

SHELLY RANCH

439.22+/- ACRES

GOLIAD/REFUGIO COUNTY
PROPERTY DESCRIPTION



The Shelly Ranch, located between Goliad and Refugio, is approximately six miles north of Refugio off HWY 183 and has approximately 1/2 mile of road frontage/access along McGuill Rd. The Shelly Ranch terrain is mostly level with numerous oak trees and underbrush creating good wildlife habitat. One good all weather gravel road and numerous trails and senderos throughout the property create good access. There is electricity and a water well on the property. Ranch soils are mostly fine loamy sand - only a small portion of the ranch on the west boundary line is located within the 100-yr floodplain. The property has a few draws that help drain certain areas of the ranch. Excellent location being so close to Refugio and Goliad. Located approx. 2 hours from San Antonio and 15 miles from Goliad, this ideal property would make the ultimate homesite or weekend retreat.

Property Directions:

From Goliad, take HWY 183 south 16 miles to McGuill Road, take right on McGuill Rd, property entrance is approximately 1.3 miles down McGuill Rd. on the right.

LIST PRICE \$1,976,490



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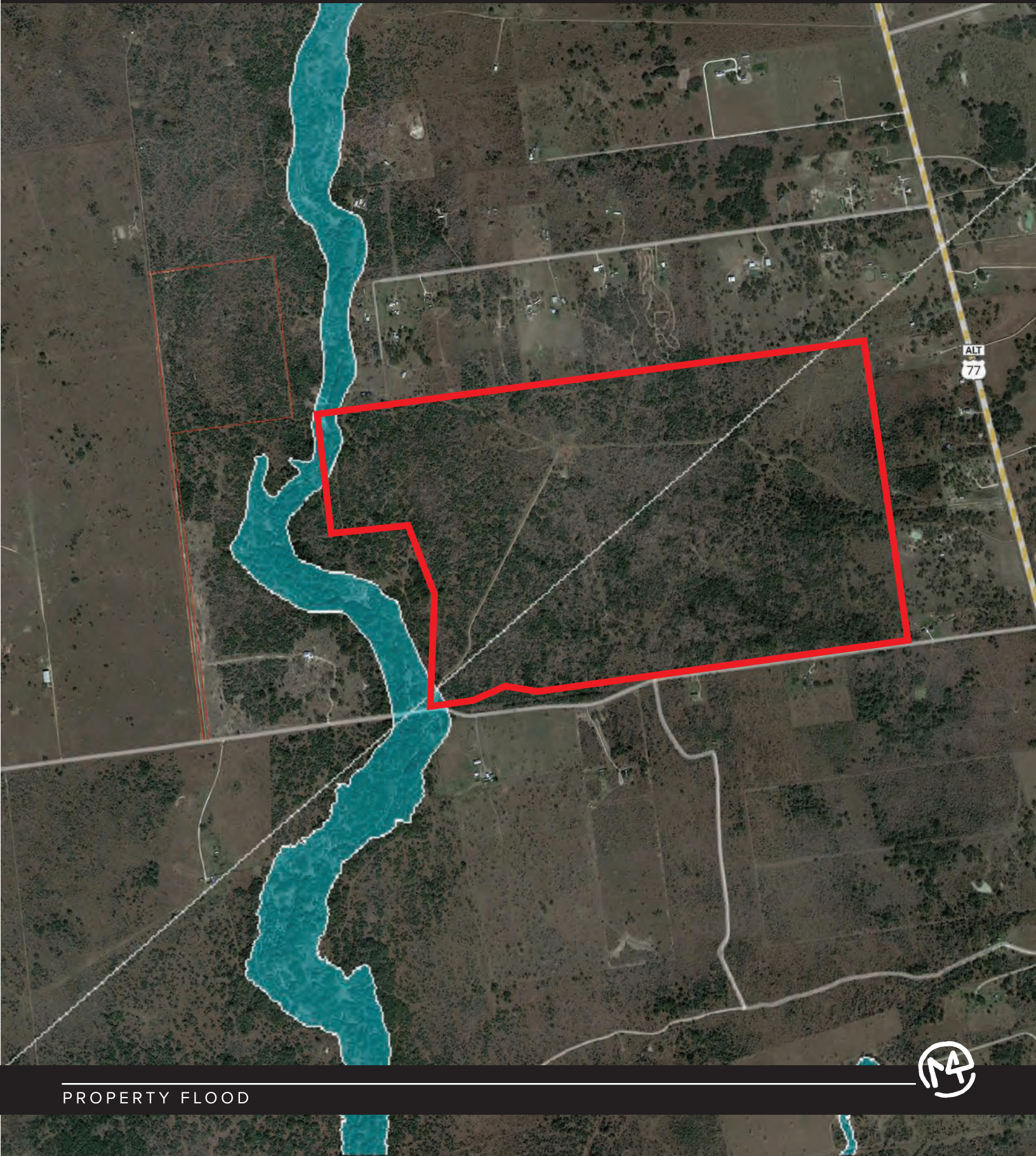
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United States
Department of
Agriculture

