

# WEESATCHE PROPERTY

*65+/- Acres – Goliad County*

## PROPERTY SUMMARY

**LIST PRICE ~ \$575,000**

**ACREAGE:** 65+/-

**ADDRESS:** 00 FM 884

**COUNTY:** Goliad

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

**WATER:** Eighteen Mile Creek at north



65+/- Acres located in northern Goliad County near Weesatche, only 15 miles from Goliad. The property has 550+/-ft of Eighteen Mile Creek frontage along the northern property line and approximately 1,800+/- ft of seasonal creek

frontage on the

western

boundary line.

Approx. 20 acres

of the property is

heavily wooded

with the

remaining

acreage being

mostly open

with scattered

trees. Excellent

weekend retreat



or permanent homesite. Extensive FM 884 paved road frontage (2,750+/- ft.), electricity running through the middle of the property and a water well make this an ideal candidate to tract out as well. The ranch is approx. 1-1/2 hours from San Antonio, 2 hours from Austin and 45 minutes from Victoria.

# WEESATCHE PROPERTY

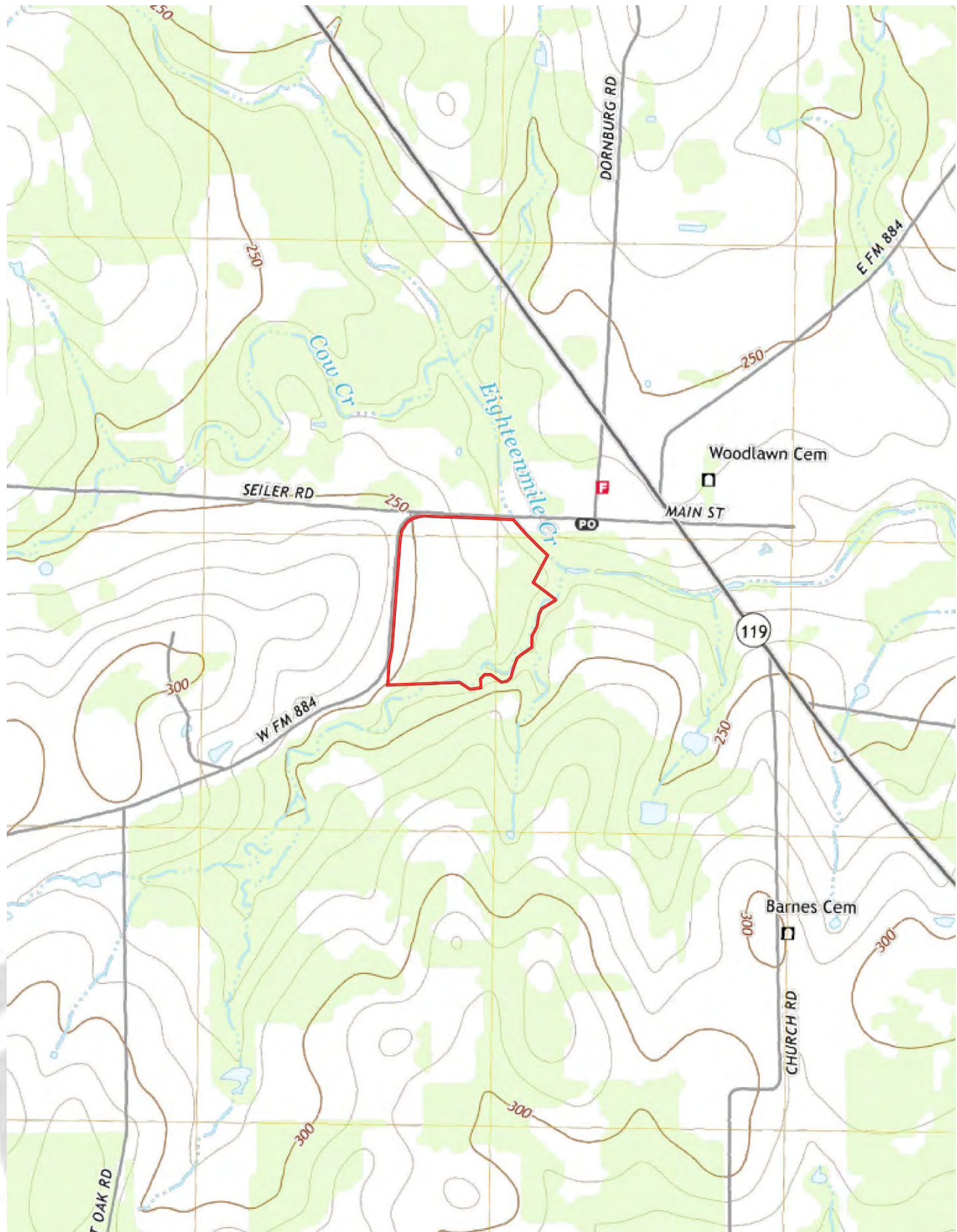
