

J2 RANCH ROAD PROPERTY

60.42+/- ACRES - JACKSON COUNTY



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60.42+/- ACRES
LIST PRICE \$975,000

JACKSON COUNTY
PROPERTY DESCRIPTION

Location: The 60.42+/- Acre J2 Ranch Road Property is located in the western corner of Jackson County, only 1.5 hours from Houston and just a 25 minute drive from Edna or Victoria. The ranch is accessed by a 1/2 mile deeded easement down J2 Ranch Drive.

Topography: Terrain on the front 15 acres is mostly level and free of brush with scattered oaks and small oak motts creating a park-like setting. The back 45 acres is heavily wooded with live oaks and underbrush creating ideal wildlife habitat. Terrain on this portion of the ranch is level with gradual sloping toward a draw running through the property. Several senderos, trails, and a gravel easement road along the west property boundary provide good access to the ranch. Soils on the ranch are predominantly fine sandy loams.

Water: The ranch features a 1/2 acre pond near the entrance with fountain and 3hp pump, a 150 ft water well supplying the home and another pond with canals located in the middle of the ranch provide water for the ranch.

Wildlife: Wildlife on the ranch includes whitetail deer, turkey, hogs, dove. The ranch is bordered by a large active rice farm which also attracts ducks and geese.

Improvements: Completed in 2017, the ranch includes a beautiful custom 3,572 sq. ft. barndominium ranch home with 4 bedrooms and 2.5 baths. Enjoy the sunset and watch the deer and turkey feed from the expansive front and back porches totaling 3,440 sq. ft. The back porch also includes a great outdoor cooking/entertaining area and unique Texas stone fireplace. The open kitchen features custom knotty alder cabinets, granite countertops with leathered finish, a large eat-in island, gas range with vent hood, large walk-in pantry and Bosch appliances. The spacious master suite has two oversized walk-in closets. The master bath has a large Jacuzzi tub with huge walk-in shower and double vanity. Custom sliding barn doors and luxury vinyl wood plank flooring is found throughout the home. Other features include; a water softener, Generac backup generator, 2-car garage and attic storage, aerobic septic system and propane tank. Additional improvements include a well-insulated 40x60 shop with 14 ft. rolling doors and massive concrete parking area.

Property Directions: From Loop 463 in Victoria, take Hwy 77 north approx. 6 miles, take right on J-2 Ranch Road and after approx. 12 miles, take J2 Ranch Drive for approx. 1/2 mile - gated entrance to the ranch will be on the right.

This GORGEOUS ranch would make the ultimate homesite or weekend retreat!



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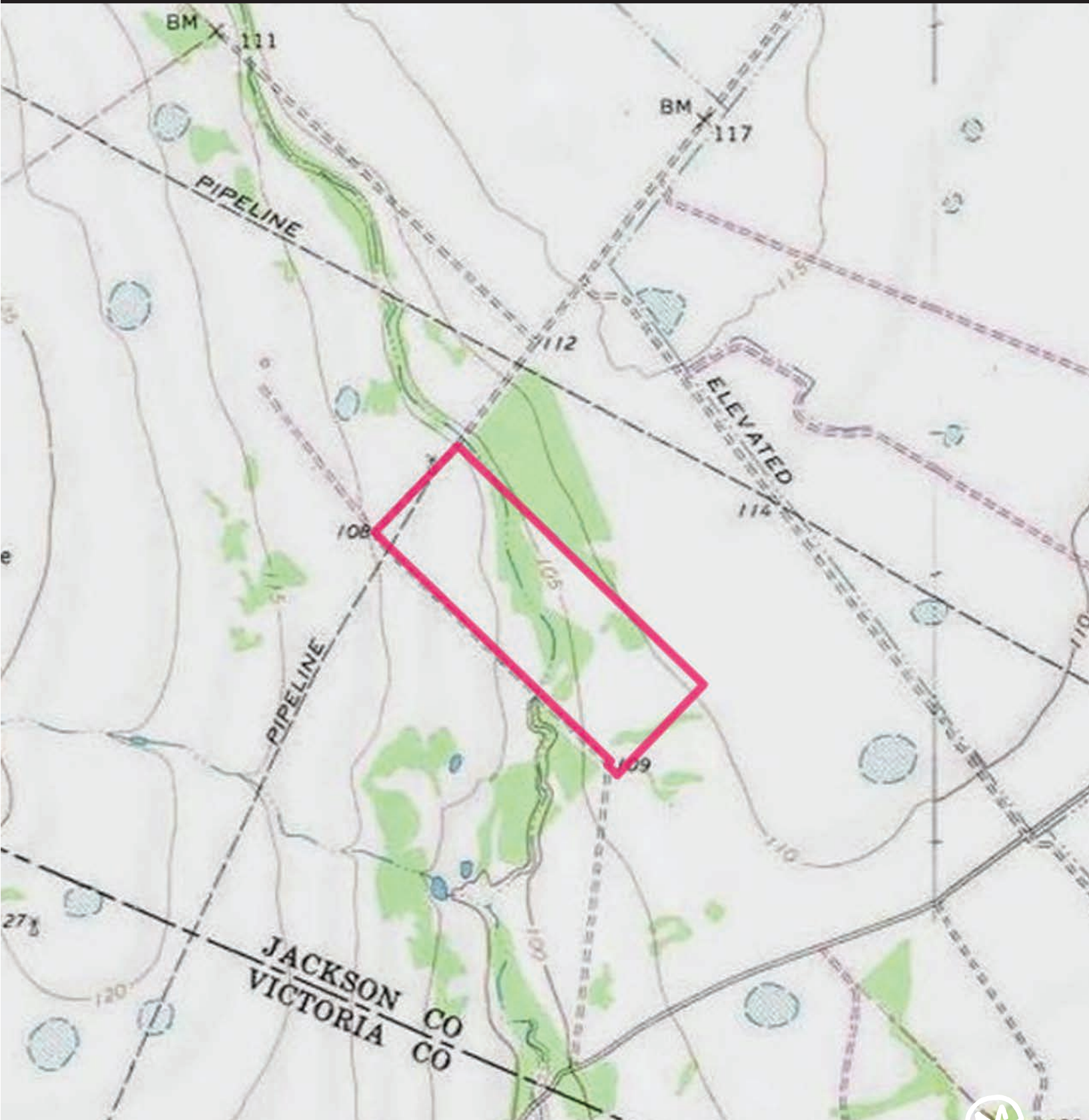
J2 RANCH RD PROPERTY

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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 Jackson County, Texas

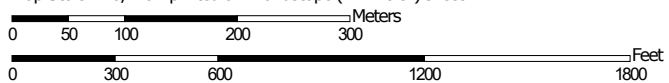
M4 Ranch Real Estate



Custom Soil Resource Report Soil Map




Map Scale: 1:6,710 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

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: Jackson County, Texas
 Survey Area Data: Version 18, Sep 8, 2021

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

Date(s) aerial images were photographed: Oct 8, 2016—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 |
|------------------------------------|---|--------------|----------------|
| InB | Inez fine sandy loam, 0 to 2 percent slopes | 41.4 | 67.9% |
| NcA | Nada-Cieno frequently ponded complex, 0 to 1 percent slopes | 12.4 | 20.4% |
| TfA | Telferner fine sandy loam, 0 to 1 percent slopes | 7.1 | 11.7% |
| Totals for Area of Interest | | 60.9 | 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.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or