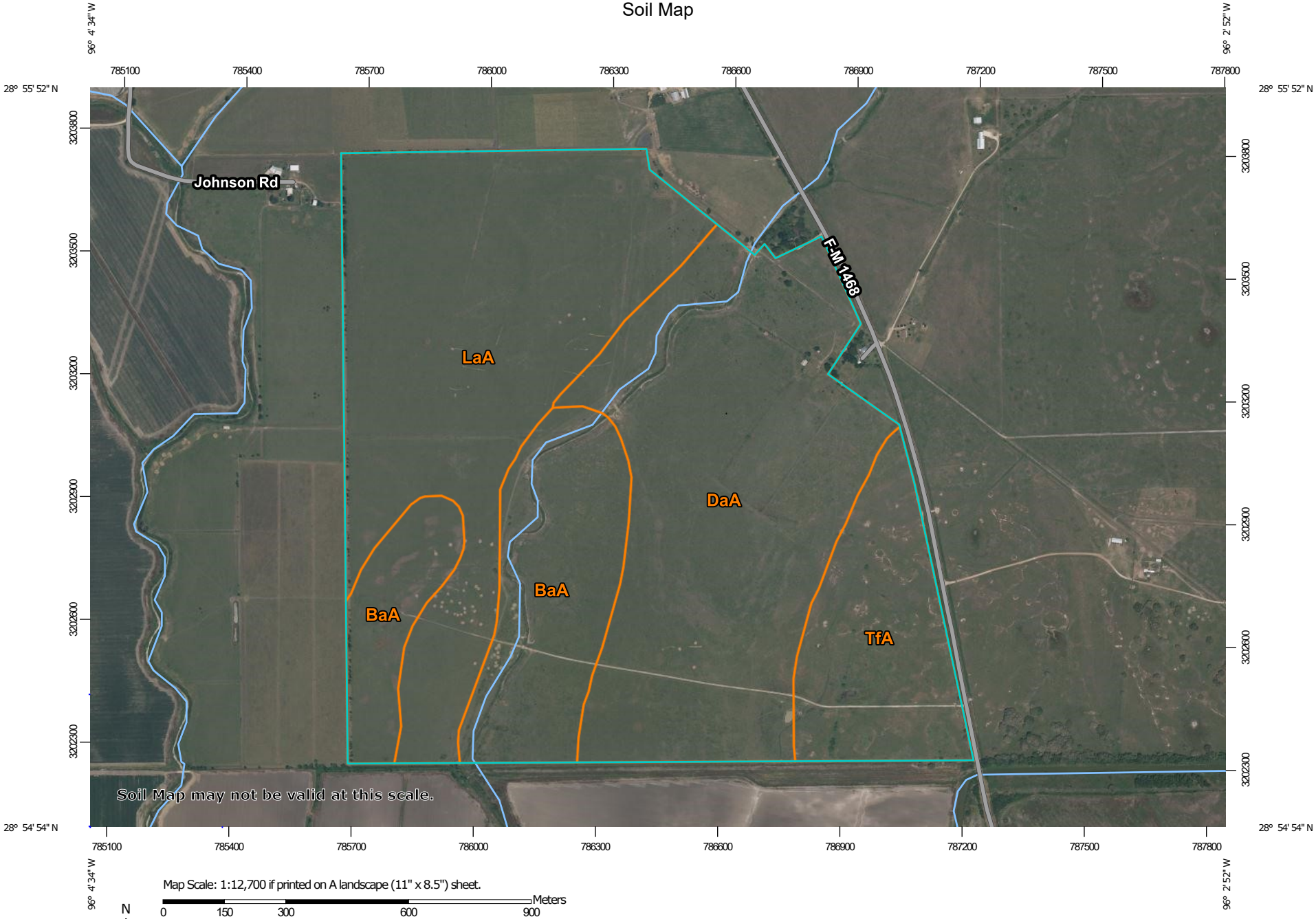
Custom Soil Resource Report for Matagorda County, Texas

M4 Ranch Real Estate



July 9, 2021

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: Matagorda County, Texas
Survey Area Data: Version 17, 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: Apr 23, 2020—Apr 25, 2020

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
BaA	Bacliff clay, 0 to 1 percent slopes, rarely flooded	86.3	18.0%
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	169.3	35.3%
LaA	Laewest clay, 0 to 1 percent slopes	168.2	35.1%
TfA	Tidehaven fine sandy loam, 0 to 1 percent slopes	55.8	11.6%
Totals for Area of Interest		**479.6**	**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.