65+/- Acres – Goliad County

PROPERTY AERIAL



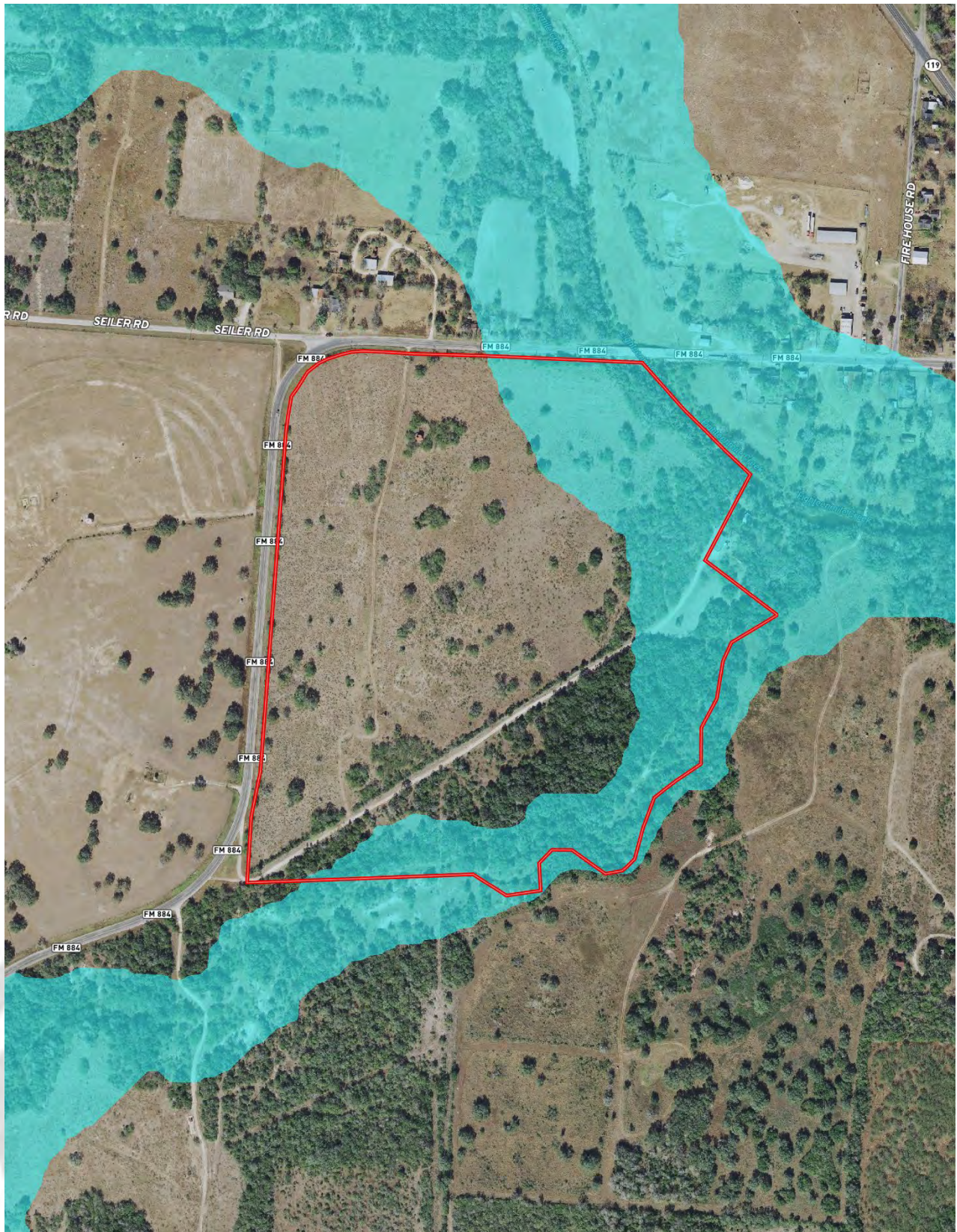
# WEESATCHE PROPERTY

65+/- Acres – Goliad County  
PROPERTY TOPO



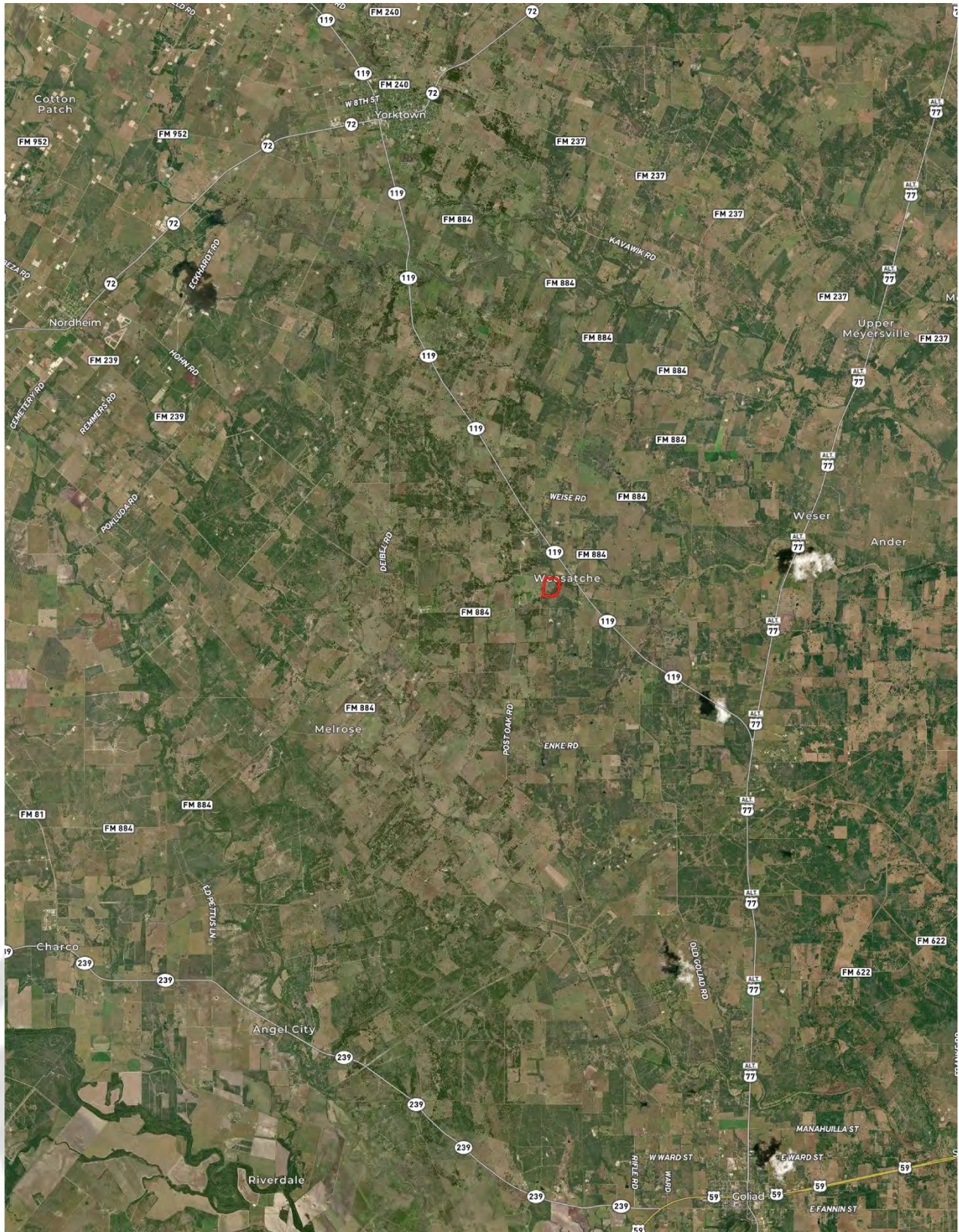
# WEESATCHE PROPERTY

65+/- Acres – Goliad County  
PROPERTY FLOOD



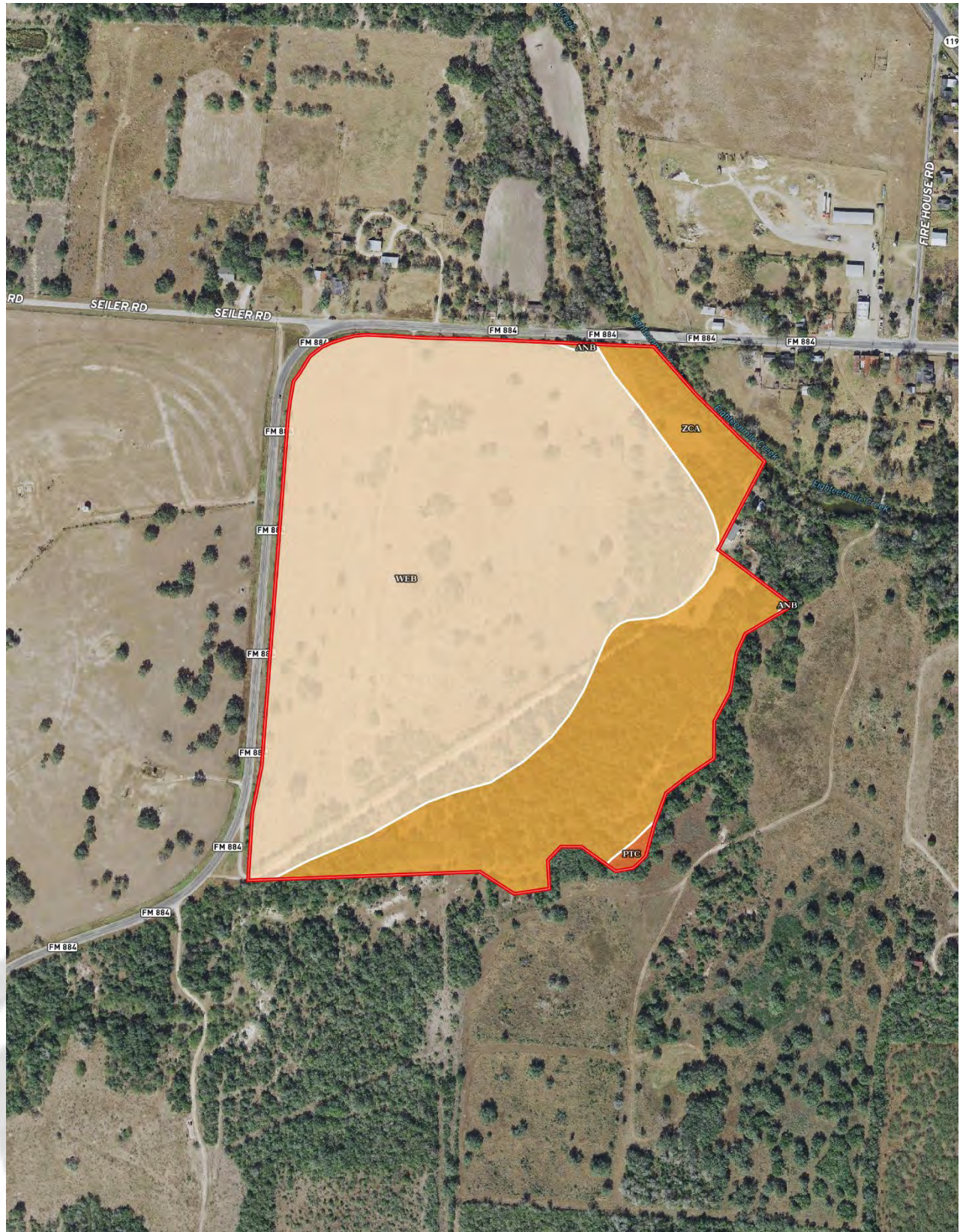
# WEESATCHE PROPERTY

65+/- Acres – Goliad County  
PROPERTY LOCATION



# WEESATCHE PROPERTY


65+/- Acres – Goliad County  
PROPERTY SOILS MAP



# WEESATCHE PROPERTY

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## PROPERTY SOILS MAP

|  Boundary 64.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	46.41	71.96	0	49	2e
ZcA	Zalco fine sand, 0 to 1 percent slopes, frequently flooded	17.76	27.54	0	16	5w
PtC	Pernitas sandy clay loam, 2 to 5 percent slopes	0.25	0.39	0	52	3e
AnB	Ander fine sandy loam, 1 to 3 percent slopes	0.08	0.12	0	48	2e
TOTALS		64.5(*)	100%	-	39.93	2.83









(\*) 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.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water