

WEESATCHE RANCH

142+/- Acres – Goliad County

PROPERTY SUMMARY

LIST PRICE ~ \$1,100,500

ACREAGE: 142+/-

ADDRESS: 00 FM 884

COUNTY: Goliad

TERRAIN: Rolling terrain w/mix of brush, large oaks and large open pastures

WATER: Seasonal creek at north end



The Weesatche ranch is located in northern Goliad county near the little community of Weesatche, only 15 miles from Goliad. The property has 1200+/-ft of paved FM 884 road frontage providing easy access. Numerous large live oak trees and rolling

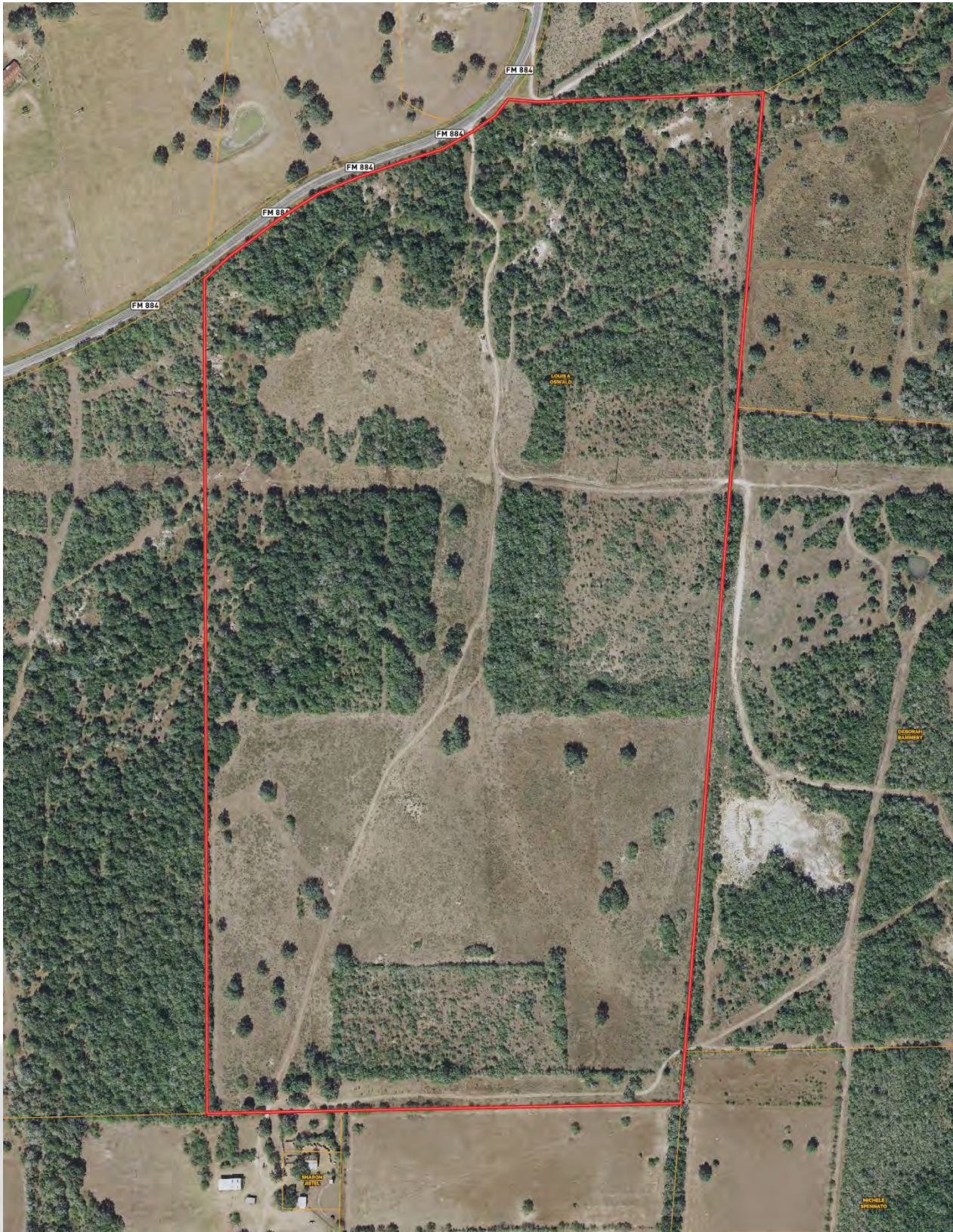
terrain allow for beautiful vistas of the neighboring ranches. The landscape has the perfect mix of brush thickets and open native pastureland. A seasonal creek running along



