# NEW TAITON PROPERTY 115.126+/- Acres – WHARTON COUNTY PROPERTY SUMMARY

#### LIST PRICE ~ \$575,630

ACREAGE: 115.126+/-

ADDRESS: 3206 CR 469

COUNTY: WHARTON

**TERRAIN: Partially Open/Level** 

WATER: Pond/Irrigation Well

**MINERALS: NONE** 

#### **PROPERTY DESCRIPTION:**

The 115+/- acre New Taiton property is located approximately 72 miles from Houston and only 11 miles north of El Campo. The ranch is rectangular in shape and has good access along gravel road F.M. 469, with 2,900+/- ft. of frontage. The large portion of the property was previously farmed in rice and is currently in pastureland. In addition, there is approximately 38+/- wooded acres (primarily oaks) along the back fence line with some wooded areas extending to the road. These areas along with two stock tanks located to the north, near the road, provide good habitat for the native wildlife and would make an

excellent homesite. There is a set of cattle pens located on the southern portion of the ranch, along with electricity and an old irrigation well that is believed to be in good condition.



# **NEW TAITON PROPERTY**

### *115.126+/- Acres – WHARTON COUNTY* PROPERTY AERIAL





# **NEW TAITON PROPERTY**

### *115.126+/- Acres – WHARTON COUNTY* PROPERTY TOPO





USDA United States Department of Agriculture



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** Wharton County, Texas

**M4 Ranch Real Estate** 





	MAP L	EGEND	)	MAP INFORMATION	
Area of Int	Area of Interest (AOI)		Spoil Area	The soil surveys that comprise your AOI were mapped at	
	Area of Interest (AOI)	۵	Stony Spot	1:20,000.	
Soils		0	Very Stony Spot	Warning: Soil Map may not be valid at this scale	
	Soil Map Unit Polygons	Ŷ	Wet Spot		
~	Soil Map Unit Lines	~	Other	Enlargement of maps beyond the scale of mapping can cause	
	Soil Map Unit Points		Special Line Features	line placement. The maps do not show the small areas of	
Special	Special Point Features		itures	contrasting soils that could have been shown at a more detailed	
<u></u>	Biowout	~	Streams and Canals	State.	
×	Borrow Pit	Transport	ation	Please rely on the bar scale on each map sheet for map	
ж	Clay Spot	+++	Rails	measurements.	
$\diamond$	Closed Depression	~	Interstate Highways	Source of Map: Natural Resources Conservation Service Web Soil Survey URL:	
X	Gravel Pit	~	US Routes		
0.0	Gravelly Spot	$\sim$	Major Roads	Coordinate System: Web Mercator (EPSG:3857)	
0	Landfill	~	Local Roads	Maps from the Web Soil Survey are based on the Web Mercator	
Α.	Lava Flow	Backgrou	nd	projection, which preserves direction and shape but distorts	
علم	Marsh or swamp	No.	Aerial Photography	Albers equal-area conic projection that preserves area, such as the accurate calculations of distance or area are required.	
衆	Mine or Quarry				
0	Miscellaneous Water			This product is generated from the USDA-NRCS certified data as	
0	Perennial Water			of the version date(s) listed below.	
~	Rock Outcrop			Soil Survey Area: Wharton County Texas	
+	Saline Spot			Survey Area Data: Version 16, Jun 11, 2020	
°°°	Sandy Spot			Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.	
-	Severely Eroded Spot				
6	Sinkhole				
à	Slide or Slip			2017	
, second s	Sodic Spot			The endlands of the base of th	
ω,				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 Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cr	Tidehaven fine sandy loam, 0 to 1 percent slopes	2.8	2.1%
EdA	Edna loam, 0 to 1 percent slopes	81.8	61.3%
КеВ	Kuy sand, 0 to 5 percent slopes	38.0	28.5%
Тр	Cieno soils, frequently ponded	10.9	8.2%
Totals for Area of Interest		133.5	100.0%

# **Map Unit Legend**

## 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