

THE CLARK RANCH

THE CLARK RANCH 600+/- ACRES - DEWITT COUNTY



PROPERTY AERIAL

🕐 TerraStride Pro

THE CLARK RANCH 600+/- ACRES - DEWITT COUNTY



PROPERTY LOCATION

THE CLARK RANCH 600+/- ACRES - DEWITT COUNTY

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THE CLARK RANCH 600+/- ACRES - DEWITT COUNTY

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PROPERTY TOPO



The Clark Ranch is located in a quiet, scenic portion of southwestern Dewitt County. In the same family for 100 years, this ranch has an abundance of wildlife and is rarely hunted. The majestic oaks, South Texas browse and native pasture provide excellent habitat for the abundant wildlife in the area. Suitable uses for this ranch include hunting, grazing, and recreation. This property is also an excellent candidate for a high fence ranch.

LOCATION & ACCESS: Located 6-miles south of Yorktown, Texas, off Charco Road. The ranch has 2,845 ft. asphalt frontage on Charco Road and has a 1-1/2 mile all-weather caliche road along the north fence line. Interior all-weather roads and several senderos provide access throughout the ranch. Approximately 2.5 hours to Houston, 2 hours to San Antonio and 2 hours to Austin.

RANGELAND & HABITAT: Approximately 2/3 of the ranch is heavily wooded with thick brush providing excellent wildlife habitat. The vegetation is diverse and includes live oaks, post oaks and a mix of South Texas brush. The remaining acreage is native open pastureland with scattered trees.

TOPOGRAPHY & SOILS: Ranch soils consist mostly of different sandy loams and are considered productive soils. Topography gradually slopes from the highest point of 380 ft. on the north east portion down to 320 ft. along a draw running the length of the property and ponding in the southern portion of the ranch near a concentration of large live oak trees.

WATER: Ranch has one stock tank near Charco Road, currently dry, and one active water well. Seasonal runoff creates large wetland areas in the southern portion the ranch, providing excellent water source for wildlife.

WILDLIFE: This area is known to produce quality whitetail deer. Turkey, deer and hogs are abundant while the native pastureland provides good habitat for quail.

IMPROVEMENTS: Improvements include electricity to the property interior and miles of all-weather caliche roads. Fencing is in average to good condition. One active water well.

LIST PRICE: \$2,999,150 (\$5,000/acre)



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 **DeWitt County**, **Texas**

Clark Ranch





MAP LEGEND				MAP INFORMATION		
Area of Inf	erest (AOI) Area of Interest (AOI)	8	Spoil Area Stony Spot	The soil surveys that comprise your AOI were mapped at 1:20,000.		
Soils	Soil Map Unit Polygons Soil Map Unit Lines	80 V	Very Stony Spot Wet Spot	Please rely on the bar scale on each map sheet for map measurements.		
D Special	Soil Map Unit Points Point Features	۵ ••	Other Special Line Features	Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)		
ن	Blowout Borrow Pit	Water Feat	es Streams and Canals On Maps from the Web Soi projection, which prese	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts		
※ ◇	Clay Spot Closed Depression	+++ ~	Rails Interstate Highways	Albers equal-area conic 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.		
*	Gravel Pit Gravelly Spot	~	US Routes Major Roads	This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.		
Ø A	Landfill Lava Flow	Backgrour	Local Roads nd	Soil Survey Area: DeWitt County, Texas Survey Area Data: Version 17, Sep 13, 2021		
*	Mine or Quarry		Aenai Photography	Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.		
Ő	Perennial Water			Date(s) aerial images were photographed: May 28, 2010—Oct 17, 2017		
+	Saline Spot Sandy Spot			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 oblifting of map unit boundaries may be evident.		
 ♦	Severely Eroded Spot Sinkhole			shining of map unit boundaries may be evident.		
\$ Ø	Slide or Slip Sodic Spot					

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LmC	Leming loamy fine sand, 0 to 5 percent slopes	131.7	21.9%
OrB	Orelia fine sandy loam, 0 to 2 percent slopes	141.1	23.5%
РаВ	Papalote fine sandy loam, 1 to 3 percent slopes	89.7	14.9%
RuB	Runge fine sandy loam, 1 to 3 percent slopes	10.5	1.8%
ShC	Shiner fine sandy loam, 1 to 5 percent slopes	1.9	0.3%
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	225.5	37.6%
Totals for Area of Interest		600.4	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