

HALEPESKA RANCH

133+/- Acres – VICTORIA COUNTY

PROPERTY SUMMARY

LIST PRICE ~ \$875,000

ACREAGE: 133.091+/-

ADDRESS: 00 US HWY 77 BUSINESS

COUNTY: Victoria

TERRAIN: Mostly wooded/gently sloping -
open pasture & large oaks near highway

WATER: Dry Creek & Pond



PROPERTY DESCRIPTION:

Great Hunting/Cattle Property Close to Town

This property is located off US Hwy 77 Business in Victoria County. With access directly off Hwy 77, the front 28+/- acres near the highway consists of open pastureland that gently slopes to the dry creek traversing the property. This pasture has several huge oaks and a set of working cattle pens with electricity and a windmill/water well. Roads/trails running the length of the property, as well as a network of senderos on the southern end, provide great access to the ranch. The center acreage of the ranch is a mix of open and wooded areas with large trees and a solar fed pond. The heavily wooded southern end of the

property provides good cover for wildlife. Property soils consist of a sandy clay loam. Perimeter fencing is in good condition with clean fence lines.



HALEPESKA RANCH

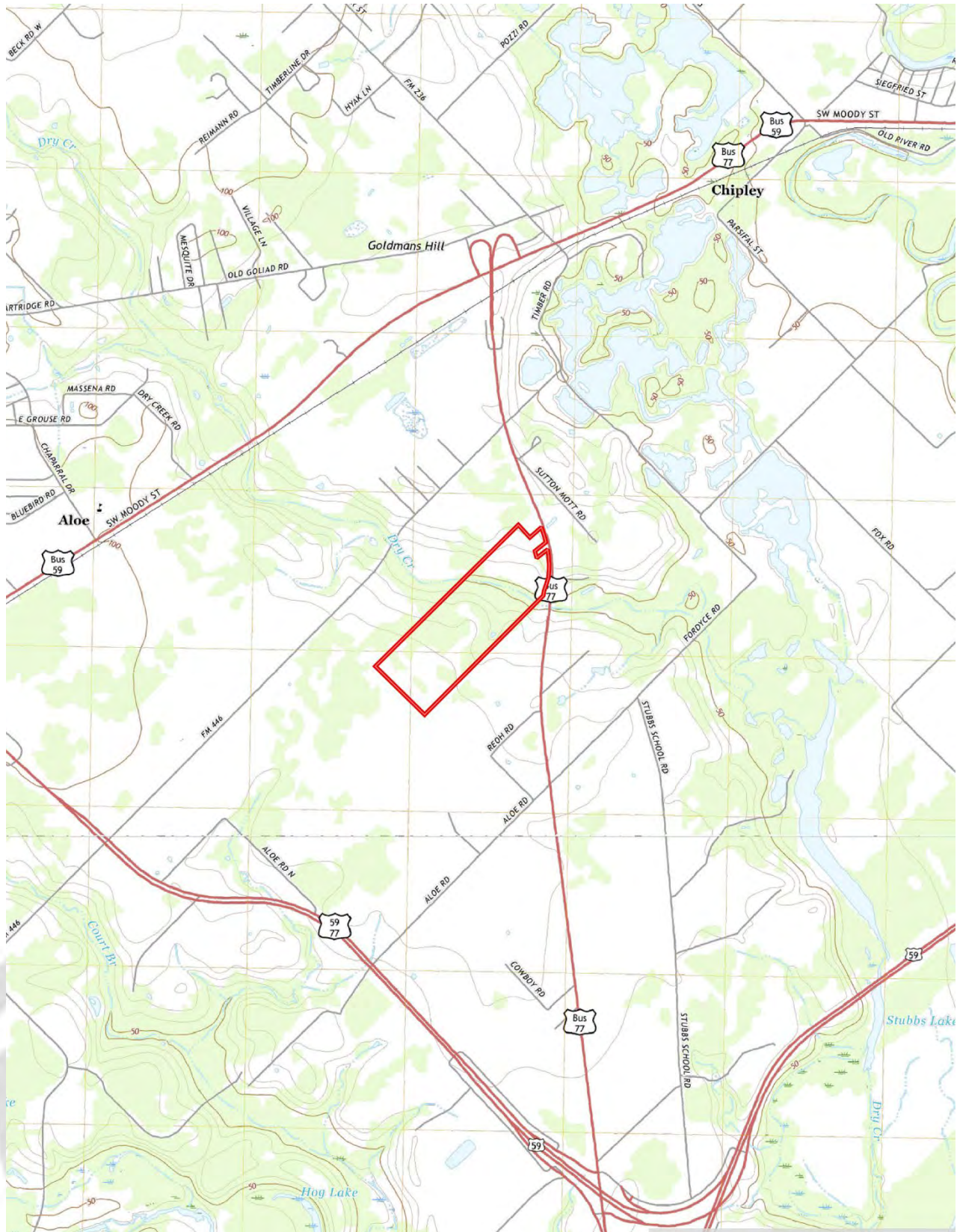
133+/- Acres – VICTORIA COUNTY

PROPERTY AERIAL



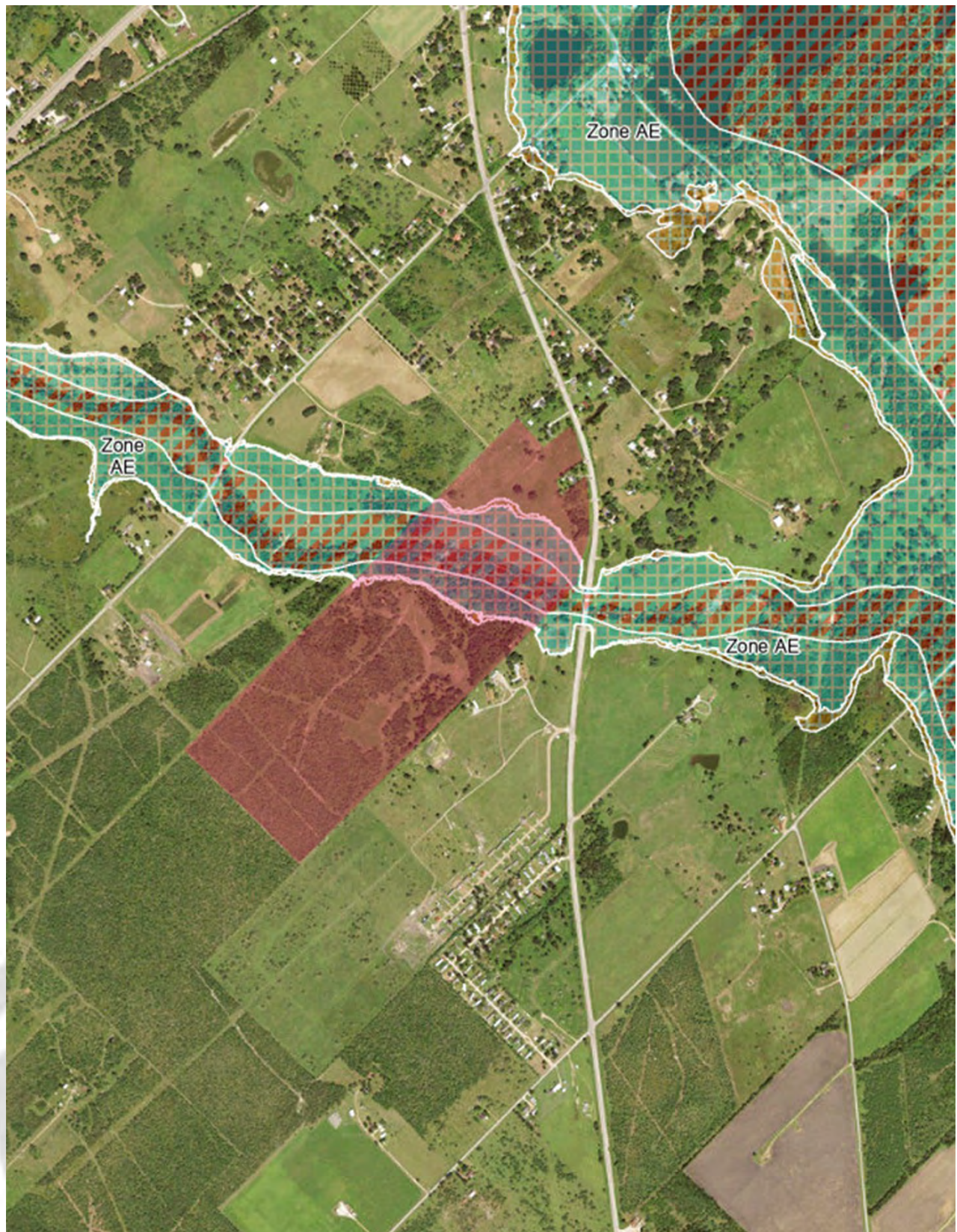
HALEPESKA RANCH

133+/- Acres – VICTORIA COUNTY
PROPERTY TOPO



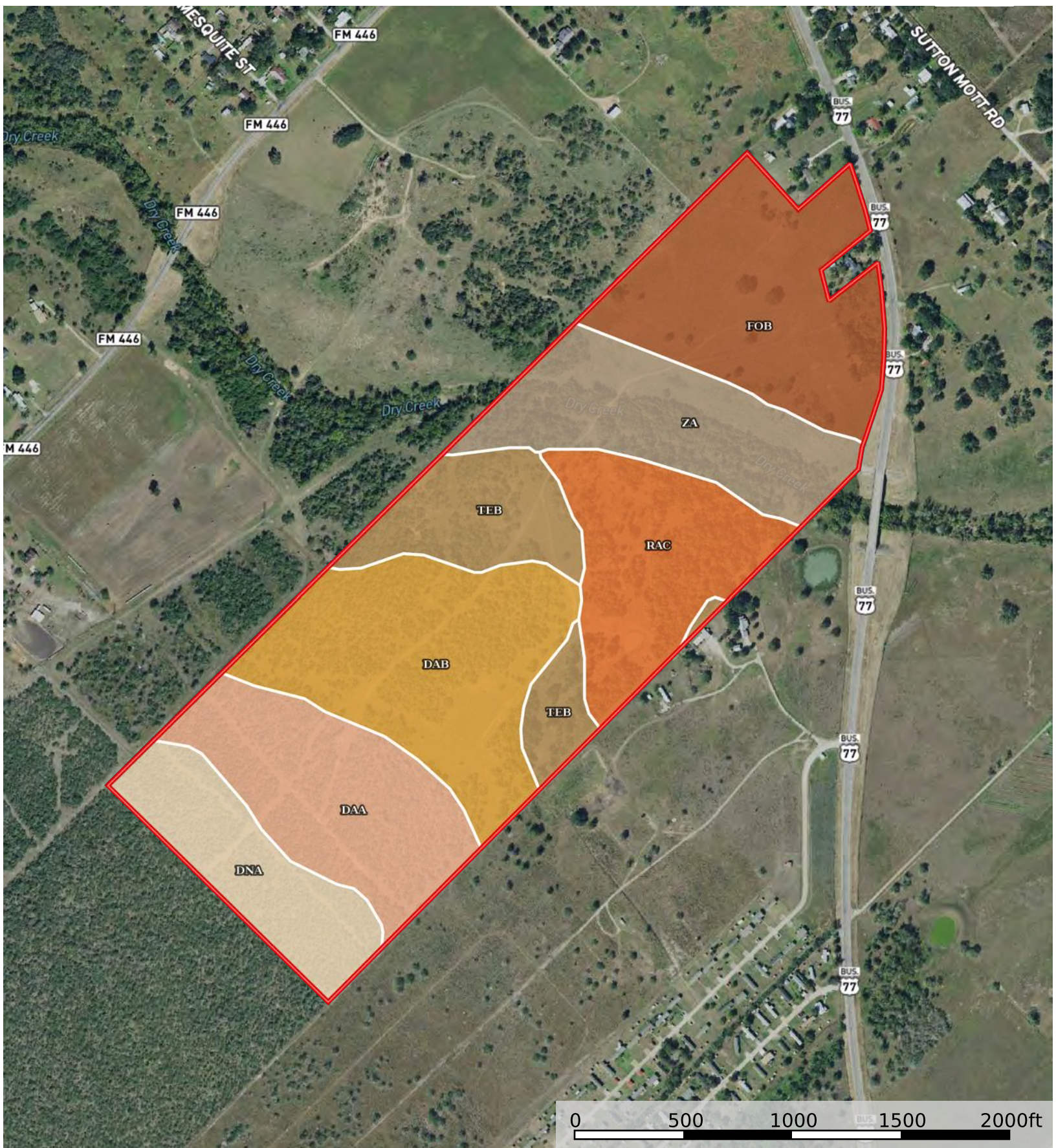
HALEPESKA RANCH


133+/- Acres – VICTORIA COUNTY
PROPERTY FLOOD



Halespeska Ranch

Texas, AC +/-



 Boundary

Boundary 131.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaB	Dacosta sandy clay loam, 1 to 3 percent slopes	26.24	20.01	0	33	3s
FoB	Fordtran loamy fine sand, 0 to 5 percent slopes	24.03	18.32	0	38	4e
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	19.36	14.76	0	36	3s
Za	Zalco fine sand, 0 to 1 percent slopes, frequently flooded	18.13	13.82	0	16	5w
RaC	Runge fine sandy loam, 2 to 5 percent slopes	16.99	12.95	0	50	3e
TeB	Telferner fine sandy loam, 1 to 3 percent slopes	13.75	10.48	0	40	3e
DnA	Dacosta-Contee complex , 0 to 1 percent slopes	12.65	9.65	0	37	3s
TOTALS		131.15(*)	100%	-	35.33	3.46

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