the northern boundary provides seasonal water and great habitat for wildlife. Plentiful wildlife including deer, turkey and hogs. The owner recently constructed a new road running the length of the property. All fencing is in good to excellent condition, electricity is located at the road. Soils consist mostly of sandy clay loam. Gorgeous property for your weekend retreat or permanent residence. The ranch is approx. 1-1/2 hours from San Antonio, 2 hours from Austin and 45 minutes from Victoria.

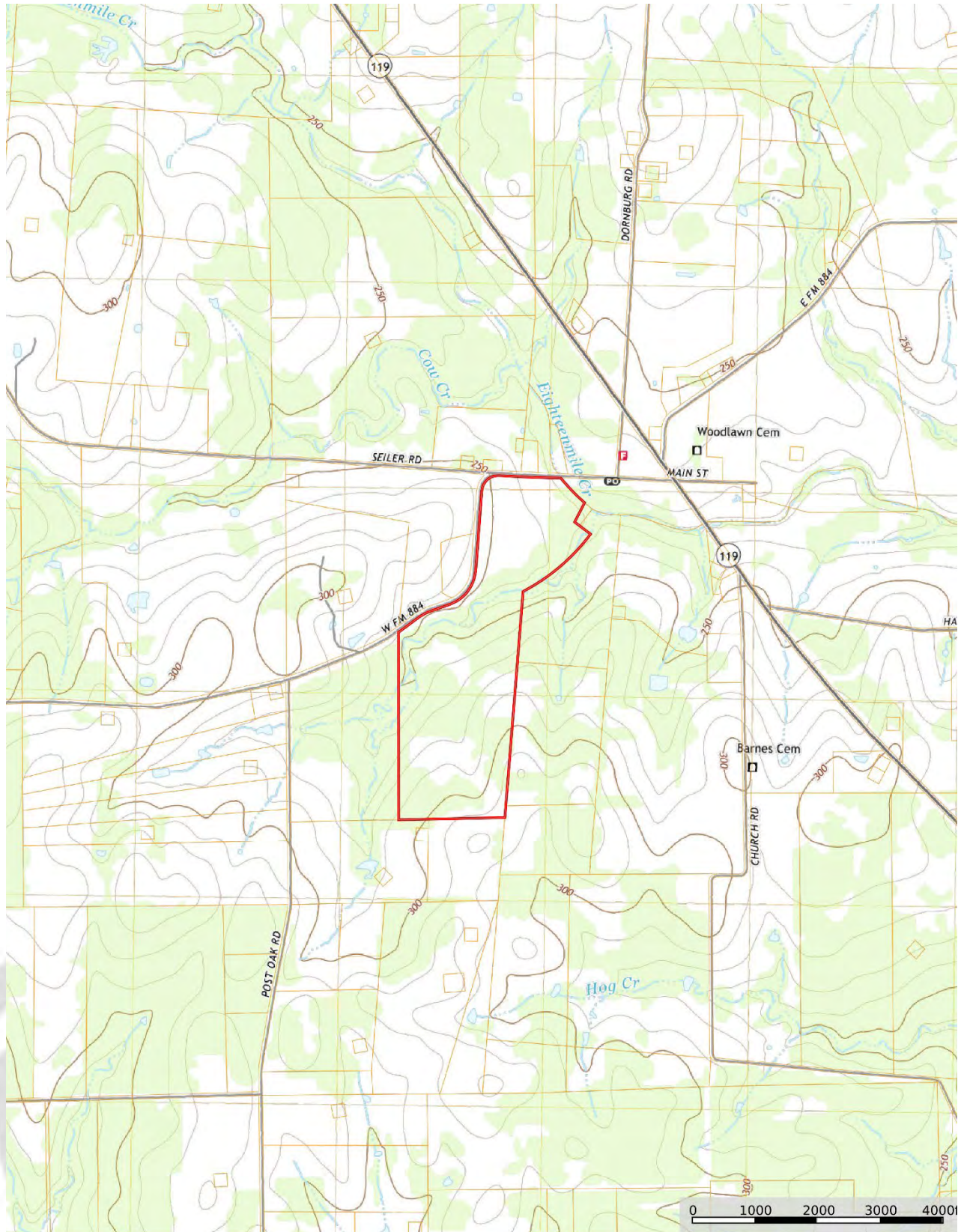
WEESATCHE RANCH

142+/- Acres – Goliad County
PROPERTY AERIAL



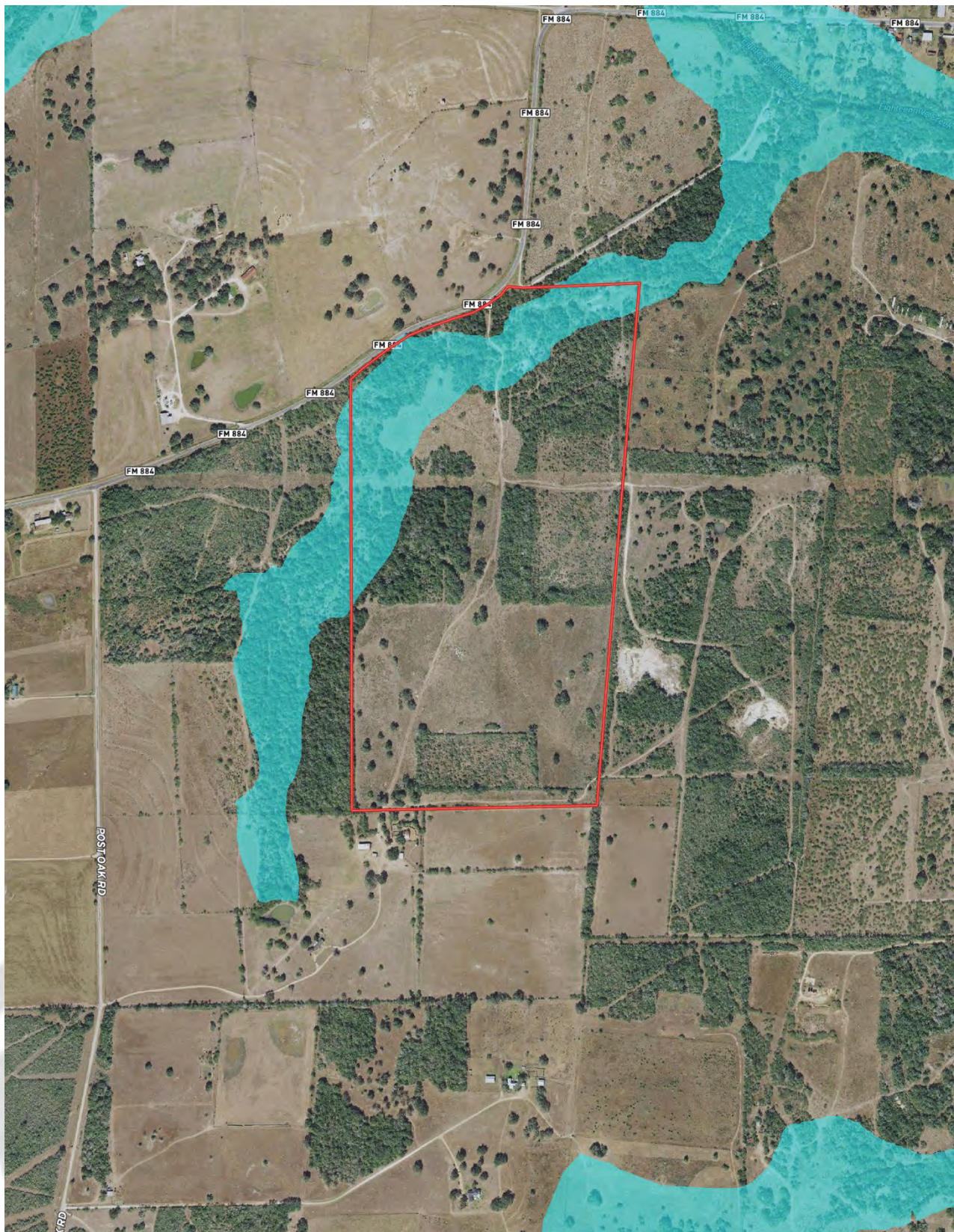
WEESATCHE RANCH

142+/- Acres – Goliad County