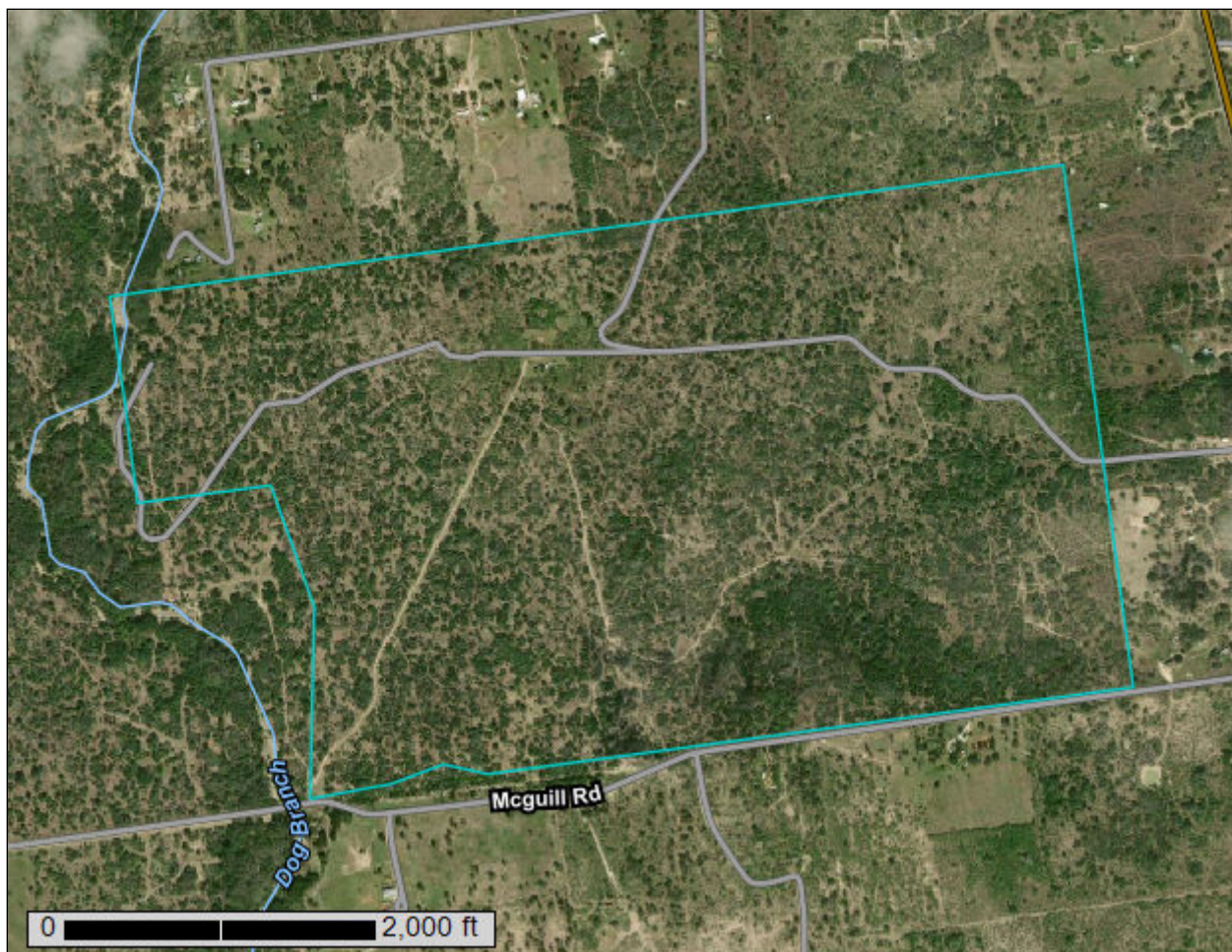
NRCS

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

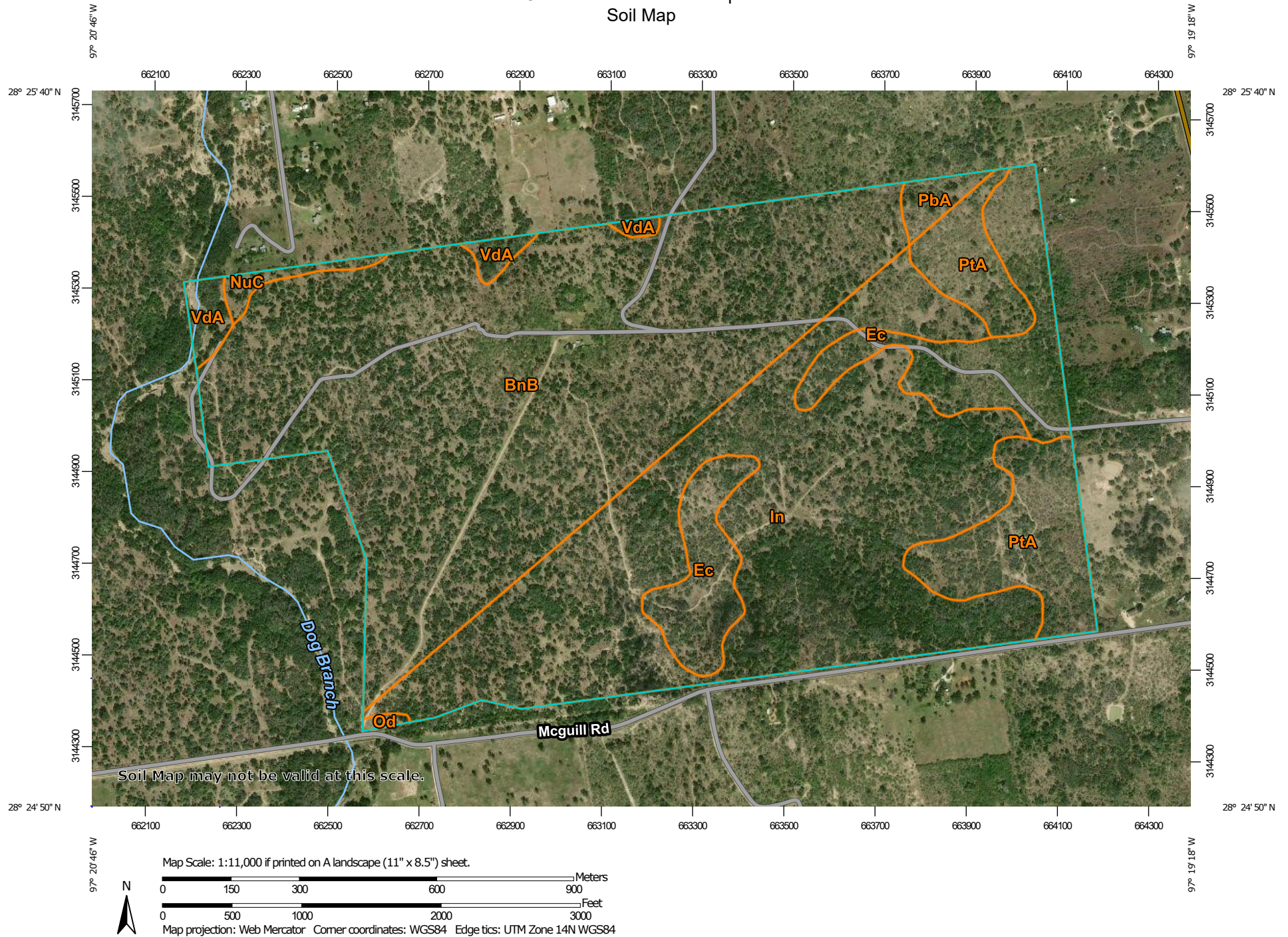
Custom Soil Resource Report for **Goliad County, Texas, and Refugio County, Texas**

M4 Ranch Real Estate



March 3, 2022

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: Goliad County, Texas
Survey Area Data: Version 28, Sep 8, 2021

Soil Survey Area: Refugio County, Texas
Survey Area Data: Version 22, Sep 13, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

MAP LEGEND

MAP INFORMATION

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
BnB	Blanconia loamy fine sand, 0 to 2 percent slopes	197.4	45.5%
NuC	Nusil fine sand, 1 to 5 percent slopes	2.8	0.6%
PbA	Papalote fine sandy loam, 0 to 1 percent slopes	3.7	0.8%
VdA	Vidauri fine sandy loam, 0 to 1 percent slopes	6.4	1.5%
Subtotals for Soil Survey Area		210.3	48.5%
Totals for Area of Interest		433.7	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ec	Banquete clay, 0 to 1 percent slopes	41.8	9.6%
In	Blanconia loamy fine sand, 0 to 2 percent slopes	146.1	33.7%
Od	Odem fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.6	0.1%
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	34.9	8.1%
Subtotals for Soil Survey Area		223.4	51.5%
Totals for Area of Interest		433.7	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.