PROPERTY TOPO



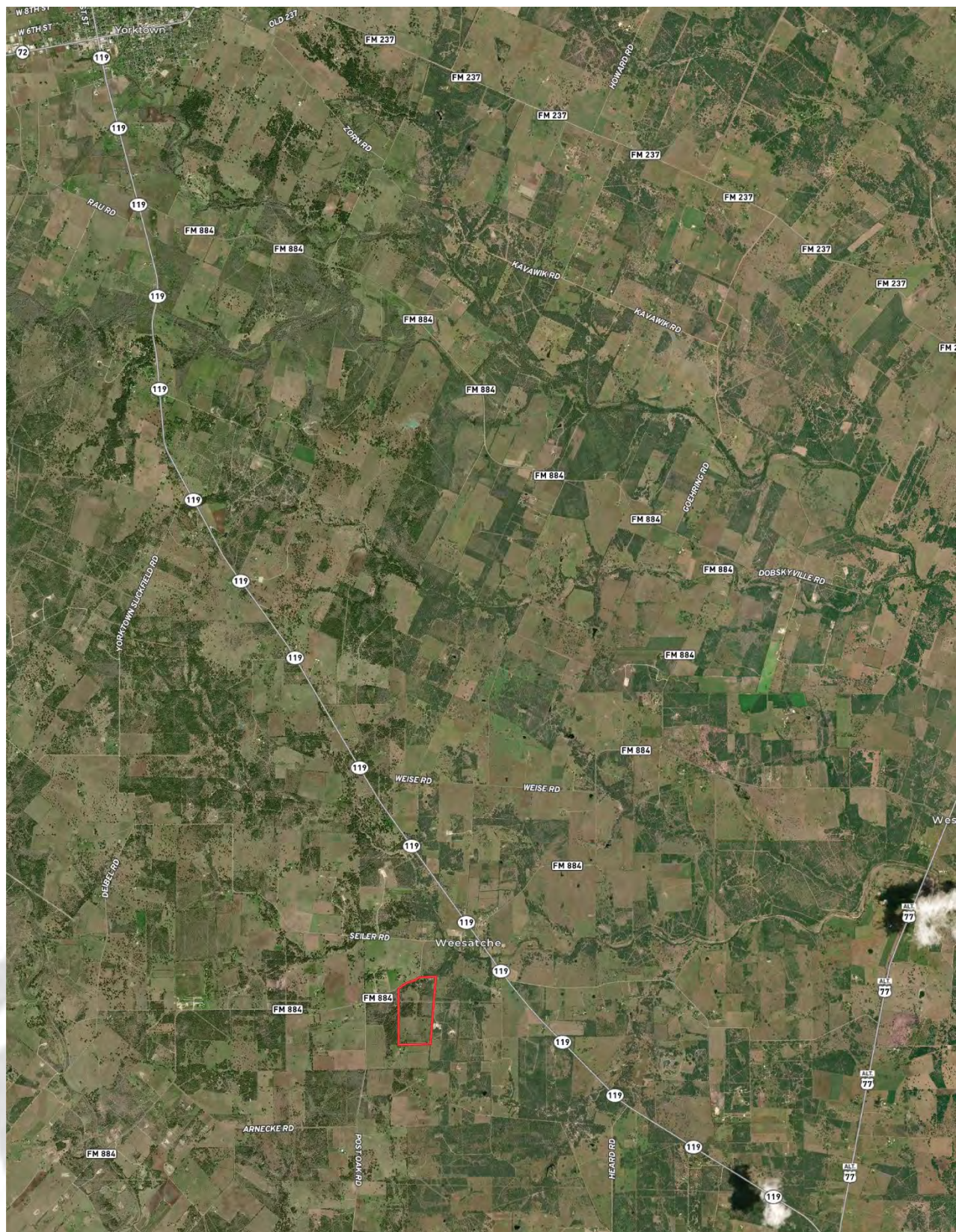
WEESATCHE RANCH

142+/- Acres – Goliad County
PROPERTY FLOOD



WEESATCHE RANCH

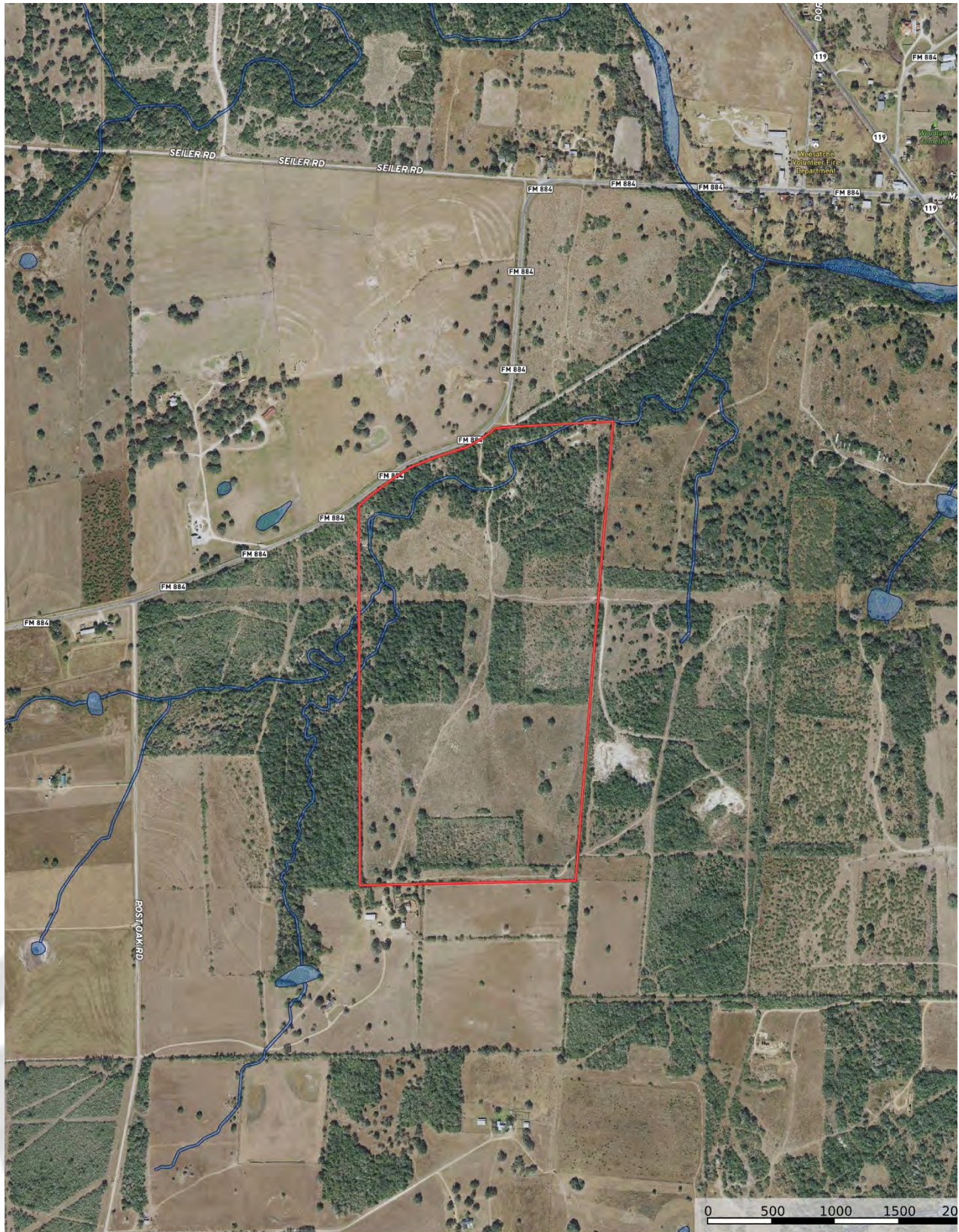
142+/- Acres – Goliad County
PROPERTY LOCATION



WEESATCHE RANCH

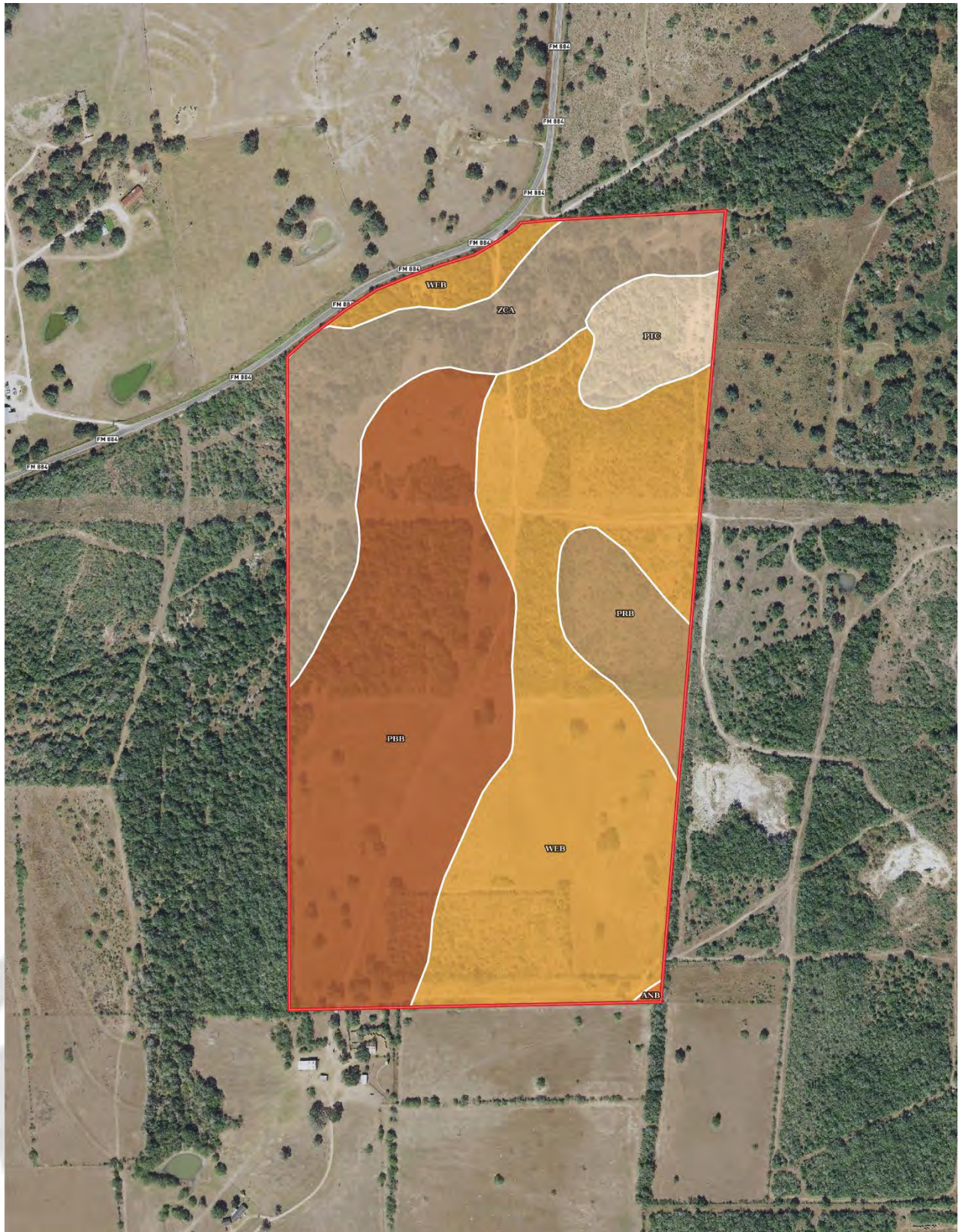
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PROPERTY WETLAND MAP



WEESATCHE RANCH

142+/- Acres – Goliad County
PROPERTY SOILS MAP



WEESATCHE RANCH

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PROPERTY SOILS MAP

Boundary 144.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	56.85	39.23	0	49	2e
PbB	Papalote fine sandy loam, 1 to 3 percent slopes	48.5	33.46	0	44	2e
ZcA	Zalco fine sand, 0 to 1 percent slopes, frequently flooded	24.18	16.68	0	16	5w
PrB	Parrita sandy clay loam, 0 to 3 percent slopes	8.56	5.91	0	26	4s
PtC	Pernitas sandy clay loam, 2 to 5 percent slopes	6.68	4.61	0	52	3e
AnB	Ander fine sandy loam, 1 to 3 percent slopes	0.17	0.12	0	48	2e
TOTALS		144.94(*)	100%	-	40.6	2.66

(*) 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.

